

# Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body  
Tuesday 16 January 2018  
Item No 5.1

## Local Review Body: Review of Planning Application Reg. No. 17/00363/DPP

DM Hall  
27 Canmore Street  
Dunfermline  
KY12 7NU

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Nick Sneddon, Winchester House, 259-269 Suite 1.05B, Old Marylebone Road, London, NW1 5RA, which was registered on 21 September 2017 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

**Change of use from Chiropodist (class 2) to dwellinghouse (class 9) at 61A Clerk Street, Loanhead,** in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing Floor Plan	1 1:500 1:50	31.07.2017
Existing Elevations	2 1:500 1:100	31.07.2017
Proposed Floor Plan	3 1:1250 1:50	31.07.2017
Proposed Elevations	4 1:50	31.07.2017
Proposed Elevations	5 1:50	31.07.2017

The Local Review Body (LRB) considered the review of the planning application at its meeting of 21 November 2017. The LRB carried out a site visit on the 20 November 2017.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

### Development Plan Policies:

1. DEV2 Midlothian Local Development Plan - Protecting amenity within the built-up area;
2. DEV6 Midlothian Local Development Plan - Layout and design of new development; and
3. TCR1 Midlothian Local Development Plan – Town centres

Material considerations:

1. The individual circumstances of the proposal
2. The building has been vacant for a number of years

In determining the review the LRB concluded:

The proposed residential development is an acceptable use within the town centre and would bring back into use a vacant building. The sites location close to facilities, public parks and public transport will provide amenity for the future occupants to compensate for its location next to a public house and the limited size of the garden.

Dated: 21/11/2017

A handwritten signature in dark ink, appearing to read 'Peter Arnsdorf', with a large, stylized initial 'P'.

Peter Arnsdorf  
Planning Manager (Advisor to the Local Review Body)  
Communities and Economy  
Midlothian Council

On behalf of:

Councillor R Imrie  
Chair of the Local Review Body  
Midlothian Council

## NOTICE TO ACCOMPANY REFUSAL ETC.

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

***Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or***

***Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)***

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997.

*Advisory note:*

*If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Planning Manager tel: 0131 2713310 or via [peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)*