

**MINUTES** of **MEETING** of the **LOCAL REVIEW BODY** held in the Council Chambers, Midlothian House, Buccleuch Street, Dalkeith on Tuesday 29 April 2014 at 2.00 pm.

**Present:** - Councillors Bryant (Chair), Baxter, Constable, Milligan, Montgomery and Rosie.

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

**1. Declarations of Interest**

No declarations of interest were intimated.

**2. Minutes**

The Minutes of Meeting of 4 March 2014 were submitted and approved as a correct record.

**3. Decision Notices –**

**(a) 243 Eskhill, Penicuik**

With reference to paragraph 4(a) of the Minutes of 4 March 2014, there was submitted a copy of the Local Review Body decision notice dismissing a review request application from Mr A Huddleston, 243 Eskhill, Penicuik, seeking a review of the decision of the Planning Authority to refuse planning permission (13/00634/DPP, refused on 29 October 2013) for the erection of a shed at that address and refusing planning permission.

**Decision**

To note the LRB decision notice.

**(b) 62 Hadfast Road, Cousland**

With reference to paragraph 4(b) of the Minutes of 4 March 2014, there was submitted a copy of the Local Review Body decision notice upholding a review request HLP Architects, 35 Joppa Road, Edinburgh, seeking on behalf of their client Miss C Pearson, a review of the decision of the Planning Authority to refuse planning permission (13/00825/DPP, refused on 7 January 2014) for the erection of a two storey extension at 62 Hadfast Road, Cousland and granting planning permission subject to conditions.

**Decision**

To note the LRB decision notice.

#### 4. Notice of Review Request – Carrington Mill, Carrington, Gorebridge

There was submitted report, dated 22 April 2014, by the Head of Communities and Economy regarding an application from Niall Young Architecture Ltd, 32/12 Hardengreen Business Park, Dalhousie Road, Dalkeith, seeking on behalf of their client Ms J Mercer, removal of 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. Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

The Local Review Body had made an unaccompanied visit to the site on Monday 28 April 2014.

The LRB then gave careful consideration to the merits of the case based on all the written information provided. Whilst the current policy position was acknowledged, the LRB felt that on this occasion the location of the proposed property, together with the scale and design of the proposed glazing in the roof of the building would on balance be acceptable as it would not have a detrimental impact on the overall character of the listed building.

#### Decision

After further discussion, the Local Review Body upheld the Review Request for the following reason:-

*The proposed development relates to the redevelopment of a redundant building in the countryside and the proposed alterations would enhance the appearance of the building and as such complies with policies RP1, R6, RP9, RP24, DP1 and DP2 of the adopted Midlothian Local Plan. The proposed use of glazing in the roof of the building does not have a detrimental impact on the character of the listed building and therefore it is appropriate to remove condition 6 from the original grant of planning permission.*

and agreed to grant planning permission subject to the following conditions:-

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.

(Action: Head of Communities and Economy)

The meeting terminated at 2.06 pm.