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**PRE - APPLICATION REPORT REGARDING ERECTION OF COMMUNITY FACILITY INCORPORATING PRIMARY SCHOOL; EARLY YEARS PROVISION; LIBRARY AND LEISURE FACILITIES AT LAND AT DANDERHALL PRIMARY SCHOOL AND DANDERHALL RECREATION GROUND, EDMONSTONE ROAD, DANDERHALL (18/00350/PAC)**

Report by Head of Communities and Economy

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## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of a pre-application consultation submitted regarding the erection of a community facility incorporating primary school; early years provision; library and leisure facilities at land at Danderhall Primary School and Danderhall Recreation Ground, Edmonstone Road, Danderhall.
- 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 erection of a community facility incorporating primary school; early years provision; library and leisure facilities at land at Danderhall Primary School and Danderhall Recreation Ground, Edmonstone Road, Danderhall was submitted by Midlothian Council on 18 May 2018.
- 2.3 As part of the 12 week pre-application consultation, public events took place at Danderhall Leisure Centre on 3 May 2018, from 2pm to 8pm; and at Danderhall Library on 7 August 2018, from 2pm to 8pm. On the conclusion of the consultation 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 Danderhall and District Community Council, Danderhall Primary School and Parents' Council, and Danderhall Leisure Centre.

### **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 development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The 3.25 hectare site straddles Edmonstone Road and comprises the site of the existing Danderhall Primary School and grounds to the south of the road and the recreational ground to the north of the road. The southern part of the site (the existing school site) is bounded by housing. The northern part of the site (the recreation ground) is bound by woodland to the north and west and a social club, bowling green, sports facility, a play area and further recreational ground to the east.
- 3.4 No further details of the proposals have been submitted with the pre-application consultation.
- 3.5 The site falls within the built-up area of Danderhall as identified in the Midlothian Local Development Plan (MLDP). MLDP policy DEV2 (Protecting Amenity within the Built-Up Area) permits development within the built-up area unless it is likely to detract materially from the existing character or amenity of the area. The part of the site to the north of Edmonstone Road is part of an area of open space identified in the MLDP and as such is subject to policy DEV8 (Open Spaces), which seeks to protect and enhance such space. The permanent loss of this facility is contrary to policy, but can potentially be mitigated by the provision of an alternative replacement facility or the enhancement of other local facilities. The MLDP identifies that an extension to Danderhall Primary School is required. Additional community facilities and infrastructure are also required as part of the wider development of the Danderhall/Shawfair area.
- 3.6 If an application is submitted there will be a presumption in favour of the proposed development subject to the mitigation of the loss of the protected open space and the design and form of the building being commensurate with its surroundings.

## **4 PROCEDURES**

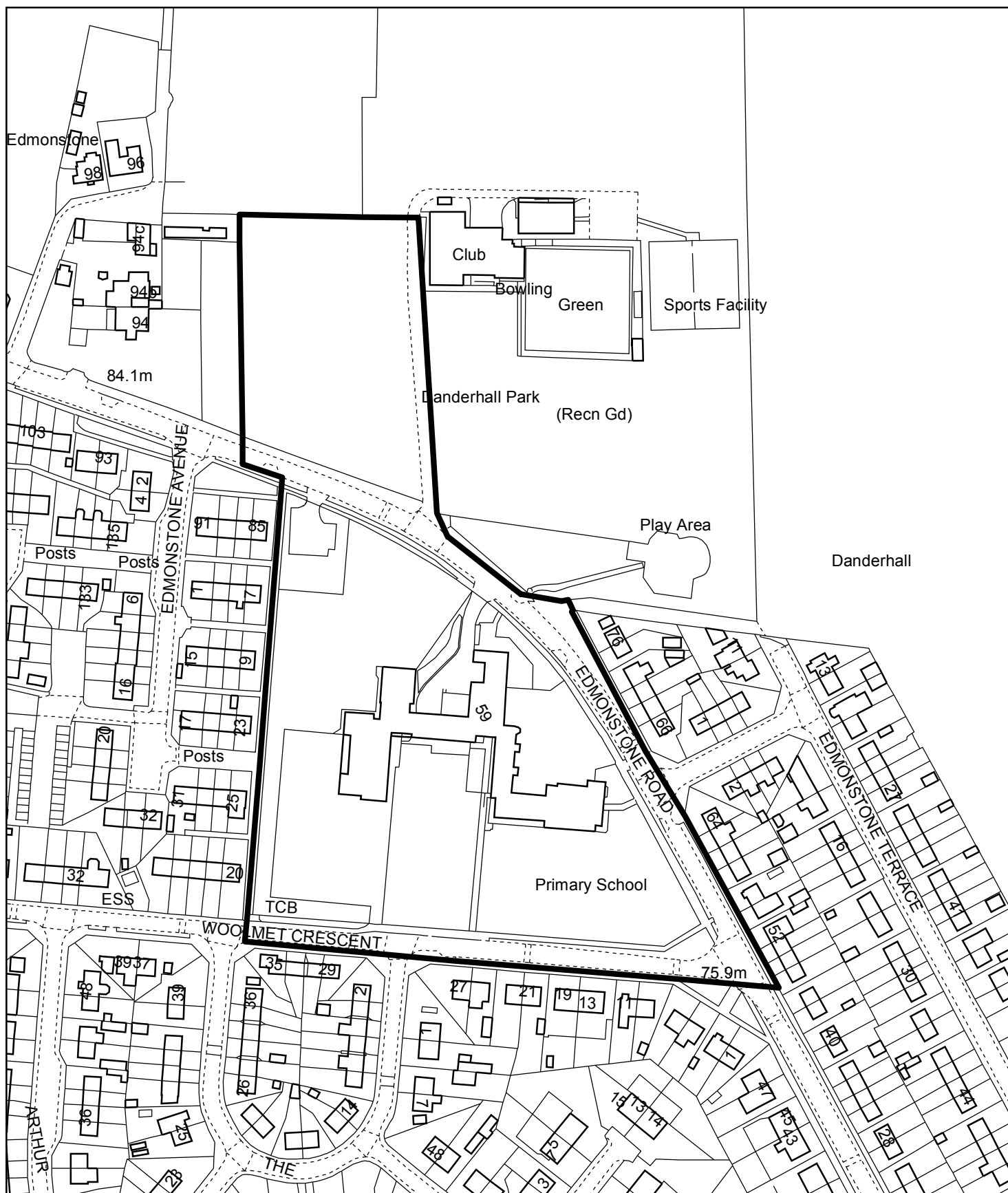
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice'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

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 16 August 2018  
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Land at Danderhall Primary School and Danderhall  
Recreation Ground, Edmonstone Road, Danderhall

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