

Notice of Review: Carrington Mill, Carrington, Gorebridge

Determination Report

Report by Ian Johnson, Head of Communities and Economy

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' to remove condition 6 of planning permission 13/00736/DPP for the change of use of store building to form dwellinghouse and associated external works; including re-roofing, formation of door and window openings, installation of window and doors, erection of balcony, formation of access path and car parking area at Carrington Mill, Carrington, Gorebridge.

2 Background

- 2.1 Planning application 13/00736/DPP for the change of use of store building to form dwellinghouse and associated external works; including re-roofing, formation of door and window openings, installation of window and doors, erection of balcony, formation of access path and car parking area at Carrington Mill, Carrington, Gorebridge was granted planning permission subject to conditions on 6 December 2013; a copy of the decision is attached to this report. Condition 6 on planning permission 13/00736/DPP is as follows:

6. The proposed glazing of the southeast corner of the building is not approved: this area shall be finished in pantiles to match the proposed reroofing of the building.

***Reason:** For the avoidance of doubt: the proposed glazing of this part of the roof would be out of keeping with the character of the listed former mill building and would have a significant adverse impact on its appearance.*

- 2.2 Carrington Mill is a listed building and a corresponding listed building consent application, 13/00728/LBC, was granted permission subject to an identical condition 6. This listed building consent is subject to an appeal which is with the Scottish Ministers for determination.
- 2.3 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B);
- A copy of the case officer's report (Appendix C);
- A copy of the policies stated in the case officer's report (Appendix D);
- A copy of the decision notice issued on 6 December 2013 (Appendix E); and
- A copy of the relevant plans (Appendix F).

4 Procedures

4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have scheduled an unaccompanied site visit for Monday 28 April 2014; and
- Have determined to progress the review by way of written submissions.

4.2 The case officer's report identified that there was four consultation responses and no representations received. As part of the review process these interested parties were notified of the review. No additional comments have been received.

4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:

- Identify any provisions of the development plan which are relevant to the decision;
- Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
- Consider whether or not the proposal accords with the development plan;
- Identify and consider relevant material considerations for and against the proposal;
- Assess whether these considerations warrant a departure from the development plan; and
- State the reason/s for the decision and state any conditions required if planning permission is granted.

4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.

4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.

- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 19 June 2012, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.

1. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the planning authority:
 - a) Details and a sample of all roof materials;
 - b) Details and a sample of all wall materials;
 - c) Details of the colour of the flue;
 - d) Details of the appearance of the bin store;
 - e) Details of all hardstanding materials, including paths and parking areas;
 - f) Details of the appearance, size, position and materials of all proposed walls, fences, gates and other means of enclosure; and
 - g) Detailed plans to a scale of 1:20 showing how the balcony is to be fixed to the existing building.
2. Unless otherwise approved in writing by the planning authority the roof material approved in condition 1a) above for the porch shall be natural slate.
3. Unless otherwise approved in writing by the planning authority the wall materials approved in condition 1b) above shall be natural stone, zinc and timber cladding.

Reason: for conditions 1 - 3: These details were not submitted with the original application and are required in order to protect the character and appearance of the listed building and the surrounding area of great landscape value.

4. The use of cement banding and concrete cills and tiles around the openings are not approved: unless otherwise agreed in writing by the planning authority, the banding shall be smooth render, colour to be agreed by the Planning Authority, and the cills and lintels shall be natural stone.

Reason: To ensure traditional materials are used to protect the appearance of the listed building.

5. The rooflight hereby approved shall be installed in a manner which ensures that its upper surface is as near flush as possible with the upper surface of the roof into which it is to be installed and with minimal flashing. A detailed section drawing or manufacturer brochure showing this shall be submitted for the prior written approval of the Planning Authority.

Reason: To protect the character and appearance of the listed building.

6. No development shall take place on site until the applicants or their successors have submitted a programme of archaeological evaluation, including a historic building report and methodology for a watching brief, which has been approved in writing by the Planning Authority. This programme shall be undertaken by an archaeologist or archaeological organisation approved by the Planning Authority. A written report of the evaluation and investigation shall be submitted to the Planning Authority, including recommendations for any archaeological protection or mitigation measures required. The applicants or their successors shall implement these measures throughout the course of the development, and shall afford access at all times to the approved archaeologist/archaeological organisation in order to recover or record any archaeological finds discovered.,

Reason: To ensure a proper archaeological evaluation of the site, which is within an area of potential archaeological interest, and that adequate measures are in place to record any archaeological finds.

- 5.2 The without prejudice conditions in paragraph 5.1 are those attached to planning permission 13/00736/DPP, not subject to review.

6 Recommendations

- 6.1 It is recommended that the LRB:
 - a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 22 April 2014

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Background Papers: Planning application 13/00736/DPP available for inspection online.