

MINUTES of MEETING of the MIDLOTHIAN COUNCIL PLANNING COMMITTEE held in the Council Chambers, Midlothian House, Buccleuch Street, Dalkeith on Tuesday 26 May 2015 at 2.00 pm.

Present:- Councillors Bryant (Chair), Beattie, Constable, Coventry, de Vink, Imrie, Johnstone, Milligan, Montgomery, Muirhead, Pottinger, Rosie, Russell, Wallace and Young.

Apologies for Absence: - Councillors Baxter, Bennett, and Thompson.

1. Declarations of Interest

No declarations of interest were intimated.

2. Minutes

The Minutes of Meeting of 21 April 2015 were submitted and approved as a correct record.

3. Major Developments: Applications Currently Being Assessed and Other Developments at Pre-Application Consultation Stage

There was submitted report, dated 26 May 2015 by the Head of Communities and Economy, updating the Committee on 'major' planning applications, formal pre-application consultations by prospective applicants and the expected programme of applications due for reporting.

Decision

- (a) To note the current position in relation to major planning application proposals which were likely to be considered by the Committee in 2015; and
- (b) To receive further updated information on the procedural progress of major applications on a regular basis.

(Action: Head of Communities and Economy)

4. Appeal and Local Review Body Decisions

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy, detailing the notices of reviews determined by the Local Review Body (LRB) at its meeting in April 2015 and advising that there were no appeals determined by Scottish Ministers to report.

Decision

To note the decisions made by the Local Review Body at its meeting on 28 April 2015.

5. Pre Application Consultations - (a) Erection of a Proposed Primary School with Nursery and Sports Pitch at Land at Roslin Primary School, Pentland View Place, Roslin (15/00227/PAC)

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding the proposed Erection of a Primary School with Nursery and Sports Pitch at Land at Roslin Primary School, Pentland View Place, Roslin (15/00227/PAC).

The report advised that in accordance with the pre application consultation procedures approved by the Committee at its meeting on 7 October 2014 (paragraph 3, Page 4-199 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 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.

Decision

Having heard from the Principal Planning Officer, the Committee:-

- (i) Noted the provisional planning position set out in the report; and
- (ii) Noted that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.

(Action: Head of Communities and Economy).

(b) Proposed Erection of a Community Facility incorporating a Primary School; Nursery Provision; Early Years/Wrap Around Care; Library; Health Centre; and Alterations to the Existing Leisure Centre Site and Associated External Works, Land at George Avenue, Loanhead (15/00226/PAC); and Proposed Residential Development on the Site of the to be demolished existing Paradykes Primary School, Nursery, Community Learning Centre, Library And Health Centre, Land at Mayburn Walk, Loanhead (15/00228/PAC)

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding the proposed Erection of a Community Facility incorporating a Primary School; Nursery Provision; Early Years/Wrap Around Care; Library; Health Centre; and Alterations to the Existing Leisure Centre Site and Associated External Works, Land at George Avenue, Loanhead (15/00226/PAC); and Proposed Residential Development on the Site of the to be demolished existing Paradykes Primary School, Nursery, Community Learning Centre, Library And Health Centre, Land at Mayburn Walk, Loanhead (15/00228/PAC).

The report advised that in accordance with the pre application consultation procedures approved by the Committee at its meeting on 7 October 2014 (paragraph 3, Page 4-199 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 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.

The Committee, having heard from the Principal Planning Officer, welcomed the inclusion of Early Years/Wrap Around Care in the proposed new Community Facility.

Decision

- (i) Noted the provisional planning position set out in the report; and
- (ii) Noted that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.

(Action: Head of Communities and Economy).

(c) Proposed Residential Development with Associated Access and SUDS at Land West of The Cottage, Hardengreen, Eskbank (15/00276/PAC)

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding a proposed Residential Development with Associated Access and SUDS at Land West of The Cottage, Hardengreen, Eskbank (15/00276/PAC).

The report advised that in accordance with the pre application consultation procedures approved by the Committee at its meeting on 7 October 2014 (paragraph 3, Page 4-199 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 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.

The Committee, having heard from the Principal Planning Officer, acknowledged the importance of good site management practices and that although no representations had been received in response to the pre application consultation, however it was anticipated that this might change should a formal planning application be forthcoming.

Decision

- (i) Noted the provisional planning position set out in the report; and

- (ii) Noted that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.

(Action: Head of Communities and Economy).

6. Applications for Planning Permission

Applications for planning permission were dealt with as shown in the **Appendix** hereto.

The meeting terminated at 2.35 pm.

APPENDIX

(relative to paragraph 6)

- 1. Application for Planning Permission (14/00481/DPP) by Taylor Wimpey East Scotland, 1 Masterton Park, South Castle Drive, Dunfermline for the Erection of 199 Dwellinghouses and 12 Flatted Dwellings, Formation of Access Roads and Car Parking and Associated Works at Land at Harvieston Farm, Powdermill Brae, Gorebridge.**

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy concerning the above application.

The Committee, having heard from the Principal Planning Officer, discussed the position regarding the provision of affordable housing; noting that as the site was allocated for housing in the 2003 Local Plan, the affordable housing requirement for the site was as required by Policy HOUS5 (Affordable and Special Needs Housing) of the 2003 Local Plan which requirement was in the range of 5% - 10% of the total site for sites of 50 units or over. It was acknowledged that the applicants had met this requirement albeit at the lower end of the 5% - 10% range, which was considered by Members to be somewhat disappointing given the overall size of the proposed development.

After further discussion, the Committee agreed to continue consideration of the application to allow for further discussions with the applicants regarding an increase in the level of affordable housing to the higher end of the required 5% - 10% range.

(Action: Head of Communities and Economy).

- 2. Application for Planning Permission (15/00029/DPP) by T and V Builders Ltd, 8 Drummond Street, Edinburgh for the Erection of 13 Flatted Dwellings and Five Dwellinghouses, Formation of Car Park and Access Road and Associated Works on Land at the Junction of Bryans Road and Morris Road, Newtongrange.**

There was submitted report, dated 19 May 2015, by the Head of Communities and Economy concerning the above application.

The Committee, having heard from the Principal Planning Officer, discussed the proposed development in particular consideration was given to the design of the roof of the flatted residential block, it's positioning, scale and height; the potential impact of any overspill on-street car parking on the adjoining road network; the ability of service vehicles to access the site through the proposed access pend and whether or not there was sufficient garden ground. Members were not opposed to the redevelopment of the site, however they did feel that the current scheme would result in an overdevelopment of the site.

Thereafter, the Committee agreed that planning permission be refused for the following reasons:-

1. As a result of the roof design of the flatted residential block the proposed development will not relate well to nearby buildings and will significantly detract from the character and appearance of the area;
2. The proposed three storey building will be overly dominant in the street scene as a result of its scale, height and position on a prominent corner site and, as such, will have a significant adverse impact on the character and appearance of the area;
3. The proposed development will not benefit from sufficient garden ground for residential properties and will result in inadequate levels of amenity for future residents;
4. The proposed development will not benefit from adequate vehicle parking spaces and, as such, will result in inconsiderate, and potentially illegal, overflow parking on Morris Road which would be detrimental to highway safety. In addition, service vehicles will not be able to access the site through the pend and will result in large vehicles parking on Morris Road, potentially blocking access and egress at the site and the neighbouring Police Station; and
5. For the above-mentioned reasons the proposal represents an overdevelopment of the site and is, therefore, contrary to the terms of policies RP20, HOUS3 and DP2 of the adopted Midlothian Local Plan.

(Action: Head of Communities and Economy).