



MAJOR DEVELOPMENTS: APPLICATIONS CURRENTLY BEING ASSESSED AND OTHER DEVELOPMENTS AT PRE-APPLICATION CONSULTATION STAGE

Report by Head of Planning and Development

1 PURPOSE OF REPORT

- 1.1 This report updates the Committee with regard to 'major' planning applications, formal pre-application consultations by prospective applicants, and the expected programme of applications due for reporting to the Committee.

2 BACKGROUND

- 2.1 At its meeting of 8 June 2010 the Planning Committee instructed that it be provided with updated information on the procedural progress of major applications on a regular basis.
- 2.2 The current position with regard to 'major' planning applications and formal pre-application consultations by prospective applicants is outlined in Appendices A and B attached to this report.

3 REPORT IMPLICATIONS

3.1 Resource

There are no resource implications arising directly from this report.

3.2 Risk

Addressing the requirements of the Planning etc. (Scotland) Act 2006 is a strategic risk which has been adequately managed through actions by the Council to provide for its successful implementation.

3.3 Policy

Strategy

Implementation of the provisions of the 2006 Act and associated secondary legislation is a Corporate Resources Divisional priority.

Consultation

None required in the preparation of this report.

Equalities

This report is not proposing new services, policies, strategies or plans, and has therefore not been assessed for equalities implications.

Sustainability

The new procedures use the electronic e-planning system which substantially reduces the amount of paper previously required.

4 RECOMMENDATION

- 4.1 The Committee is recommended to note the major planning application proposals which are likely to be considered by the Committee in 2012 and 2013.

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Background Papers: Planning Committee Report entitled 'Major Developments: Applications currently being assessed and other developments at Pre-Application Consultation stage' 8 June 2010.

APPENDIX A

MAJOR APPLICATIONS CURRENTLY BEING ASSESSED

Ref	Location	Proposal	Expected date of reporting to Committee	Comment
06/00474/OUT	Land adjacent to Rullion Road, Penicuik	Application for Planning Permission in Principle for residential development	Dependant upon receipt of amended plans from the applicant	The assessment of this application was held in abeyance at the request of the applicants following its submission pending the adoption of the 2008 Midlothian Local Plan, the resolution of access/junction arrangements off the A702 with Transport Scotland and the resolution of land ownership issues. These issues have been progressed to a stage that the applicant is requesting the determination of the application subject to the submission of amended plans. The applicant is scheduled to submit amended plans.
06/00475/FUL	Land between Deanburn and Mauricewood Road, Penicuik	Erection of 300 dwellinghouses	Dependant upon receipt of amended plans from the applicant	The assessment of this application was held in abeyance at the request of the applicant following its submission pending the adoption of the 2008 Midlothian Local Plan, the resolution of access/junction arrangements off the A702 with Transport Scotland and the resolution of land ownership issues. These issues have been progressed to a stage that the applicant is requesting the determination of the application subject to the submission of amended plans. The applicant is scheduled to submit amended plans.
11/00847/DPP	Land at Fala Moor, Fala	Erection of wind farm comprising 9 turbines and associated transformers	November 2012	<p>Pre-Application Consultation (11/00279/PAC) carried out by the applicants in May/June 2011.</p> <p>The proposed wind farm extends into the Scottish Borders Council area of administration. A separate application for 7 turbines and access is currently being considered by Scottish Borders Council.</p> <p>The applicant submitted significant supplementary information in support of their application in September 2012 and as such the Council is undertaking further consultation and neighbour notification.</p>

12/00085/DPP	Land at Greenlaw Mains, Mauricewood Road, Penicuik	Erection of 438 dwellinghouses and 81 flatted dwellings	Dependant upon receipt of amended plans from the applicant	Pre-Application Consultation (11/00676/PAC) carried out by the applicants in November/December 2011. The applicant is scheduled to submit amended plans and supporting statements in response to issues raised as part of the assessment of the application.
12/00404/DPP	Land at Site A, Hopefield, Bonnyrigg	Variation of condition 1 of planning permission 08/00204/RES (Erection of 51 dwellinghouses) to extend the time period to implement the permission	October 2012	Pre-Application Consultation (12/00168/PAC) carried out by the applicants in March/April 2012. This application is reported to this meeting of the Committee.
12/00517/DPP	Land at Nivensknowe Caravan Park, Loanhead	Removal of conditions 1, 2 and 3 (regarding the layout and number of caravans) of 11/00816/DPP approved by the Committee at its meeting in March 2012.	November 2012	Pre-Application Consultation (12/00311/PAC) carried out by the applicants in May/June 2012.
12/00339/DPP	Land at South Mayfield, Dalkeith (Part of allocated site h38)	Erection of 60 dwellinghouses	January 2013	Pre-Application Consultation (11/00707/PAC) carried out by the applicants in November 2011.
12/00384/DPP 12/00387/DPP 12/00388/DPP	Temple Quarry, Guildiehowes Farm, North Middleton	Variation of condition 1 of planning permission 05/00378/FUL to enable continuation of the development until 31 December 2025 or on completion of extraction, whichever is sooner	January 2013	Pre-Application Consultation (11/00833/PAC) carried out by the applicants in December 2011/January 2012. Three separate major applications have been submitted, each for a different parcel of land within the wider site.

APPENDIX B

NOTICE OF PRE-APPLICATION CONSULTATIONS RECEIVED AND NO APPLICATION HAS BEEN SUBMITTED

Ref	Location	Proposal	Date of Receipt of PAC	Earliest Date for Receipt of Planning Application
10/00320/PAC	Land To South West Of Cemetery Road Rosewell	Residential Development	22 June 2010	15/09/10 - no application yet received
11/00663/PAC	Land At Harvieston Farm, Powdermill Brae, Gorebridge	Residential Development	27 September 2011	21/12/11 - no application yet received
12/00376/PAC	Land South West of Bilston, Seafield Moor road, Bilston	Residential Development and Care home	15 June 2012	10/09/12- no application yet received
12/00379/PAC	Land West of Roslin, Penicuik Road, Roslin	Residential Development	15 June 2012	10/09/12- no application yet received
12/00418/PAC	Bus Garage, Eskbank Road, Dalkeith	Variation of condition 31 of planning permission 07/00303/FUL to extend the timeframe to commence development	3 July 2012	26/09/12- no application yet received
12/00514/PAC	Millerhill Marshalling Yard, Dalkeith	New railway depot, stabling and cleaning facility	15 August 2012	08/11/12
12/00591/PAC	Land at Cauldhall Moor, Gorebridge	Extraction of coal and fireclay by open cast methods	18 September 2012	12/12/12