



MAJOR DEVELOPMENTS: APPLICATIONS CURRENTLY BEING ASSESSED AND OTHER DEVELOPMENTS AT PRE-APPLICATION CONSULTATION STAGE

Report by Head of Communities and Economy

1 PURPOSE OF REPORT

- 1.1 This report updates 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.

2 BACKGROUND

- 2.1 At its meeting of 8 June 2010 the Planning Committee instructed that it be provided with updated information on the procedural progress of major applications on a regular basis.
- 2.2 The current position with regard to 'major' planning applications and formal pre-application consultations by prospective applicants is outlined in Appendices A and B attached to this report.

3 RECOMMENDATION

- 3.1 The Committee is recommended to note the major planning application proposals which are likely to be considered by the Committee in 2015.

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Date: 14 April 2015

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Background Papers: Planning Committee Report entitled 'Major Developments: Applications currently being assessed and other developments at Pre-Application Consultation stage' 8 June 2010.

APPENDIX A

MAJOR APPLICATIONS CURRENTLY BEING ASSESSED

Ref	Location	Proposal	Expected date of reporting to Committee	Comment
06/00474/OUT	Land adjacent to Rullion Road, Penicuik	Application for Planning Permission in Principle for residential development	Dependant upon receipt of amended plans from the applicant	The assessment of this application was held in abeyance at the request of the applicants following its submission pending the resolution of access/junction arrangements off the A702 with Transport Scotland and the resolution of land ownership issues. The applicant has advised that an amended planning application will be submitted in 2015.
06/00475/FUL	Land between Deanburn and Mauricewood Road, Penicuik	Erection of 300 dwellinghouses	Dependant upon receipt of amended plans from the applicant	The assessment of this application was held in abeyance at the request of the applicant following its submission pending the resolution of access/junction arrangements off the A702 with Transport Scotland and the resolution of land ownership issues. The applicant has advised that an amended planning application will be submitted in 2015.
14/00178/DPP	Land 200M east of Charles Letts And Co Ltd, Dalkeith	Erection of 81 dwellinghouses	Dependent upon receipt of amended plans from the applicant	Pre-Application Consultation (13/00716/PAC) carried out by the applicants in October/November 2013. This application will be withdrawn and an amended proposal submitted in 2015. The amendment is a result of the applicant appointing a national house builder to develop the site. An amended layout and design is subject to pre application discussions.
14/00405/DPP	Land 160M south west of Mayshade Garden Centre Eskbank Road, Bonnyrigg	Erection of 56 dwellinghouses and associated infrastructure	Subject to progress on Midlothian Local Development Plan	Pre-Application Consultation (13/00340/PAC) carried out by the applicants in May/June 2013.
14/00420/PPP	Land to the north and south of Lasswade Road, Dalkeith	Application for Planning Permission in Principle for residential development	Subject to progress on Midlothian Local Development Plan	Pre-Application Consultation (13/00577/PAC) carried out by the applicants in August/September 2013.

14/00481/DPP	Land At Harvieston Farm Powdermill Brae, Gorebridge	Erection of 245 dwellinghouses, formation of access roads, open space and SUDS	May 2015	Pre-Application Consultation (11/00663/PAC) carried out by the applicants in September/October 2011. The Council is reviewing amended plans and notifying interested parties of the proposed changes.
14/00518/DPP	Land south of Gorton Loan, Rosewell	Erection of 293 dwellinghouses, formation of access roads, open space and SUDS	April 2015	Pre-Application Consultation (13/00270/PAC) carried out by the applicants in April/May 2013. This application is reported to this meeting of the Committee
14/00910/PPP	Land at Cauldcoats, Dalkeith	Application for Planning Permission in Principle for residential development, erection of a primary school and mixed use developments.	Subject to progress on Midlothian Local Development Plan	Pre-Application Consultation (14/00553/PAC) carried out by the applicants in October/November 2014.
15/00045/PPP	Land at Redheugh East, Gorebridge	Application for Planning Permission in Principle for residential development, community facilities, erection of a primary school, a mix of commercial uses, a rail halt and associated infrastructure.	May 2015	Pre-Application Consultation (14/00210/PAC) carried out by the applicants in March/April 2014.
15/00113/PPP	Land at Calderstone, Biggar Road, Damhead	Application for Planning Permission in Principle for the erection of a hotel, residential development and associated infrastructure	May 2015	Pre-Application Consultation (14/00417/PAC) carried out by the applicants in June/July 2014.

APPENDIX B

NOTICE OF PRE-APPLICATION CONSULTATIONS RECEIVED AND NO APPLICATION HAS BEEN SUBMITTED

Ref	Location	Proposal	Date of receipt of PAC	Earliest date for receipt of planning application and current position
13/00522/PAC	Land north of Oak Place, Mayfield	Residential Development	18 July 2013	11/10/13 - no application yet received
13/00609/PAC	Housing Site B, land at Newbyres, River Gore Road, Gorebridge	Residential Development	19 August 2013	12/11/13 - no application yet received
14/00451/PAC	Land at Newton Farm and Wellington Farm, Old Craighall Road, Millerhill, Dalkeith	Residential development and associated developments	10 June 2014	03/09/14 - no application yet received
14/00729/PAC	Land adjacent Old Pentland Road, Loanhead	Mixed-use development comprising; film and TV studio and backlot complex; mixed commercial uses; hotel; and gas heat and power plant.	07 October 2014	19/01/15 - no application yet received A pre-application report was reported to the January 2015 meeting of the Committee.
14/00833/PAC	Land at Salter's Park, Dalkeith	Mixed-use development comprising residential and employment uses	12 November 2014	05/02/15 - no application yet received A pre-application report was reported to the January 2015 meeting of the Committee.
14/00934/PAC	Former Millerhill Marshalling Yards, Dalkeith	Waste recycling and treatment facility including a combined heat and power plant facility, office buildings, visitors centre and associated infrastructure	22 December 2014	10/03/15 is the earliest date a planning application can be submitted. A pre-application report was reported to the March 2015 meeting of the Committee.
15/00157/PAC	Middleton Lower Quarry, Gorebridge	Infilling of quarry and reinstatement to recreational use	23 February 2015	18/05/15 is the earliest date a planning application can be submitted. A pre-application report is reported to this meeting of the Committee.

15/00226/PAC	Land at Loanhead Leisure Centre, George Avenue Loanhead	Erection of community facility comprising primary school; nursery; early years/wrap around care; library; health centre; and alterations to the existing leisure centre site and associated external works	17 March 2015	09/06/15 is the earliest date a planning application can be submitted. A pre-application report will be reported to May meeting of the Committee.
15/00227/PAC	Land at Roslin Primary School, Pentland View Place, Roslin	Erection of primary school with nursery and sports pitch	17 March 2015	09/06/15 is the earliest date a planning application can be submitted. A pre-application report will be reported to May meeting of the Committee.
15/00228/PAC	Land at Paradykes Primary School, Mayburn Walk Loanhead	Residential development and associated developments (demolition of existing Paradykes Primary School, nursery, community learning centre, library and health centre)	17 March 2015	09/06/15 is the earliest date a planning application can be submitted. A pre-application report will be reported to May meeting of the Committee.
15/00276/PAC	Land west of the Cottage, Hardengreen, Dalkeith	Residential development and associated developments	27 March 2015	19/06/15 is the earliest date a planning application can be submitted. A pre-application report will be reported to May meeting of the Committee.