



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 2014 and 2015.

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Date: 1 October 2014

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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 2014.
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 2014.
14/00044/DPP	Land at Mount Lothian, Penicuik	Erection of 9 wind turbines and associated equipment	Although the application will be determined by a Reporter, the application will be reported to the October 2014 Committee to confirm a position for the Council to take at appeal.	<p>Pre-Application Consultation (12/00658/PAC) carried out by the applicants in October/November 2012.</p> <p>Although formally a new application it is essentially a resubmission of application 13/00063/DPP which was withdrawn in May 2013.</p> <p>As the application has not been determined within four months of submission the applicant has exercised their right of appeal against non determination and as a consequence the determination of the application passes to a Reporter appointed by the Scottish Ministers.</p> <p>This application is reported to this meeting of the Committee</p>
14/00178/DPP	Land 200M east of Charles Letts And Co Ltd, Dalkeith	Erection of 81 dwellinghouses	Dependent upon receipt of amended plans	Pre-Application Consultation (13/00716/PAC) carried out by the applicants in October/November 2013.

			from the applicant	This application will be withdrawn and an amended proposal submitted in late summer 2014. The amendment is a result of the applicant appointing a national house builder to develop the site.
14/00251/DPP	Housing Site S, land to the east and west of Hunterfield Road, Gorebridge	Erection of 349 dwellinghouses and associated developments. This application is partial remix of application 07/00352/FUL.	October 2014	Pre-Application Consultation (13/00614/PAC) carried out by the applicants in August/September 2013.
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.
14/00444/PPP	Development Site H1, Wester Cowden, Dalkeith	Application for Planning Permission in Principle for residential development	November 2014	Pre-Application Consultation (13/00486/PAC) carried out by the applicants in June/July 2013.
14/00481/DPP	Land At Harvieston Farm Powdermill Brae, Gorebridge	Erection of 245 dwellinghouses, formation of access roads, open space and SUDS	January 2015	Pre-Application Consultation (11/00663/PAC) carried out by the applicants in September/October 2011. Applicants currently considering amending their scheme.
14/00518/DPP	Land south of Gorton Loan, Rosewell	Erection of 293 dwellinghouses, formation of access roads, open space and SUDS	January 2015	Pre-Application Consultation (13/00270/PAC) carried out by the applicants in April/May 2013. Applicants currently considering amending their scheme.

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
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
14/00210/PAC	Land at Redheugh East, Gorebridge	Residential development	24 March 2014	17/06/14 - no application yet received
14/00417/PAC	Land at Calderstone, Biggar Road, Damhead	Residential development	4 June 2014	28/08/14 - 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
14/00553/PAC	Land at Cauldcoats, Dalkeith	Residential development	28 July 2014	21/10/14
14/00581/PAC	Land adjacent Old Pentland Road, Loanhead	Mixed use development comprising: film and TV studio, hotel, non food retail, commercial and residential with the potential for a gas combined heat and power plant	07 August 2014	31/10/14