

Minute of Meeting



Planning Committee

Date	Time	Venue
Tuesday 13 October 2020	1.00 pm	Via MS Teams

Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Hackett	Councillor Hardie
Councillor Lay-Douglas	Councillor McCall
Councillor Milligan	Councillor Muirhead
Councillor Munro	Councillor Parry
Councillor Russell	Councillor Smaill
Councillor Winchester	

In Attendance:

Peter Arnsdorf	Planning Manager
William Venters	Principal Solicitor
Mike Broadway	Democratic Services Officer

1. Apologies

Apologies for absence were intimated on behalf of Councillors Baird, Johnstone and Wallace.

2. Order of Business

The order of business was as outlined in the agenda.

3. Declarations of interest

No declarations of interest were intimated at this stage of the proceedings.

4. Minutes of Previous Meetings

The Minute of Meeting of 1 September 2020 was submitted and approved as a correct record.

5. Reports

Agenda No	Report Title	Presented by:
5.1	Pre-Application Consultation – Proposed Residential Development at Redheugh West, Gorebridge (20/00446/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted a report dated 6 October 2020 by the Chief Officer Place advising of a pre-application consultation submitted regarding a proposed residential development at Redheugh West, Gorebridge.</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p> <p>The Committee acknowledged that the proposed application site was identified in the existing Midlothian Local Development Plan as an allocated housing site for an indicative 400 dwellings, forming the western portion (Phase 2) of the larger Redheugh new community redevelopment area. In discussing the proposals concerns were expressed regard the pressure such a development might have on the existing infrastructure in the area particularly education provision, car parking at the Gorebridge train station and other town centre facilities. There were also issues with regards the provision of an appropriate access to the site and the provision of pedestrian/cycle access through the site linking into existing networks and the countryside beyond. Members were also keen to see the adoption of energy efficient house designs.</p>		

Decision
The Committee, having heard from the Planning Manager, noted the comments made by Members. Also noted was the provisional planning position set out in the report and that any expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.
Action
Planning Manager

Agenda No	Report Title	Presented by:
5.2	Pre-Application Consultation – Proposed Erection of a Health and Rackets Club with associated car parking, access, landscaping and ancillary facilities on land at Shawfair Park, off Old Dalkeith Road, Danderhall, Dalkeith (20/00607/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted a report dated 6 October 2020 by the Chief Officer Place advising of a pre-application consultation regarding the proposed erection of a health and rackets club with associated works on land at Shawfair Park, Danderhall, Dalkeith.</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p>		
Decision		
The Committee, having heard from the Planning Manager who in responding to Members' questions confirmed the lack of suitable possible alternative locations within the area for such class uses, noted the provisional planning position set out in the report and that any expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.		
Action		
Planning Manager		

Declarations of interest
Prior to consideration of the following item of business, the Committee noted that Members had received email correspondence from a number of parties, including the applicants, regarding the application however they had all been careful not to express an opinion or give their views either way on the matter, so all would participate in consideration of the item.

Agenda No	Report Title	Presented by:
5.3	Application for Planning Permission (20/00220/DPP), for the erection of a Food Store (Class 1), formation of access roads, car parking and associated works on land at Thornybank, Dalkeith	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted report, dated 6 October 2020, by the Chief Officer Place regarding the above application. The Planning Manager by way of a brief update advised that a further 7 representations had been received: 6 supporting and 1 opposing the application, although no issues not already covered in the report had been raised.</p> <p>The Committee in considering the application, acknowledged that although the application site was identified as being part of site Hs5, an allocated housing site in terms of the Midlothian Local Development Plan 2017 (MLDP), it did not occupy the full site and arguably the remainder of the site could still potentially accommodate the indicative number of dwellings allocated to the whole of the Hs5 site. Whilst it was accepted that the range of different shopping opportunities had increased in recent years, the vast majority of these required to be accessed by car or public transport and there were relatively few retail opportunities in the immediate area. Indeed the neighbourhood hub site at Wester Cowden had yet to secure any development and continued to give a somewhat unfinished appearance; its future would in all likelihood require to be reviewed regardless of whether or not this particular development went ahead. In discussing the likely impact on the health of neighbouring town centres, it was felt on balance that the levels of growth in the local area and across Midlothian as a whole would mitigate any detrimental effects. In addition, as well as offering local residents greater consumer choice, the proposed development would also bring welcome local employment opportunities.</p>		
Decision		
<p>After further discussion, the Committee agreed to grant planning permission subject to appropriate conditions to be determined by the Planning Manager, in consultation with the Chair, which should include as part of the developer contributions provision for improved pedestrian/cycle links in the area.</p>		
Action		
Planning Manager		

6. Private Reports

No private business was discussed.

7. Date of Next Meeting

The next meeting will be held on Tuesday 24 November 2020.

The meeting terminated at 1.54pm.