



Application A

APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE (17/00980/PPP) FOR RESIDENTIAL DEVELOPMENT UP TO 280 DWELLINGS; COMMERCIAL DEVELOPMENT FOR USE CLASSES 1, 2, 3 AND/OR 4 WITH A FLOORSACE OF UP TO 250SQM AND ASSOCIATED WORKS AT LAND AT ROSSLYNLEE, ROSLIN.

Application B

APPLICATION FOR DETAILED PLANNING PERMISSION (17/01001/DPP) FOR THE ALTERATIONS AND CONVERSION OF FORMER HOSPITAL AND EXISTING BUILDINGS TO FORM 72 DWELLINGS; ERECTION OF 24 NEW DWELLINGHOUSES AND ASSOCIATED WORKS AT THE FORMER ROSSLYNLEE HOSPITAL, ROSLIN.

Application C

APPLICATION FOR LISTED BUILDING CONSENT (18/00061/LBC) INTERNAL AND EXTERNAL ALTERATIONS TO THE FORMER ROSSLYNLEE HOSPITAL AND ASSOCIATED LISTED BUDILINGS TO FORM 69 DWELLINGS AND AN OFFICE INCLUDING; DEMOLITION OF THE FORMER BOILERHOUSE, OUTBUILDINGS AND ALTERATIONS TO EXISTING WINDOW AND DOOR OPENINGS AND ASSOCIATED WORKS AT THE FORMER ROSSLYNLEE HOSPITAL, ROSLIN.

1 PURPOSE OF REPORT

- 1.1 At its meeting in January 2019 the Committee deferred consideration of the stated applications (originally reported to Committee in November 2018) to enable officers and the applicant to further negotiate on the level of developer contribution, the provision of affordable housing and highway infrastructure improvements.

2 DEVELOPER CONTRIBUTIONS

- 2.1 At its meeting in January 2019 the Committee expressed a desire to see the restoration of the former Rosslynlee Hospital listed building, but balanced this position with concern at the level of developer contribution proposed by the applicant, in particular with regard to meeting the educational requirements arising from the development. In response to the Committee's concern the applicant is proposing to

increase their developer contribution offer to fully cover the cost of meeting the educational requirements arising from the proposed development – this includes primary and secondary denominational and non-denominational provision and meeting the Council's anticipated school transport costs (over a defined time period).

2.2 To meet the educational requirements as stated in paragraph 2.1 the applicant is not proposing to make a contribution towards community facilities, Borders Rail or rural public transport as required by the Midlothian Local Development Plan 2017 (MLDP). Furthermore, to fully meet the educational costs set out by Council officers the applicant is proposing not to provide any affordable housing units on site or make a commuted sum towards the Council's own housing programme. The financial value/coast associated with the applicant's previous affordable housing offer (now withdrawn) is being used to increase the developer contribution offer to meet the educational requirements arising from the development.

2.3 In summary the applicant is proposing:

	Developer contribution to meet the consequential impact of the development	Applicant's developer contribution offer
1	Primary Education Provision	To meet the Council's costs in full
2	Secondary Education Provision	To meet the Council's costs in full
3	School Transport	To meet the Council's costs in full over a defined time period
4	Community Facilities	No contribution proposed
5	Rural Public Transport	No contribution proposed
6	Borders Rail	No contribution proposed
7	Affordable Housing	No affordable housing is proposed

3 ROAD INFRASTRUCTURE

3.1 At its meeting in January 2019 the Committee also expressed concern regarding the access to the site and the local highway infrastructure. The Committee report assessing the planning merits of the proposed development sets out highway safety concerns and an objection from the Council's Policy and Road Safety Manager. The concerns and objection remain; on the basis that the local road network is not of a standard to accommodate the traffic that would arise from the proposed development. However, if the Committee are minded to support the

application it is considered that the following should be secured as part of any grant of planning permission:

- a. The upgrading of the access road leading up to the Rosslynlee Hospital building to an adoptable standard;
- b. The upgrading of the Gourlaw junction to improve visibility/sightlines; and
- c. The enhancement of Core Path 32/a

3.2 Although the identified improvements will be more beneficial compared to a no change/neutral position, they will not mitigate the overriding highway safety concern. The applicant has committed to delivering these highway improvements and has proposed making a developer contribution towards the proposed works. However, it would be more appropriate for the applicant to implement the works and in doing so manage the potential risks of increasing costs. This can be secured by a planning condition on any grant of planning permission.

4 RECOMMENDATION

4.1 It is recommended that:

- i) The Committee notes the update set out in the report; and
- ii) The Committee refuse planning permission and listed building consent for the reasons set out in the application report presented to Committee at its meeting of 20 November 2018.

Dr Mary Smith
Director of Education, Communities and Economy

Date:	12 February 2019
Application No:	17/00980/PPP, 17/01001/DPP and 18/00061/LBC (Available online)
Applicant:	Oakridge Group
Agent:	Geddes Consulting
Validation Date:	13 December 2017, 10 January 2018 and 1 February 2018
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Background Papers:	The 20 November 2018 Committee report