

# Minute of Meeting



## Planning Committee

Date	Time	Venue
19 November 2019	1.00 pm	Council Chambers, Midlothian House, Buccleuch Street, Dalkeith

### Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Hackett	Councillor Hardie
Councillor Johnstone	Councillor Lay-Douglas
Councillor McCall	Councillor Muirhead
Councillor Russell	Councillor Smail

### In Attendance:

Mary Smith, Director, Education, Communities and Economy	Peter Arnsdorf, Planning Manager
Alan Turpie, Legal Services Manager	Jim Gilfillan, Consultant Policy & Planning, Policy & Road Safety
Gordon Aitken, Democratic Services Officer	

## 1. Apologies

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Apologies for absence were intimated on behalf of Councillors Baird, Milligan, Munro, Parry, Wallace and Winchester.

## 2. Order of Business

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The order of business was as outlined in the agenda.

## 3. Declarations of interest

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No declarations of interest were intimated at this stage of the proceedings.

## 4. Minutes of Previous Meetings

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The Minute of Meeting of 8 October 2019 were submitted and approved as a correct record.

## 5. Reports

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Agenda No	Report Title	Presented by:
5.1	Implementing the Planning (Scotland) Act 2019	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>There was submitted a report dated 8 November 2019 by the Director, Education, Communities and Economy updating the Committee with regard to; the Government's programme to implement the new planning reforms set out in the Planning (Scotland) Act 2019, and the impact the reforms have on the review of the Midlothian Local Development Plan (MLDP).</p> <p>In terms of the development plan process the key changes included:</p> <ul style="list-style-type: none"><li>• the enhancement of the status of the National Planning Framework(NPF) which now constitutes part of the development plan and, amongst other things, sets the Housing Supply Targets for each authority to be included in their Local Development Plan</li><li>• the removal of the requirement to prepare Strategic Development Plans and the introduction of Regional Spatial Strategies in their place;</li><li>• a more prescriptive approach to the form and content of a Local Development Plan, in particular how the plan meets the housing needs of older people and disabled people;</li><li>• the removal of Supplementary Guidance as part of the development plan; and</li><li>• the introduction of Local Place Plans to be prepared by communities.</li></ul> <p>Peter Arnsdorf was heard in amplification of the report during which he answered questions from elected Members.</p>		

<b>Decision</b>
(a) To note the contents of the report; and (b) To receive further reports on changes to the Planning System when secondary legislation/regulations are published by the Scottish Government.
<b>Action</b>
Planning Manager

Agenda No	Report Title	Presented by:
5.2	Major Applications: Applications Currently Being Assessed and Other Developments at Pre-Application Consultation Stage	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>There was submitted a report dated 8 November 2019 by the Director, Education, Communities and Economy updating the Committee with regard to 'major' planning applications, formal pre-application consultations by prospective applicants, and the expected programme of applications due for reporting to the Committee.</p> <p>The current position with regard to 'major' planning applications and formal pre-application consultations by prospective applicants were outlined in Appendices A and B attached to the report.</p>		
<b>Decision</b>		
The Committee, having heard from the Planning Manager who responded to Members questions, noted the major planning application proposals which were likely to be considered by the Committee in 2019/20 and the updates for each of the applications.		
<b>Action</b>		
Planning Manager		

Agenda No	Report Title	Presented by:
5.3	Appeals and Local Review Body Decisions	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>There was submitted a report dated 8 November 2019 by the Director, Education, Communities and Economy informing the Committee of the notices of review determined by the Local Review Body (LRB) at its meeting in October 2019 and advising that there were no appeals determined by Scottish Ministers to report.</p>		
<b>Decision</b>		
The Committee noted the decisions made by the Local Review Body at its meetings on 22 October 2019.		
<b>Action</b>		
Planning Manager		

Agenda No	Report Title	Presented by:
5.4	Gorebridge Conservation Area Charter Appraisal and Management Plan	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>There was submitted report, dated 8 November 2019, by the Director, Education Communities and Economy seeking agreement to adopt the 'Conservation Area Character Appraisal and Management Plan' (CACAMP) for the Gorebridge Conservation Area, details of which were attached as an Appendix to the report.</p> <p>The report advised that the purpose of conservation area designation and of the appraisal was not to prevent change but to identify the key characteristics of the historic environment and establish a context within which change could continue in a way which enhanced the historic character of the area.</p> <p>Three consultation responses had been received, the details of which were set out within the report along with the proposed Council's response.</p> <p>Peter Arnsdorf was heard in amplification of the report during which he responded to questions from elected Members.</p>		
<b>Decision</b>		
<p>(a) To adopt the Gorebridge Conservation Area Character Appraisal and Management Plan;</p> <p>(b) To authorise the Planning Manager to make any necessary minor editing and design changes to the Gorebridge Conservation Area Character Appraisal and Management Plan prior to publication; and</p> <p>(c) That an update on the overall Conservation Area Appraisals be provided as part of the Minute of this meeting, as detailed in the <b>Appendix</b> attached hereto.</p>		
<b>Action</b>		
Planning Manager		

Agenda No	Report Title	Presented by:
5.6	Application for Planning Permission for the Erection of Three Dwellinghouses; Formation of Access and Associated Works at Land Adjacent to 94 Edmonstone Road, Danderhall (19/00648/DPP	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>There was submitted report, dated 8 November 2019, by the Director, Education, Communities and Economy concerning the above application.</p> <p>Councillor Curran declared a non-pecuniary interest in this application due to being a member of Danderhall Bowling Club.</p>		

Councillor Curran was then heard providing background information on the facilities and usage of the Bowling Club and the potential issues that may arise if permission was to be granted for this application. Councillor Curran thereafter left the meeting and took no further part in consideration of this application.

The Planning Manager and several Members were then heard in consideration of this application.

#### Decision

The Committee agreed to grant planning permission for the following reason:

*The proposed development accords with the Midlothian Local Development Plan 2017. The proposed detailed scheme of development in terms of its layout, form and design is acceptable and as such accords with development plan policies, subject to securing developer contributions. The presumption for development is not outweighed by any other material considerations.*

Subject to the conditions as detailed within the report.

#### Action

Planning Manager

## 6. Private Reports

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No private business was discussed.

## 7. Date of Next Meeting

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The next meeting will be held on Tuesday 14 January 2020.

The meeting terminated at 1.20 pm

**Appendix**  
**Conservation Area Character Appraisal & Management Plan November 2019**

CONSERVATION AREA	APPRAISAL & MANAGEMENT PLAN STATUS
<b>Borthwick &amp; Crichton</b>	Draft prepared 2006/7. Updating required.
<b>Broomieknowe</b>	Draft prepared 2006/7. Updating required.
<b>Carrington</b>	Draft prepared 2006/7. Updating required.
<b>Dalhousie &amp; Cockpen</b>	None
<b>Dalkeith House &amp; Park</b>	Character Appraisal and Management Plan published 2007. Available on website. Updating required as pre-dates TH/CARS
<b>Dewartown</b>	Draft prepared 2006/7. Updating required.
<b>Edgehead</b>	Draft prepared 2006/7. Updating required.
<b>Eskbank &amp; Ironmills</b>	Character Appraisal published 2007. Available on website. Updating required due to 2014 boundary changes.
<b>Fala</b>	Draft prepared 2006/7. Updating required.
<b>Fala Dam</b>	Draft prepared 2006/7. Updating required.
<b>Gorebridge</b>	Character Appraisal & Management Plan adopted November 2019
<b>Howgate</b>	Character Appraisal published 2007. Available on website. Updating required
<b>Lasswade &amp; Kevock</b>	Character Appraisal published 2007. Available on website. Updating required due to 2014 boundary changes.
<b>Mavisbank</b>	Character Appraisal published 2006. Available on website. Updating required due to 2014 boundary changes.
<b>Newbattle</b>	Draft prepared 2006/7. Updating required.
<b>Newlandrig</b>	Draft prepared 2006/7. Updating required.
<b>Newtongrange</b>	Draft prepared 2006/7. Updating required.
<b>Pathhead &amp; Ford</b>	Draft prepared 2006/7. Updating required.
<b>Penicuik</b>	Character Appraisal & Management Plan adopted May 2018
<b>Roslin</b>	Initial draft. Updated draft underway (November 2019)
<b>Temple &amp; Arniston</b>	Draft prepared 2006/7. Updating required.