



**PRE - APPLICATION REPORT REGARDING A PROPOSED
RESIDENTIAL DEVELOPMENT AT LAND TO THE EAST OF THE
JUNCTION OF GREENHALL ROAD AND BARLEYKNOWE ROAD,
GORBRIDGE (16/00830/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 a proposed residential development at land to the east of the junction of Greenhall Road and Barleyknowe Road, Gorebridge (16/00830/PAC).
- 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 27 May 2014 and subsequent procedures were reported to the Committee at its meeting of 7 October 2014. 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 a residential development at land to the east of the junction of Greenhall Road and Barleyknowe Road, Gorebridge was submitted 24 November 2016.
- 2.3 As part of the pre application consultation process the applicants are to hold a public exhibition at Gorebridge Library on Tuesday 24 January 2017 (2.30pm – 7.30pm). On the conclusion of the public event and the 12 week pre application consultation engagement period the applicant could submit a planning application for the proposal. It is anticipated that a detailed planning application would be submitted. It is reasonable for an Elected Member to attend such a public event without a Council planning officer present, but the Member (in

accordance with the Commissioner's guidance) should not offer views, as the forum for doing so will be at this meeting of the Planning Committee.

- 2.4 A Copy of the pre application notice has been sent by the applicant to Gorebridge Community Council.

3 PLANNING CONSIDERATIONS

- 3.1 The proposed development is situated on land to the east of the junction of Greenhall Road and Barleyknowe Road and to the south of St Andrews R.C Primary School. The site area is approximately 7.1 hectares.
- 3.2 The adopted 2008 Midlothian Local Plan (MLP) identifies the site as being in the countryside and any subsequent planning application will be subject to assessment against policy RP1: Protection of the Countryside. A provisional assessment against this policy does not support the scheme on the basis that the proposed development is not necessary for agriculture or for any other rural business. The site is not allocated for housing.
- 3.3 In June 2015 the applicant made a representation to the Council's proposed Midlothian Local Development Plan (MLDP) on behalf of The Ritchie Family & Barratt David Wilson Homes. The representation objected to the non-inclusion of the site for residential development. The site was considered at the Main Issues Report (MIR) stage of the MLDP but was not identified in the preferred development strategy or as a "reasonable alternative" option in the MIR. Subsequently the site was not selected as part of the development strategy in the proposed plan.

4. □ PROCEDURES

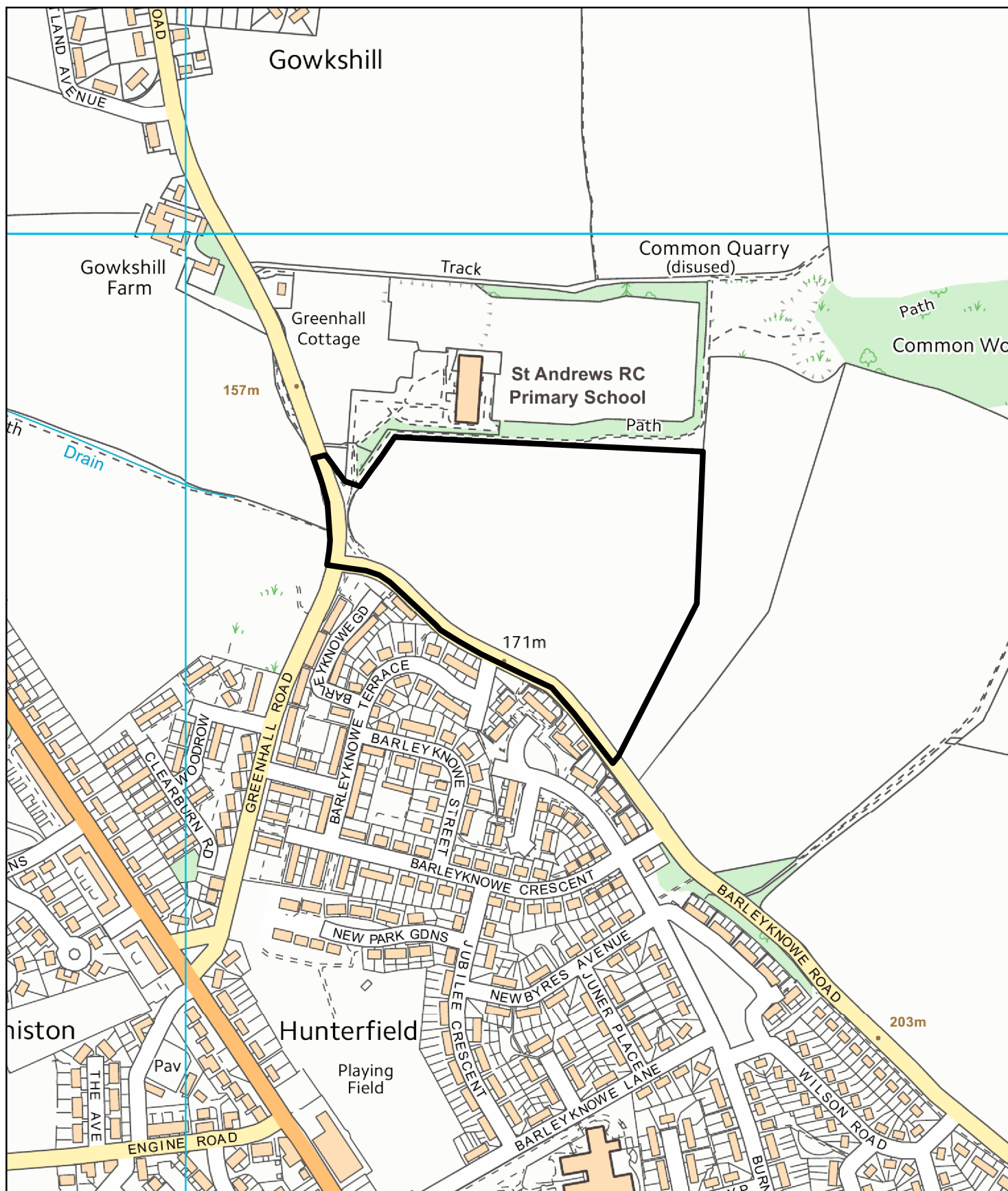
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' 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; and
 - 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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Proposal of application for residential development at Land
East Of Junction With Greenhall Road, Barleyknowe Road,
Gorebridge

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