



PRE - APPLICATION REPORT REGARDING RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, OPEN SPACE AND SUSTAINABLE URBAN DRAINAGE (SUDS) AT SITE Hs19 LAND 65M WEST OF ROSSLYN BOWLING CLUB, MAIN STREET, ROSLIN (17/00693/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 with associated access roads, open space and sustainable urban drainage (SUDs) at land 65m west of Rosslyn Bowling Club, Main Street, Roslin. The land comprises part of site Hs19 in the Midlothian Local Development Plan (MLDP).
- 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 6 June 2017. 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 residential development with associated access roads, open space and SUDs at land 65m west of Rosslyn Bowling Club, Main Street, Roslin was submitted on 30 August 2017.
- 2.3 As part of the pre-application consultation, a public exhibition took place at Rosslyn Bowling Club on Tuesday 3 October 2017, from 3-7pm. On the conclusion of the public event the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a public event 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 June 2017) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

- 2.4 Copies of the pre application notices have been sent by the prospective applicant to the local elected members and Roslin & Bilston Community Council.

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 currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The 3.62 ha site is located on the west side of the B7003/Main Street as you leave Roslin heading north to Bilston. On the other side of the road to the east are the Rosslyn Bowling Club and the Roslin Institute. To the north, across a public footpath, is woodland straddling the Kill Burn. To the south of the site, across a public path along the disused railway line, is housing (Rosabelle Road and Marmion Avenue). To the west of the site is agricultural land.
- 3.3 No further details of the proposal have been submitted with the pre-application consultation.
- 3.4 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Plan (MLP), adopted in December 2008. The Proposed Midlothian Local Development Plan 2014 (MLDP) has been subject to an examination by the Scottish Ministers and was reported to the Council at its meeting of 26 September 2017 with a timetable to adopt the plan by the end of 2017. The Council approved the modifications proposed by the Scottish Government Reporter (with the exception of one proposed technical modification in relation to the Midlothian Science Zone) and referred the plan back to Scottish Ministers who have confirmed they are not going to intervene in the adoption of the plan. At the time of drafting this Committee report it is scheduled to report the MLDP to Council at its meeting of 7 November 2017 for adoption. As this plan is at a very advanced stage of preparation and represents the settled view of the Council it is a material consideration of significant weight. If the Council adopts the MLDP its policies shall supersede those in the MLP and will form the basis of the assessment of any future planning application.
- 3.5 The site is currently in the green belt, however the MLDP identifies the site as being the eastern third of a larger housing allocation, site Hs19 identified therein for 260 dwellings where there is a presumption in favour of residential development.
- 3.6 Development considerations identified in the MLDP relevant to this part of site Hs19 include:

- the need to develop/expand the green network in the area;
- a hedge with trees to be included along the roadside boundary;
- an avenue through the site shall include swales, trees and a path;
- the houses facing Main Street would benefit from the use of materials such as stone and slate and the use of traditional proportions in order to form a link to the existing properties in Main Street; and
- the development will require additional capacity to be provided at Roslin Primary School and for secondary education in the A701 corridor, for which developer contributions will be sought.

3.7 Road access, affordable housing and developer contributions are also significant considerations.

3.8 If an application is submitted after the adoption of the MLDP there will be a presumption in favour of residential development subject to securing developer contributions towards infrastructure including education provision and affordable housing.

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.

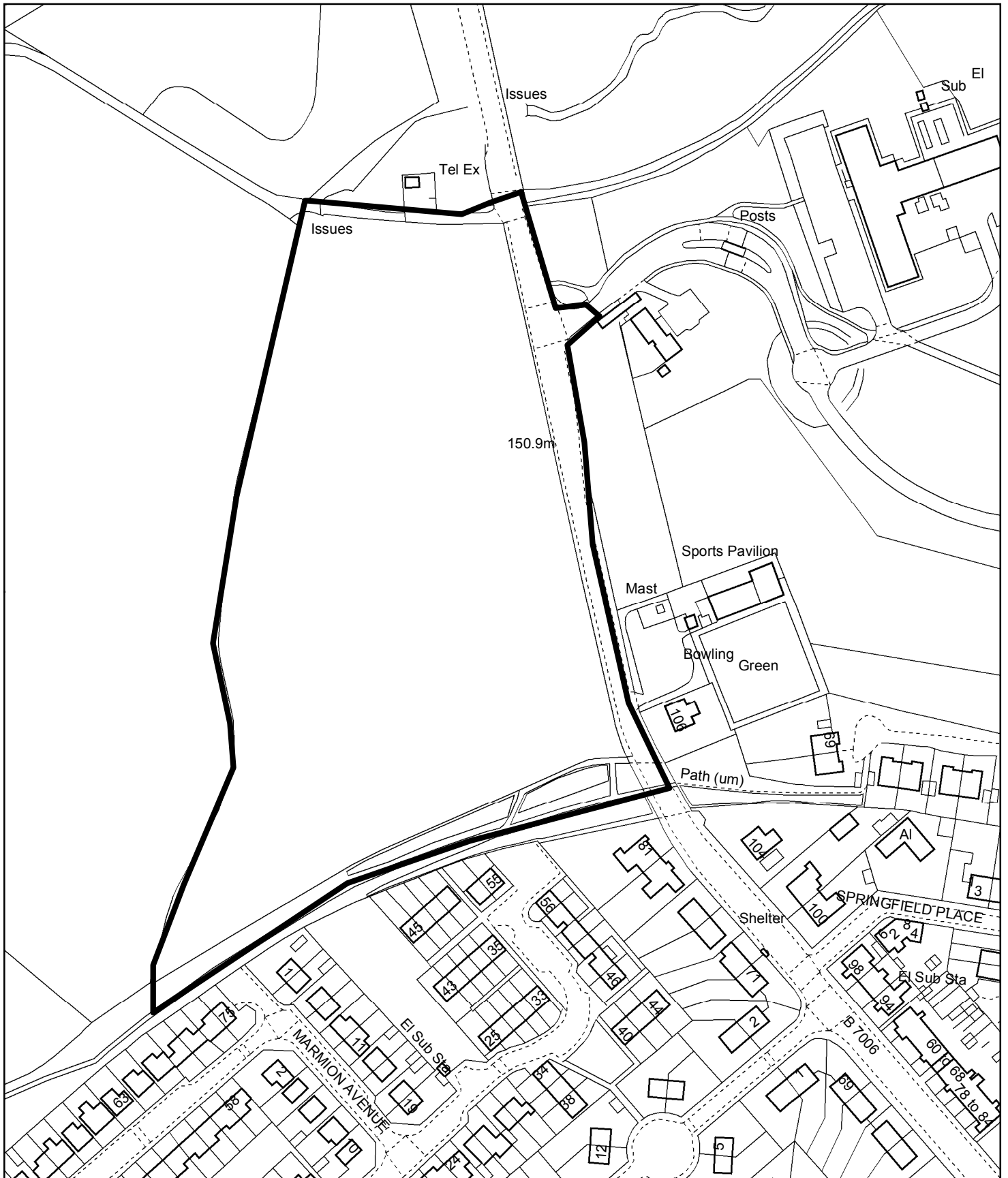
5 RECOMMENDATION

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.

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Date: 7 November 2017
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**Education, Economy
& Communities**
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Land 65 m West of Rosslyn Bowling Club, Main Street ,Roslin

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