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**PRE - APPLICATION REPORTS REGARDING A PROPOSED LARGE ANIMAL RESEARCH AND IMAGING FACILITY AT LAND 370M SOUTH EAST OF EQUINE HOSPITAL, EASTER BUSH CAMPUS, BUSH FARM ROAD, ROLSIN (16/00072/PAC) AND AT LAND AT EASTER BUSH SOUTH, EASTER BUSH, ROSLIN (16/00179/PAC)**

Report by Head of Communities and Economy

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## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of 2 pre application consultations submitted regarding a proposed Large Animal Research and Imaging Facility at land 370m south east of Equine Hospital, Easter Bush Campus, Bush Farm Road, Roslin (16/00072/PAC) and at land at Easter Bush South, Easter Bush, Roslin (16/00179/PAC). The 2 consultations relate to alternative locations for the same facility.
- 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 27 May 2014 and subsequent procedures were reported to the Committee at its meeting of 7 October 2014. 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 a research and imaging facility for large animals at land 370m south east of Equine Hospital, Easter Bush Campus, Bush Farm Road, Roslin was submitted 5<sup>th</sup> February 2016. A pre application consultation for a research and imaging facility for large animals at land at Easter Bush South, Easter Bush, Roslin was submitted on 10<sup>th</sup> March 2016.

- 2.3 As part of the pre application consultation process the applicants held a public event/drop in session at the Roslin Institute, Easter Bush Campus between 11am and 4pm on Wednesday 30 March 2016. Following the public event the applicant could submit a planning application for the proposal once 12 weeks has elapsed from the date of submission of the pre application consultation. It is anticipated that a planning application for detailed planning permission will be submitted. 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) not offer views, as the forum for doing so will be at this meeting of the Planning Committee.
- 2.4 Copies of the pre application notices have been sent by the applicant to the Penicuik and District Community Council, Loanhead Community Council, the Roslin and Bilston Community Council and the Damhead and District Community Council.

### **3 PLANNING CONSIDERATIONS**

- 3.1 Two possible sites have been identified for the development. One site is situated on land to the south east of the existing campus buildings at Easter Bush Campus. The site has an area of 0.5 hectares. The second site is also to the south east of the existing campus buildings at Easter Bush Campus. The second site has an area of 1.4 hectares.
- 3.3 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.
- 3.4 The adopted 2008 Midlothian Local Plan (MLP) identifies the site as being in the countryside; the green belt; and the "non-conforming" land use at the Bush Estate. Any subsequent planning application will be subject to assessment against policies RP1: Protection of the Countryside; RP2: Protection of the Green Belt; and RP3: Major Non-Conforming Land Uses in the Green Belt. The development is associated with the established activity at the Bush Estate and the principle of development could therefore be considered acceptable.
- 3.5 In addition, the following is also a significant material consideration to consider:

At its meeting of 16 December 2014 the Council approved the Midlothian Local Development Plan Proposed Plan. Although the proposed plan is subject to Local Plan Examination, the development strategy in the plan would be a material consideration which can be given significant weight. The proposed plan identifies the land as forming part of a site allocated for biotechnology/knowledge-based industries.

#### **4.□ PROCEDURES**

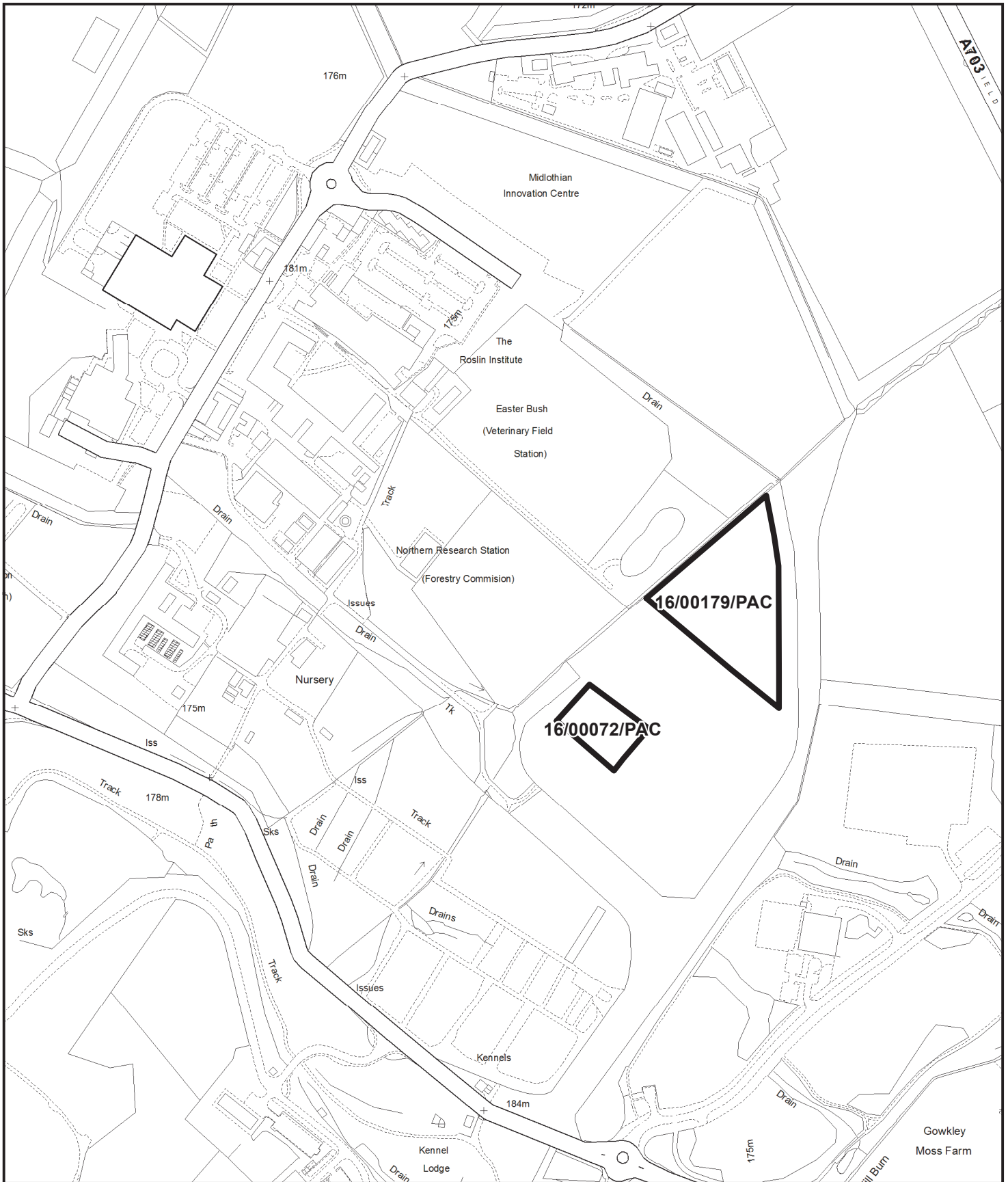
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' 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; and
  - 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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**Pre Application Consultations**  
Proposal of application notices for for large animal research  
and imaging facility at Easter Bush

File No. 16/00072/PAC & 16/00179/PAC

Scale: 1:5,000



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