



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 PREMATURE APPLICATIONS

- 3.1 The Midlothian Local Development Plan (MLDP): Proposed Plan was published in May 2015 with the period to make representations expiring 26 June 2015. Over 800 representations have been received and are currently being processed and considered with a view to reporting back to Members in the Autumn 2015. A consequence of the Proposed Plan being at an advanced stage is premature planning applications being submitted by a number of applicants on a number of sites. These are identified in Appendix A by the statement "Subject to progress on Midlothian Local Development Plan" and relate to sites which are not currently allocated for development in the adopted 2008 Midlothian Local Plan but are proposed in the MLDP. These sites are subject to representations from local communities and interested parties and will be tested at examination by a Scottish Government Reporter (anticipated to be Winter 2015/16).
- 3.2 In the interests of fairness and transparency it is proposed not to report these applications to Committee until the proposed MLDP has progressed through the examination process and the Council has

adopted the plan, unless the Committee wish to consider an application in advance of the adoption of the MLDP. However, there is a risk that applicants may appeal against non determination, an option open to applicants if an application is not determined within the set timeframe (four months from the date of validation for a major application) or an agreed extended time period.

- 3.3 If an appeal against non determination is submitted it would be determined by Scottish Ministers after consideration of relevant planning policies and other material considerations. Paramount in the consideration would be the potential for an application to undermine the development plan process if considered in advance of the adoption of the MLDP and whether Midlothian has a sufficient housing land supply (sufficient land and sites to meet its housing needs). Midlothian does have a sufficient housing land supply.

4 RECOMMENDATION

- 4.1 The Committee is recommended to note the major planning application proposals which are likely to be considered by the Committee in 2015 and 2016 and the updates for each of the applications.

Ian Johnson
Head of Communities and Economy

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Contact Person: Peter Arnsdorf, Planning Manager.
Tel No: 0131 271 3310

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.
14/00405/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	August 2015	Pre-Application Consultation (11/00663/PAC) carried out by the applicants in September/October 2011. This application is reported to this meeting of the Committee
14/00910/PPP	Land at Cauldoats, 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.	November 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	August 2015	Pre-Application Consultation (14/00417/PAC) carried out by the applicants in June/July 2014. This application is reported to this meeting of the Committee
15/00285/DPP	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	October 2015	Pre-Application Consultation (14/00934/PAC) carried out by the applicants in January/February 2015.
15/00364/PPP	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.	Subject to resolving the developments impact on the proposed A701 realignment	Pre-Application Consultation (14/00729/PAC) carried out by the applicants in October/November 2014. The indicative layout plan submitted with the application does not take cognizance of the protected route of the realigned A701 in the Proposed Midlothian Local Plan. The Planning Team have asked the applicant to consider reconfiguring the component parts of the development to accommodate the A701 realignment.
15/00503/DPP	Middleton Limeworks, Gorebridge	Infilling of quarry	November 2015	Pre-Application Consultation (15/00157/PAC) carried out by the applicants in March/April 2015.
15/00616/DPP	Land 200M east of Charles Letts And Co Ltd, Dalkeith	Erection of 82 dwellinghouses	November 2015	Pre-Application Consultation (13/00716/PAC) carried out by the applicants in October/November 2013. The application replaces a previously submitted application, 14/00178/DPP for 81 units, which has been withdrawn. The amendment application is a result of the applicant appointing a national house builder to develop the site.

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
14/00833/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.
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 - no application yet received A pre-application report was reported to the May 2015 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 - no application yet received A pre-application report was reported to the May 2015 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 - no application yet received A pre-application report was reported to the May 2015 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 - no application yet received A pre-application report was reported to the May 2015 meeting of the Committee.
15/00420/PAC	Millerhill Marshalling Yard Whitehill Road, Millerhill, Dalkeith	Train stabling and cleaning facilities; new railway lines; office; staff welfare facilities; car parking; access and landscaping	25 May 2015	17/08/15 - no application yet received This pre-application is reported to this meeting of the Committee