

**MINUTES of MEETING of the MIDLOTHIAN COUNCIL PLANNING COMMITTEE** held in the Council Chambers, Midlothian House, Buccleuch Street, Dalkeith on Tuesday 13 January 2015 at 2.00 pm.

**Present:-** Councillors Bryant (Chair), Baxter, Constable, Coventry, de Vink, Johnstone, Milligan, Montgomery, Muirhead, Rosie, Russell, Thompson, Wallace and Young.

**Apologies for Absence:** - Councillors Beattie, Bennett, Imrie and Pottinger.

### **1. Declarations of Interest**

Councillor Thompson declared a non-pecuniary interest in agenda item 6 - Application for Planning Permission (**14/00518/DPP**) for the Erection of 290 Dwellinghouses, Provision of Land for Business Park, Formation of Associated Access Roads and Sustainable Urban Drainage at Land to the South of Gorton Loan, Rosewell (paragraph 6 below refers), on the grounds that he was a member of one of the local community groups that could potentially benefit from the developer contributions should the scheme go ahead. He indicated that it was his intention to leave the meeting for the duration of this particular item and not to contribute to any discussion thereof.

Councillor de Vink declared a non pecuniary interest in agenda item 5(b) - Pre Application Consultations - Land at Salter's Park, Dalkeith – Mixed Residential and Employment Uses (paragraph 5(b) below refers), as he knew the applicants. He indicated that it was his intention not to take part in the consideration thereof, but that he would remain in attendance during the debate.

### **2. Minutes**

The Minutes of Meeting of 18 November 2014 were submitted and approved as a correct record.

### **3. Major Developments: Applications Currently Being Assessed and Other Developments at Pre-Application Consultation Stage**

There was submitted report, dated 6 January 2015 by the Head of Communities and Economy, updating the Committee on 'major' planning applications, formal pre-application consultations by prospective applicants and the expected programme of applications due for reporting.

#### **Decision**

The Committee, having heard from the Development Management Manager, agreed:-

- (a) To note the current position in relation to major planning application proposals which were likely to be considered by the Committee in 2015; and

- (b) To receive further updated information on the procedural progress of major applications on a regular basis.

(Action: Head of Communities and Economy)

#### **4. Appeal and Local Review Body Decisions**

There was submitted report, dated 6 January 2015, by the Head of Communities and Economy, detailing the notices of reviews determined by the Local Review Body (LRB) at its meeting in November 2014 and also detailing the outcome of an appeal determined by Scottish Ministers.

The report advised that the appeal by Mr G Russell was against refusal of planning permission 14/00293/DPP for the Erection of Four Retail Units (Part Retrospective) at Soutra Mains Farm, Blackshiels, Fala, Pathhead. The Scottish Ministers had dismissed the appeal and upheld the refusal of planning permission.

##### **Decision**

- (a) To note the decisions made by the LRB at its meeting on 25 November 2014; and
- (b) To note the outcome of the appeal determined by Scottish Ministers.

#### **5. Pre Application Consultations -**

##### **(a) Land adjacent Old Pentland Road, Loanhead – Mixed Use Development including Film and TV Studios**

There was submitted report, dated 6 January 2015, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding a proposed mixed use development comprising; film and TV studio and backlot (an outdoor area where large exterior sets are made and some outside scenes are filmed) complex; mixed commercial uses; hotel; and gas heat and power plant at land at Old Pentland, Loanhead (14/00729/PAC).

The report advised that in accordance with the pre application consultation procedures approved by the Committee at its meeting on 7 October 2014 (paragraph 3, Page 4-199 refers) the pre application consultation was being reported to Committee to enable Members 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 for the Committee's consideration.

Having heard from the Development Management Manager, the Committee felt that such a development could prove to be particularly beneficial to Midlothian, both in terms of the inward investment and potential job creation it would generate. It was acknowledged that there were understood to be other potential sites elsewhere in Scotland being considered for a similar type of development.

**Decision**

- (i) To note the provisional planning position set out in the report;
- (ii) To note the comments made by Members; and
- (iii) To note that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.

(Action: Head of Communities and Economy)

**(b) Land at Salter's Park, Dalkeith – Mixed Residential and Employment Uses**

There was submitted report, dated 13 January 2015, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding a proposed mixed use development comprising residential and employment uses at land at Salter's Park, Salters Road, Dalkeith (14/00833/PAC).

The report advised that in accordance with the pre application consultation procedures approved by the Committee at its meeting on 7 October 2014 (paragraph 3, Page 4-199 refers) the pre application consultation was being reported to Committee to enable Members 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 for the Committee's consideration.

Having heard from the Development Management Manager, some Members expressed concern regarding the potential loss of a site currently allocated for business and general industrial use. Whilst the Committee generally agreed that development of the site would be welcome, some Members had reservations about a mixed use development which could potentially give rise to issues due the incompatibilities of residential and employment uses. There was also felt to be a need to protect the cycle/walk way that crossed the site regardless of the type of development that ultimately took place.

**Decision**

- (i) To note the provisional planning position set out in the report;
- (ii) To note the comments made by Members; and
- (iii) To note that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.

(Action: Head of Communities and Economy)

**Sederunt**

With reference to paragraph 1 above Councillor Thompson, having declared a non-pecuniary interest in the following item of business, left the meeting at 2.25pm, taking no part in the discussion thereof.

**6. Application for Planning Permission (14/00518/DPP) by Bett Homes Limited for the Erection of 290 Dwellinghouses, Provision of Land for Business Park, Formation of Associated Access Roads and Sustainable Urban Drainage at Land to the South of Gorton Loan, Rosewell.**

There was submitted report, dated 13 January 2015, by the Head of Communities and Economy concerning the above application.

Having heard from the Development Management Manager, the Committee agreed, that in light of the considerable public interest, to continue consideration of the application for one cycle to the Planning Committee on 3 March 2015.

(Action: Head of Communities and Economy/Legal and Secretariat Manager)

The meeting terminated at 2.30 pm.