



PRE-APPLICATION REPORT REGARDING ERECTION OF COMMUNITY FACILITY INCORPORATING SECONDARY AND PRIMARY SCHOOL; EARLY LEARNING PROVISION AND FAMILY LEARNING; LIBRARY; LEISURE AND HEALTHCARE FACILITIES; SPORTS PITCHES AND ASSOCIATED WORKS AT FORMER SITE OF MONKTONHALL COLLIERY, MONKTONHALL COLLIERY ROAD, NEWTON, DALKEITH (18/00558/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 the erection of a community facility incorporating secondary and primary school, early learning provision and family learning, library, leisure and healthcare facilities, sports pitches and associated works at former site of Monktonhall Colliery, Newton, Dalkeith. The site forms part of the Shawfair development area.
- 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 erection of a community facility incorporating secondary and primary school; early learning provision and family learning; library; leisure and healthcare facilities; sports pitches and associated works at former site of Monktonhall Colliery, Monktonhall Colliery Road, Newton, Dalkeith was submitted on 1 August 2018.

- 2.3 As part of the 12 week pre-application consultation, a public drop-in event is scheduled to take place at Danderhall Library on 9 October 2018, from 2pm to 7.30pm. On the conclusion of the consultation 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 Danderhall and District 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 comprises part of the main Shawfair new community in the MLDP and as such any subsequent application will be subject to assessment against MLDP policies STRAT1: Committed Development, DEV2: Protecting Amenity within the Built-Up Area, DEV5: Sustainability in New Development' DEV7: Landscaping in New Development' TRAN1: Sustainable Travel' TRAN5: Electric Vehicle Charging' TCR1: Town Centres' ENV10: Water Environment' NRG6: Community Heating and IMP1: New Development.
- 3.4 The MLDP Danderhall/Shawfair settlement strategy clarifies that development should proceed in line with the planning permission for the Shawfair community and the Shawfair Masterplan and Design Guide which set out the development framework for the Shawfair development.
- 3.5 The proposed development is an integral component of the Shawfair development and as such if an application is submitted there will be a presumption in favour of the proposed development subject to it complying with the planning permission for the Shawfair community and the Shawfair Masterplan and Design Guide.

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.

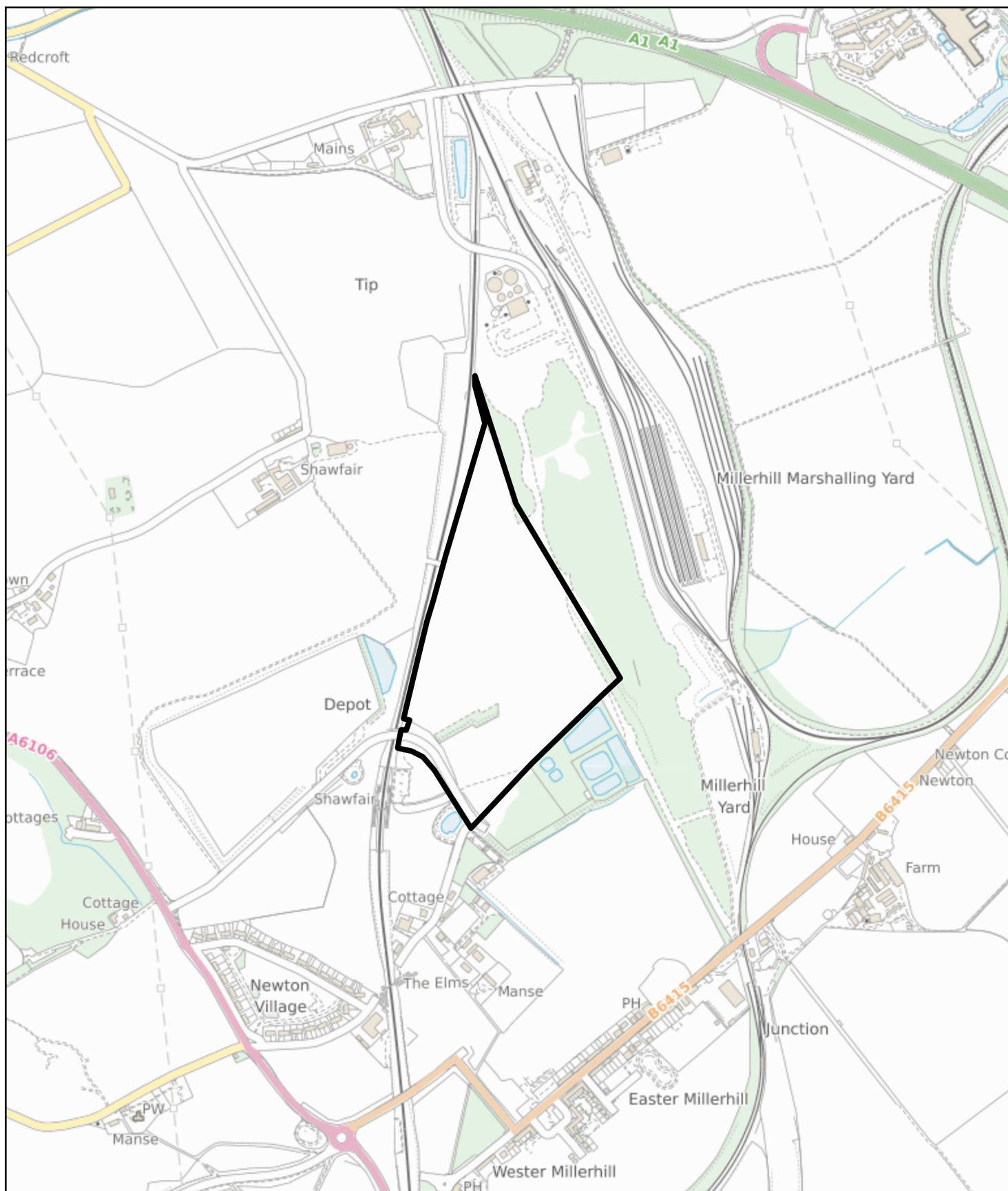
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 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: 2 October 2018
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Proposal of application notice for the erection of community facility incorporating secondary and primary school; early learning; provision and family learning; library; leisure and healthcare facilities; sports pitches and associated works at Former Site of Monktonhall Colliery Monktonhall Colliery Road, Newton, Danderhall

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