

# Minute of Meeting



## Planning Committee

Date	Time	Venue
Tuesday 12 October 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 Wallace

### In Attendance:

Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
Jane McLeish	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 Councillors Milligan, Russell and Smail.

## 2. Order of Business

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

## 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 31 August 2021 was submitted and approved as a correct record.

## 5. Reports

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Agenda No	Report Title	Presented by:
5.1	Pre- Application Consultation Regarding Residential Development (Flats and Dwellinghouses), Landscaping, Access Roads and SUDs/Drainage Infrastructure on Land at the Former Newbattle High School, Easthouses Road, Easthouses (21/00632/PAC)	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The purpose of this report was to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development on land at the former Newbattle High School site, Easthouses Road, Easthouses (21/00632/PAC).</p> <p>The pre-application consultation was reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional, without prejudice, planning view regarding the principle of development.</p> <p>The Committee in considering the report discussed concerns regarding road safety and the need for better traffic management in and around the vicinity of the potential application site, with the opportunity to provide potential improvements such as a pedestrian crossing. It was also suggested that the possibility of investing in the nearby play park be explored. The Planning Manager confirmed that these comments would be taken into account and raised in discussions with the proposed Developers.</p>		
<b>Decision</b>		
<p>The Planning Committee noted:</p> <ul style="list-style-type: none"><li>a) The provisional planning position set out in this report;</li></ul>		

- b) That any comments made by Members would form part of the minute of the Committee meeting.
- c) That the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

#### Action

Planning, Sustainable Growth and Investment Manager

Agenda No	Report Title	Presented by:
5.3	Application for Planning Permission for Erection of Intermediate Care Facility; Erection of Extra Care Facility with 46 Flats; Extension to Existing Annexe Building to form Day Care Facility and Office Space; Formation of Access, Parking and Landscaping; and Associated Works at Land at the Former St Mary's Primary School and 62A Polton Street, Bonnyrigg (21/00553/DPP)	Peter Arnsdorf

#### Outline of report and summary of discussion

This application was for planning permission for the erection of a two storey intermediate care facility (30 bedrooms and 10 one bedroom rehabilitation flats); a three storey extra care housing building (39 one bedroom flats and 7 two bedroom flats); and the conversion of a single storey listed building to create 326sqm of day care space on land to the south west of Bonnyrigg town centre at Polton Street.

There had been one letter of representation and consultation responses from the Coal Authority, Scottish Water, Bonnyrigg and Lasswade Community Council, the Council's Archaeological Advisor, the Council's Biodiversity Advisor, the Council's Environmental Health Manager and the Council's Policy and Road Safety Manager.

The Committee whilst fully supportive of the proposed development as it would bring a much needed facility to Midlothian, discussed concerns regarding the proposed design, which included a flat roof, it being suggested that a pitched roof would be more appropriate in order to ensure better water run-off. Issues regarding road safety were also raised, with the need for appropriate traffic management in and around the immediate vicinity of the application site, with the opportunity to provide potential improvements such as pedestrian crossing(s). The Planning Manager confirmed that he would raise these comments particularly those regarding the need for a pitched roof with the Developers, with a view to either secure assurances that the design was fit for purpose or it being redesigned without an increase in the overall height.

#### Decision

After further discussion, the Committee agreed on this basis to grant planning permission for the following reason:

*The site is within the built-up area of Bonnyrigg and the proposed development will be in keeping with the scale and character of the surrounding area and will not have a significant detrimental impact on the residential amenity of the area. The proposal therefore complies with policies STRAT2, DEV2, DEV5, DEV6, TRAN5, IT1, ENV9, ENV10, ENV18, ENV22 and ENV25 of the Midlothian Local Development Plan 2017.*

subject to the conditions as detailed in the Chief Officer Place's report.

The Committee also agreed that officers should take appropriate steps to discourage the inclusion of flat roofs in the design of future applications.

**Action**

Planning, Sustainable Growth and Investment Manager

## **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 23 November 2021

The meeting terminated at 13.33 pm