



PRE - APPLICATION REPORT REGARDING RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, OPEN SPACE AND ASSOCIATED WORKS AT LAND NORTH WEST OF MOAT VIEW, ROSLIN (18/00139/PAC)

Report by Head of Communities and Economy

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of a pre-application consultation submitted regarding a proposed residential development with access roads, open space and associated works at land north-west of Moat View, Roslin. The majority of the site comprises the larger part of site Hs19 Roslin Expansion in the Midlothian Local Development Plan 2017 (MLDP).
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

2 BACKGROUND

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 A pre-application consultation for residential development with access roads, open space and associated works at land north-west of Roslin was submitted on 28 February 2018.
- 2.3 As part of the 12 week pre-application consultation, a public event took place at the Masonic Lodge in Roslin on 29 March 2018. On the conclusion of the consultation the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not

offer views, as the forum for doing so will be at meetings of the Planning Committee.

- 2.4 Copies of the pre application notices have been sent by the prospective applicant to the local elected members and to Roslin and Bilston Community Council and the Roslin Heritage Society.

3 PLANNING CONSIDERATIONS

- 3.1 In assessing any subsequent planning application the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The 16.12 hectare site is situated on predominantly agricultural land on the northern side of Roslin, largely comprising the larger part of site Hs19 Roslin Expansion in the MLDP. The southern boundary of the site extends to the public path along the disused railway line to the rear of Moat View. The eastern boundary of the site extends to the B7003/Main Street, but excluding the smaller part of the Hs19 allocation, that part of the allocation having already been subject to pre-application consultation (reported to the Committee at its meeting of November 2017). The site is otherwise surrounded by farm tracks and paths with agricultural land beyond. To the north, a smaller part of the site extends beyond the farm track, crossed by the Kill Burn and its wooded banks. This part of the site is outwith the Hs19 housing allocation.
- 3.4 No further details of the proposal have been submitted with the pre-application consultation.
- 3.5 Site Hs19 is allocated for an indicative 260 residential units in the MLDP. On this part of the site there is a presumption in favour of appropriate residential development. The smaller part of the site extending beyond the farm track to the north, crossed by the Kill Burn and its wooded banks, is greenbelt and prime agricultural land where there is a presumption against residential development.
- 3.6 Development considerations identified in the MLDP relevant to site Hs19 include:
- Good connections should be established with Roslin village;
 - The need to develop/expand the green network in the area;
 - The northern edge of the site will require substantial landscaping in the form of a 20-30m wide woodland belt to help screen the development from the A701;
 - Existing vegetation should be maintained and enhanced, including the burnside corridor;

- An avenue to link through the site with swales, trees and a path should be included in any proposal;
- The impact of development on the adjacent historic battlefield is to be considered, and archaeological evaluation may be required;
- Development will require additional capacity to be provided at Roslin Primary School and for secondary education in the A701 corridor, for which developer contributions will be sought;
- Contribution towards the A701 Relief Road will be required; and
- The provision of affordable housing.

3.7 If an application is submitted there will be a presumption in favour of the proposed development within site Hs19, subject to securing developer contributions, in compliance with policy STRAT3 of the MLDP. There is likely to be a presumption against development in the area beyond the farm track to the north of the site as development would be contrary to policies ENV1 and ENV4 of the MLDP, however landscaping in this part of the site may be acceptable in support of the development.

4 PROCEDURES

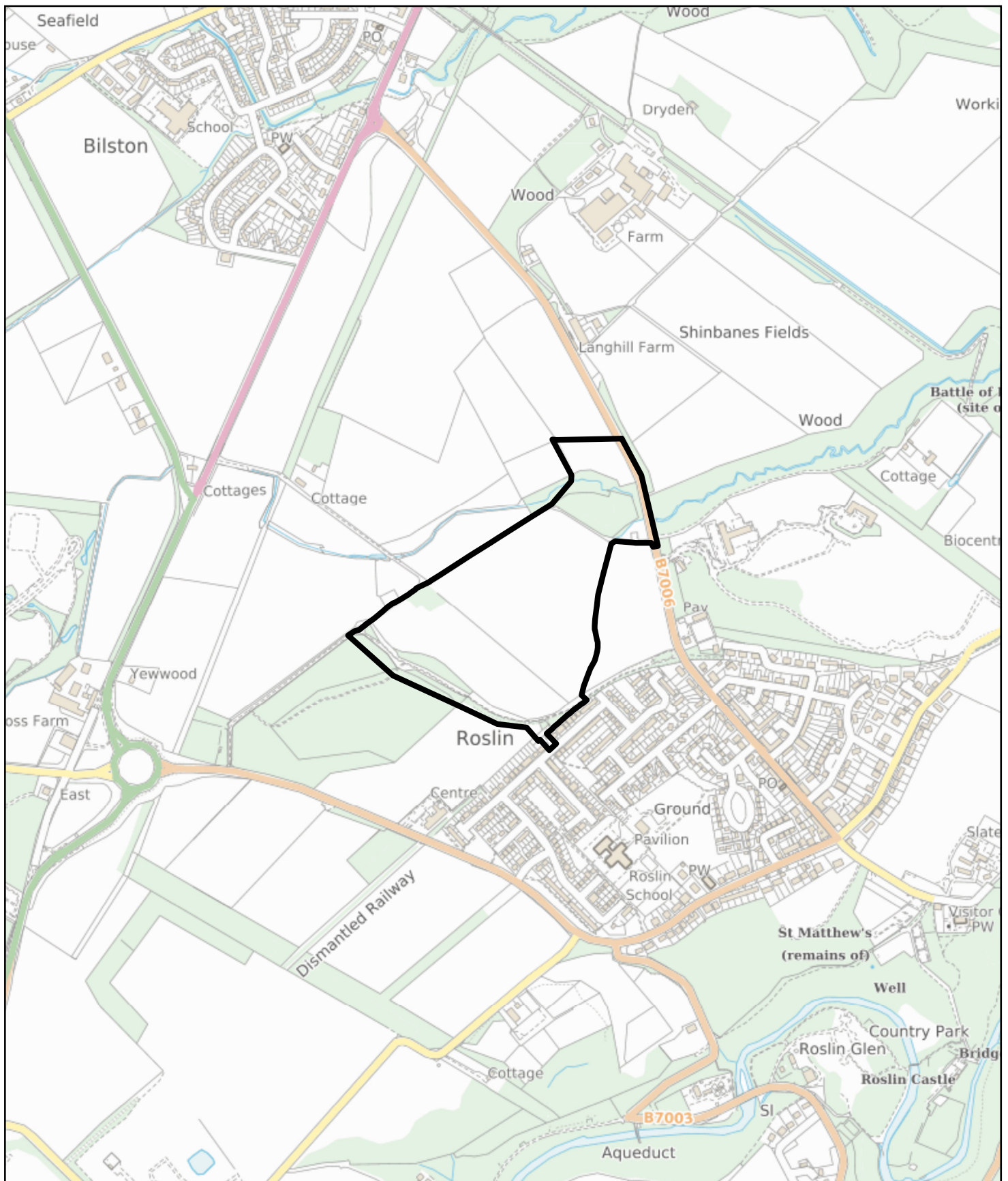
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

5 RECOMMENDATION

- 5.1 It is recommended that the Committee notes:
- a) the provisional planning position set out in this report;
 - b) that any comments made by Members will form part of the minute of the Committee meeting; and
 - c) that the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

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Proposal of application notice for residential development
with associated access, open space and associated works
at Land North West Of Moat View, Roslin

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