



PRE - APPLICATION REPORT REGARDING RESIDENTIAL DEVELOPMENT AT LAND AT GORE AVENUE AND NEWBYRES CRESCENT, GOREBRIDGE (17/00913/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 residential development at land at Gore Avenue and Newbyres Crescent, Gorebridge.
- 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 at land at Gore Avenue and Newbyres Crescent, Gorebridge was submitted on 16 November 2017. The Proposal of Application Notice submitted describes the development as being "75 units split between houses, flats and care homes".
- 2.3 As part of the pre-application consultation, a public event took place at Gorebridge Leisure Centre on Wednesday 6 December 2017, from 15:00 to 19:00 and on Saturday 9 December 2017 from 12:00 to 16:00. On the conclusion of the public event and the 12 week pre application consultation engagement period 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 Gorebridge Community Council.

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 site is situated to the north of the centre of Gorebridge. The site comprises 3 separate plots with a combined area of 1.95 hectares. The plots were formerly occupied by Council houses which were demolished in 2016 following concerns over gas emissions from former mine workings. The site is bounded to the north-west by Newbyres Care Village. The southern corner of the site is bounded to the west by Gorebridge Bowling and Social Club. The remaining boundaries of the site are with existing residential gardens.
- 3.4 The MLDP identifies the site as being within the built-up area of Gorebridge. Any subsequent application will be subject to assessment against policies STRAT2: Windfall Housing Sites; DEV2: Protecting Amenity within the Built-Up Area; DEV3: Affordable and Specialist Housing; DEV5: Sustainability in New Development; DEV6: Layout and Design of New Development; DEV7: Landscaping in New Development; DEV9: Open Space Standards; TRAN1: Sustainable Travel; TRAN5: Electric Vehicle Charging; IT1: Digital Infrastructure; ENV9: Flooding; ENV10: Water Environment; ENV16: Vacant, Derelict and Contaminated Land; NRG6: Community Heating; IMP1: New Development; IMP2: Essential Infrastructure Required to Enable New development to Take Place; and IMP3: Water and Drainage.
- 3.5 The planning history of the site is a material consideration.
- 3.7 If an application is submitted there will be a presumption in favour of residential development subject to securing the appropriate level of developer contributions towards infrastructure including education provision and affordable housing.

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.

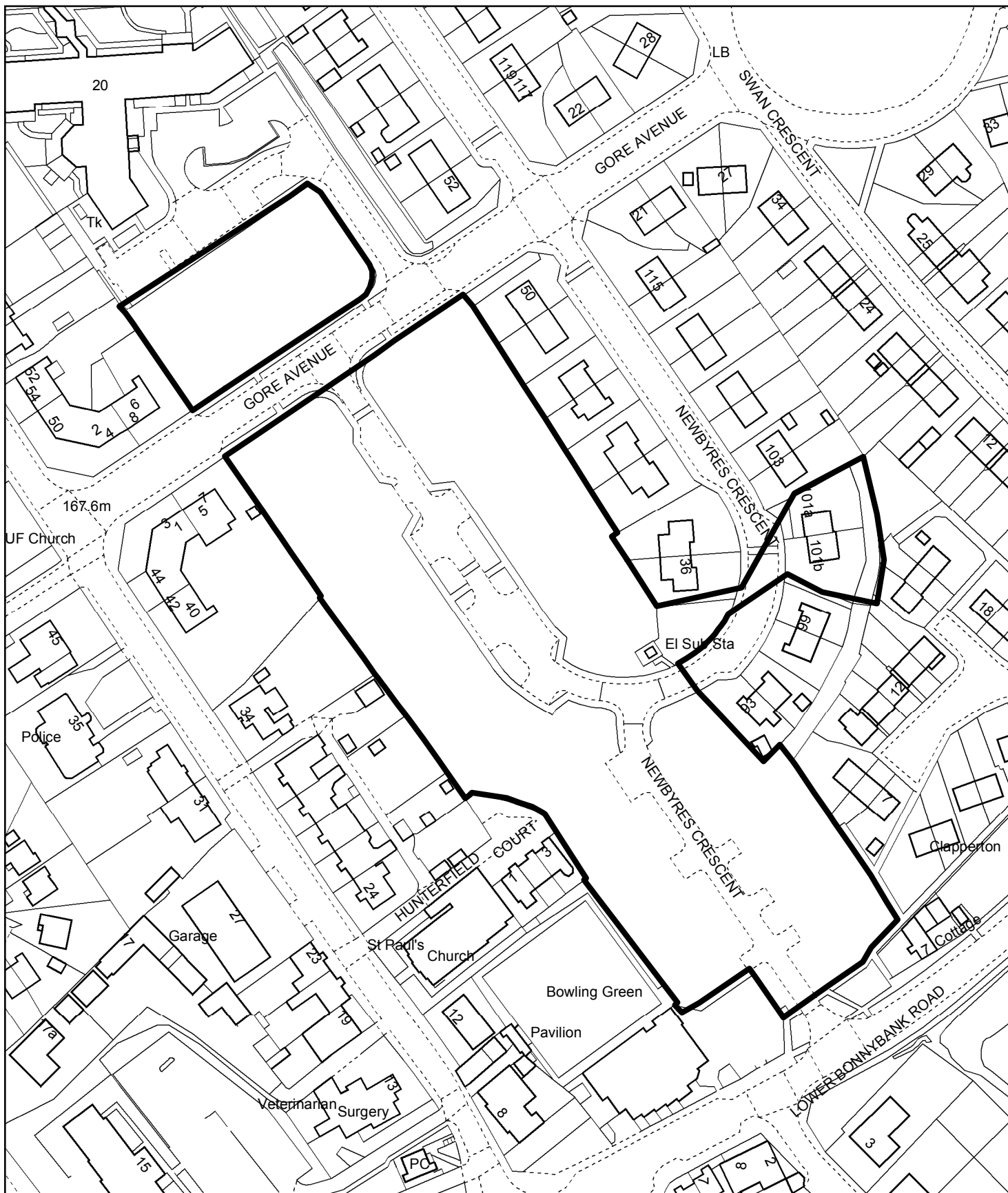
- 4.2 The Committee is invited to express a ‘without prejudice’ view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 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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Date: 22 December 2017
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**Education, Economy
& Communities**
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Land at Gore Avenue and Newbyres Crescent, Gorebridge

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