



PRE - APPLICATION REPORT REGARDING MIXED USE DEVELOPMENT COMPRISING FILM AND TV STUDIOS INCLUDING WORKSHOPS/OFFICES; RECEPTION/COMMISSARY; GATEHOUSE; BACKLOT; TRAILER PARK; FILM ACADEMY AND ASSOCIATED STUDENT ACCOMMODATION; AND ASSOCIATED ACCESS, PARKING AND INFRASTRUCTURE AT LAND EAST OF SALTERS ROAD, DALKEITH (19/00012/PAC)

Report by Director of Education, 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 mixed use development comprising film and TV studios including workshops/offices; reception/commissary; gatehouse; backlot; trailer park; film academy and associated student accommodation; and associated access, parking and infrastructure at land east of Salters Road, Dalkeith. The land comprises, in the main, sites e14 and Ec2 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 a mixed use development comprising film and TV studios including workshops/offices; reception/commissary; gatehouse; backlot; trailer park; film academy and associated student accommodation; and associated access, parking and infrastructure at land east of Salters Road, Dalkeith was submitted on 9 January 2019.

- 2.3 As part of the pre-application consultation process the applicant is planning to hold a 'drop-in' public event at Woodburn Primary School on 31 January 2019, from 4pm until 8pm. On the conclusion of the 12 week consultation process 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 Dalkeith 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 located to the north of Dalkeith. It is bounded to the west by Salters Road and Dalkeith Country Park, to the north by the A68 and to the south by the Dalkeith School Campus. Woodburn Primary school is further to the south.
- 3.4 The proposed development includes the erection of studio buildings, called stages, workshop/office buildings, a trailer park for the delivery and storage of sets/scenery and associated equipment, an external filming area (backlot), a gatehouse and reception/commissary and a film school and associated student accommodation. Associated access and parking and infrastructure are also proposed. The vehicular access will be off Salters Road.
- 3.5 The majority of the site is allocated for economic land uses and comprises sites e14 and Ec2 in the MLDP. The western extent of the site is identified as e14 and was allocated in the 2003 development plan and the eastern part is mainly included within site Ec2 allocated in the MLDP. The site however does extend beyond the boundary of allocated site Ec2 to the east and includes a strip of land, approximately 19m wide, which is identified as Green Belt (policy ENV2) and Prime Agricultural Land (policy ENV4). A gas pipeline crosses the site - the applicant proposes to re-locate this pipeline.
- 3.6 The use classes relevant to the two parts of the application site are Class 4 Business and Class 5 General Industry. Furthermore, the MLDP supports ancillary development on the site (policy ECON3). The

proposed film and TV studio and associated uses accord in general terms with this policy position. The development proposed in the green belt strip is anticipated to be landscaping and low impact works such as the provision of a car park.

- 3.7 The potential environmental impacts arising as a result of the proposed development will require to be considered. The submission of an Environmental Impact Assessment (EIA) may be required in relation to the application. This process systematically sets out the relevant environmental impacts in order that they can be assessed, designed out of the proposal, minimised or mitigated.
- 3.8 If an application is submitted the planning assessment will consider the proposal positively against the relevant planning policies. In addition the socio economic benefits from the proposal are potential significant in terms of job creation, business opportunities, learning and skills development, education opportunities and the 'spin off' economic uplift; as such they would be a material consideration of significant weight in the assessment of any application. The proposals may also be subject to a planning obligation to mitigate any potential impact of the development.

4 PROCEDURES

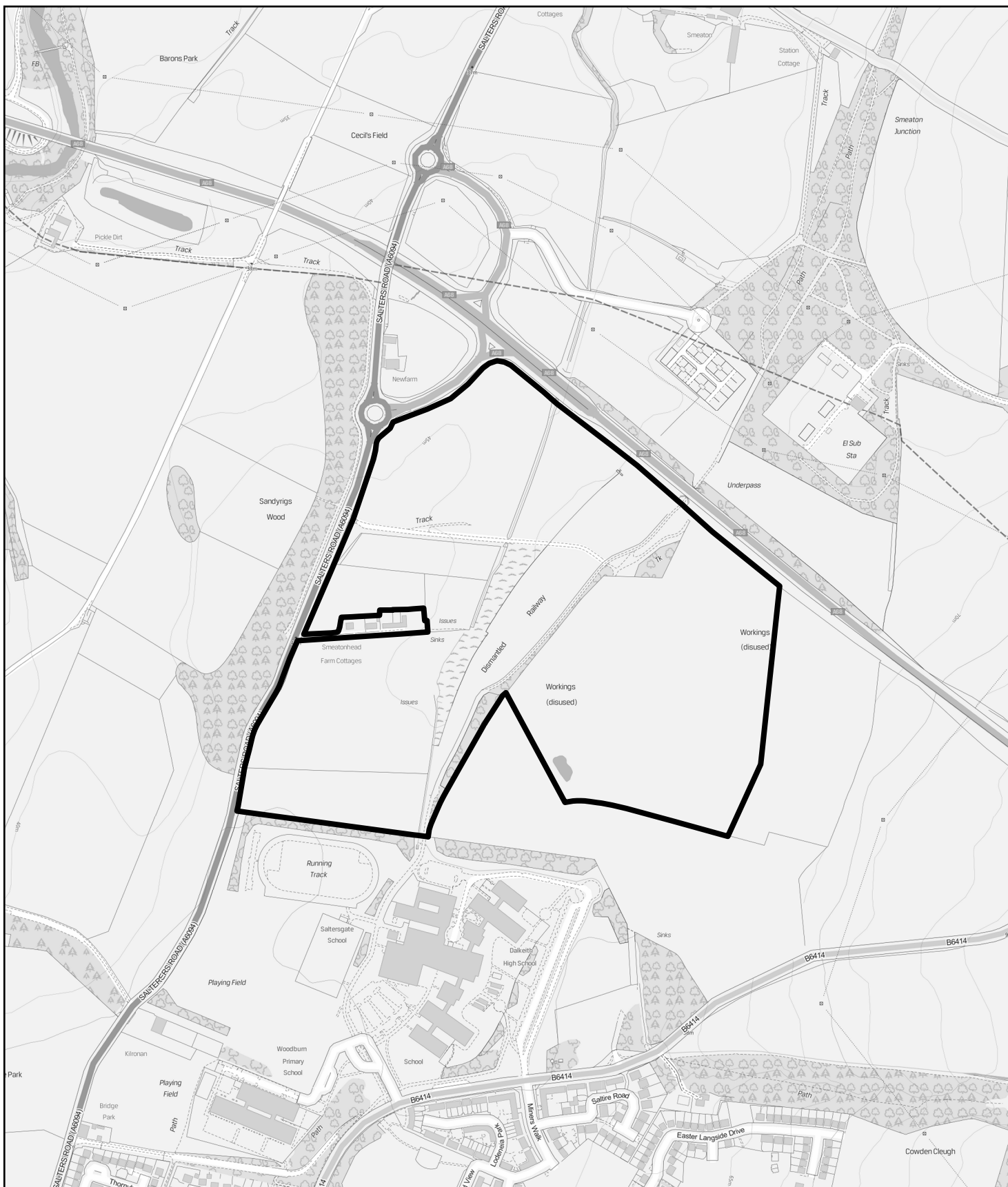
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' 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.

Dr Mary Smith
Director of Education, Communities and Economy

Date: 15 January 2019
Application No: 19/00012/PAC (Available online)
Applicant: Keppie Design Ltd, 160 West Regent Street,
Glasgow
Validation Date: 9 January 2019
Contact Person: Joyce Learmonth
Tel No: 0131 271 3311
Background Papers:



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Proposal of application notice for a mixed use development comprising film and TV studios including workshops/offices, reception/commissary, gatehouse, backlot, trailer park, film academy and associated student accommodation, and associated access, parking and infrastructure at Land East of Salters Road, Dalkeith

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