



PRE - APPLICATION REPORT REGARDING DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW COMMUNITY CAMPUS COMPRISING DENOMINATIONAL AND NON-DENOMINATIONAL PRIMARY SCHOOL, ADDITION SUPPORT NEEDS (ASN), NURSERY WITH ASSOCIATED SPORTS PITCHES, PARKING AND ROADWAYS AND REFUSE STORE AT MAYFIELD NURSERY SCHOOL, STONE AVENUE, MAYFIELD (23/00245/PAC)

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre application consultation for the demolition of existing buildings (Mayfield Nursey School, Saint Luke's RC School and Mayfield Primary School) and erection of new community campus comprising denominational and non-denominational primary school, additional support needs (ASN), nursery with associated sports pitches, parking and roadways and refuse store at Mayfield Nursery School, Stone Avenue, Mayfield.
- 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 30 August 2022. 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 demolition of existing buildings and erection of new community campus comprising denominational and non-denominational primary school, ASN, nursery with associated sports pitches, parking and roadways and refuse store at Mayfield Nursery School, Stone Avenue, Mayfield was submitted on 3 April 2023. The applicant is Midlothian Council.

- 2.3 As part of the pre-application consultation process, two public events are scheduled to be held at Mayfield Primary School. The first is on Thursday 27 April 2023 and the second is still to be confirmed; these meetings were/will be advertised via the Midlothian Advertiser, social media, the issuing of media release and on the local community radio (at least 7 days prior to each event). Furthermore, promotional posters have been displayed at Newbattle High School, the leisure centre and library and are also to be posted within local shops. Upon the conclusion of the public events the applicant could submit a planning application for the proposal.
- 2.4 An applicant must wait 12 weeks from the date of submission of a PAN before submitting a planning application. The earliest date that the planning application for this proposal could be submitted is 27 June 2023. The subsequent planning application must be accompanied by a Pre Application Consultation Report detailing the consultation undertaken, a summary of written responses and views expressed at the public events, and explanation of how the applicant took account of the views expressed and an explanation of how members of the public were given feedback on the applicant's consideration of their views.
- 2.5 Copies of the pre application notices have been sent by the prospective applicant to the local elected members in Ward 5 - Midlothian East and Mayfield, Easthouses Community Council, the Mayfield Parents Council, the St Lukes Parents Council, Owen Thompson MP, Colin Beattie MSP and Christine Grahame MSP.
- 2.6 It is reasonable for an Elected Member to attend one of the events 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 August 2022) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

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 proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of National Planning Framework 4 (2023) and the Midlothian Local Development Plan (2017).
- 3.3 The application site comprises a primary school, nursery, associated buildings, parking and large areas of grass and hardstanding. The site is located within a primarily residential area within the built-up area of Mayfield and is surrounded by residential dwellinghouses on all sides. The main vehicular access to the site is taken from Stone Avenue.
- 3.4 The relevant policies of the Midlothian Local Development Plan 2017 (MLDP) are DEV2 – Protecting Amenity within the Built-Up Area; DEV5 – Sustainability in New Development; DEV6 – Layout and Design of

New Development; DEV7 – Landscaping in New Development; DEV9 – Open Space Standards; TRAN5 – Electric Vehicle Charging; IT1 – Digital Infrastructure; ENV7 – Landscape Character; ENV9 – Flooding, ENV10 – Water Environment; and, ENV15 – Species and Habitat Protection and Enhancement.

- 3.5 The relevant policies of the National Planning Framework 4 (NPF4) are Policy 1 - Tackling the climate and nature crises; Policy 2 - Climate mitigation and adaptation; Policy 3 – Biodiversity; Policy 14 - Design, quality and place; Policy 15 - Local Living and 20 minute neighbourhoods; and, Policy 21 - Play, recreation and sport.
- 3.6 The views of consultees and representors will be material considerations in the assessment of an application for the proposed development.
- 3.7 The site is within the built-up area of Mayfield and is used for educational purposes and as such there is a presumption in favour of appropriate re-development of the site to provide enhanced education and community facilities. Detailed consideration will have to be given to design matters, in particular the site layout, the siting, design and appearance of buildings and other structures, the materials used, landscaping, open space, parking, biodiversity and sustainability, in order to ensure compliance with sustainable place-making policies within the MLDP and NPF4. It will also be necessary to give careful consideration to the impact of the proposed development on the amenity of neighbouring residents, as well as transport and active travel arrangements.

4 PROCEDURES

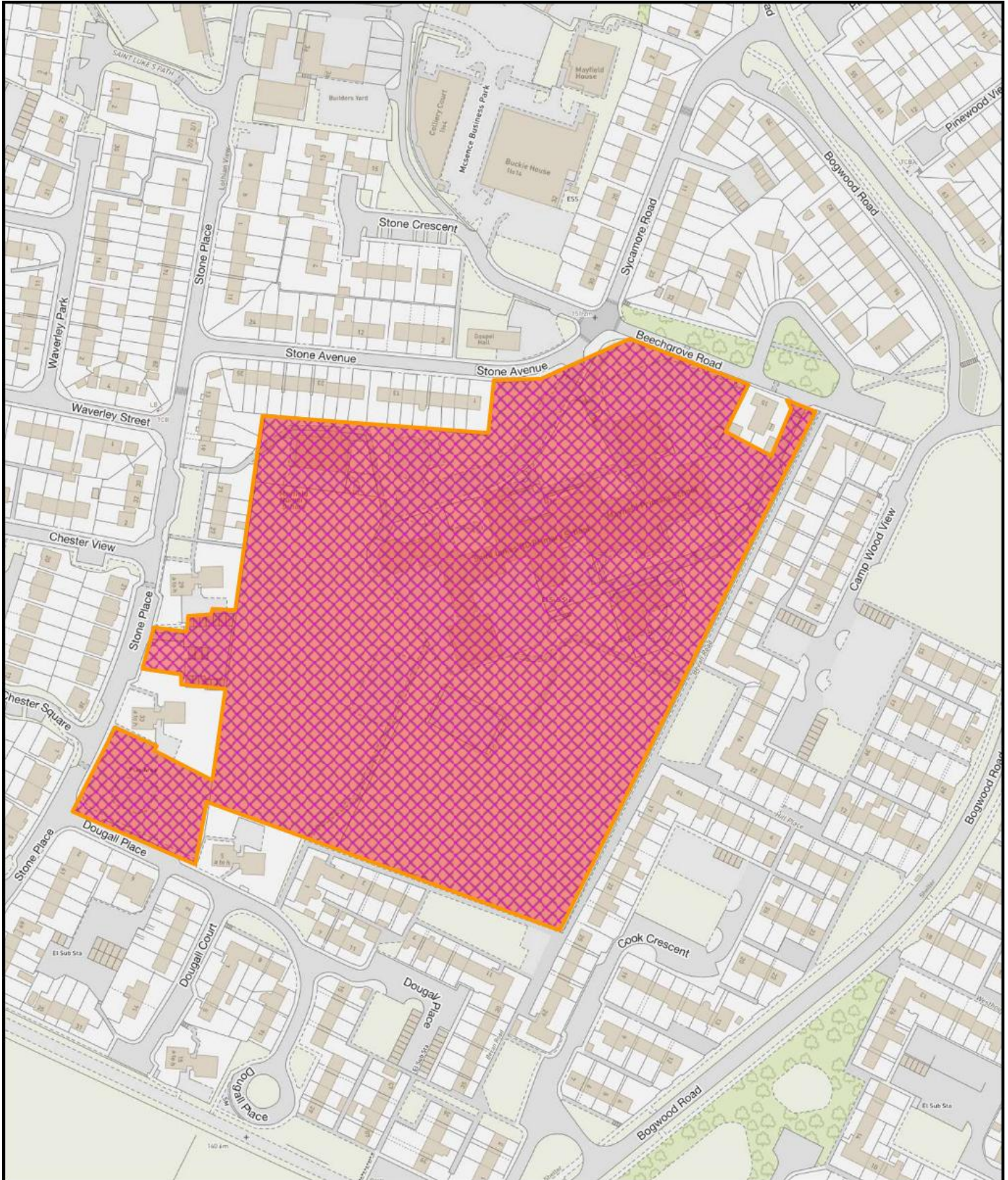
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' 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.

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 9 May 2023
Application No: 23/00245/PAC
Applicant: Midlothian Council
Agent: JM Architects
Validation Date: 03 April 2023
Contact Person: Whitney Lindsay
Email: Whitney.Lindsay@midlothian.gov.uk



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

**Community campus including primary school
Mayfield Nursery School, Stone Avenue, Mayfield**

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