

# Minute of Meeting



## Planning Committee

Date	Time	Venue
Tuesday 23 November 2021	1.00 pm	Via MS Teams

### Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Hackett	Councillor Hardie
Councillor Johnstone	Councillor Lay-Douglas
Councillor McCall	Councillor McKenzie
Councillor Muirhead	Councillor Munro
Councillor Parry	Councillor Russell
Councillor Smail	Councillor Wallace
Councillor Winchester	

### In Attendance:

Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
William Venters	Legal Services
James Gilfillan	Consultant Policy and Planning
Mike Broadway	Democratic Services Officer

## 1. Apologies

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Apologies for absence were intimated on behalf of Councillor Milligan.

## 2. Order of Business

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The order of business was as set out in the Agenda.

Prior to the start of the formal business, in response to a question from Councillor McCall, the Clerk explained the circumstances which had led to the agenda document pack requiring to be re-issued following the unfortunate and unintended omission of one of the agenda items. The Committee noted the position.

## 3. Declarations of interest

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No declarations of interest were intimated at this stage of the proceedings.

## 4. Minutes of Previous Meetings

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The Minute of Meeting of 12 October 2021 was submitted and approved as a correct record.

## 5. Reports

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Agenda No	Report Title	Presented by:
5.1	Eskbank and Ironmills Conservation Area Character Appraisal and Management Plan and Newtongrange Conservation Area Character Appraisal and Management Plan	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The purpose of this report was to seek agreement to undertake a formal consultation on; the draft 'Conservation Area Character Appraisal and Management Plan' for the Eskbank and Ironmills Conservation Area, attached as Appendix A to the report; and separately the draft 'Conservation Area Character Appraisal and Management Plan' for the Newtongrange Conservation Area, attached as Appendix B to the report.</p> <p>The Planning Manager, in response to Members comments, highlighted that Dalkeith &amp; District, Eskbank &amp; Newbattle and Newtongrange Community Councils, along with other relevant local community groups, would be notified of the consultations and would be invited to make comment, although he acknowledged they may require additional assistance to do so. Comments regarding the possible inclusion of addition information regarding the protection of trees were also taken on board.</p>		
<b>Decision</b>		
<p>The Committee:</p> <ul style="list-style-type: none"><li>• Approved the draft Eskbank and Ironmills Conservation Area Character Appraisal and Management Plan and the draft Newtongrange Conservation Area Character Appraisal and Management Plan for consultation;</li></ul>		

<ul style="list-style-type: none"> <li>• Noted that comments received through the proposed consultations would be reported back to the Committee; and</li> <li>• Authorised the Planning, Sustainable Growth and Investment Manager to make any necessary minor editing and design changes to the draft Conservation Area Character Appraisal and Management Plans prior to publication.</li> </ul>
<b>Action</b>
Planning, Sustainable Growth and Investment Manager

Agenda No	Report Title	Presented by:
5.3	Supplementary Guidance: Low Density Rural Housing	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The purpose of this report was to seek agreement to undertake a formal consultation on proposed Supplementary Guidance on ‘Low Density Rural Housing’.</p> <p>The draft Supplementary Guidance: a copy of which was appended to the report, set out additional guidance to support developers in preparing planning applications for housing development on the designated sites allocated under MLDP policy RD2: Low Density Rural Housing. It included:</p> <ul style="list-style-type: none"> <li>• Detail on the layout and design sought for the development of the sites;</li> <li>• Details on the landscape and biodiversity requirements, including a list of acceptable plant species to be utilised and features of biodiversity interest to be retained or enhanced;</li> <li>• Details on public access arrangements;</li> <li>• The nature of associated business uses and longer-term management matters in relation to Low Density Rural Housing; and</li> <li>• Information on the provision of water and drainage at the sites and any potential flooding matters.</li> </ul>		
<b>Decision</b>		
<p>The Committee:</p> <ul style="list-style-type: none"> <li>• Approve the draft Low Density Rural Housing Supplementary Guidance for consultation; and</li> <li>• Noted that a further report would be brought forward for consideration following the conclusion of the proposed consultation period.</li> </ul>		
<b>Action</b>		
Planning, Sustainable Growth and Investment Manager		

Agenda No	Report Title	Presented by:
5.3	Application for Planning Permission for 46 Dwellinghouses, Formation of Access Roads and Car Parking and Associated Works at Land at the former Wellington School, Penicuik (20/00144/DPP)	Peter Arnsdorf

#### Outline of report and summary of discussion

This application was for planning permission for the erection of 46 dwellinghouses, formation of access roads and car parking and associated works at land at the former Wellington School, Penicuik.

The Committee, having acknowledged the issue raised earlier in the meeting by Councillor McCall regarding the later circulation of the application report, gave consideration to her further suggestion that there would be merit in visiting the site prior to determining the application. In discussing the practicalities and also any potential implications arising from such a course of action, Members sought clarification on a number of issues from the Planning Manager.

#### Decision

After further discussion, the Committee agreed to continue consideration of the application to allow a site inspection visit to take place.

#### Action

Planning, Sustainable Growth and Investment Manager/Democratic Services

## 6. Private Reports

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No items for discussion

## 7. Date of Next Meeting

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The next meeting will be held on Tuesday 11 January 2022 at 1.00pm

The meeting terminated at 1.31 pm