

Midlothian Council Consultation 05/01560/MLC
at
Biggar Road
Silverburn
Penicuik
Midlothian

**Development Quality Sub-Committee
of the Planning Committee**

29 June 2005

1 Purpose of report

To consider application 05/01560/MLC, submitted by Midlothian Council..
The application is for: **Change of use to short term gypsy traveller's site
and erection of associated service block**

It is recommended that the Council **RAISE OBJECTIONS** on this
consultation, for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The site lies within the administrative area of Midlothian Council, south of the
Lothianburn road junction on the east side of Biggar Road (A702). Though
previously used as a petrol filling station, the site is currently vacant. The site
has planning permission for the sale of Christmas trees for 28 days in each
calendar year.

Site history

94/00004/MLC- Change of use from petrol filling station to retail for sale of Christmas trees for 28 days a year.
Raise No Comment

94/00057/MLC- Change of use vacant site to garden centre.
Raise No Objection.

95/00060/MLC- Demolish existing filling station and erect new filling station.
Raise No Objection.

97/00017/MLC- Outline consent for the erection of a ski lodge.
Raise Objection.

98/00082/MLC - Change of use to garden centre.
Raise Objections

00/00424/MLC- Change of use petrol filling station to retail for the sale of Christmas trees for 28 days a year.
Raise No Objection.

00/01902/MLC- Change of use of unused petrol filling to storage centre for landscape gardeners, alterations to building, erection of fence and associated landscaping.
Raise no Comment.

01/01476/MLC- Change of use of former petrol filling station to garden centre, alterations to building, erection of fence and associated landscaping.
Raise No Comment.

Description of the Proposal

The proposal includes pitches for 5 caravans on the eastern periphery of the site. A service building incorporating toilets, showers, laundry and reception is located in the centre of the site which is adjacent to a small enclosed children's play area.

Access to and from the site is from Biggar Road. Parking is provided on site (including three spaces for staff and visitors).

Landscaping proposed around the perimeter of the site is intended to provide screening.

3 Officer's Assessment and Recommendations

This proposal for a short-term gypsy traveller's site is in an area of existing green belt in the Edinburgh Green Belt. The site is clearly shown as such in the Midlothian Local Plan which was adopted on 18th December 2003.

The proposal is contrary to Policy ENV B) of the Edinburgh and the Lothians Structure Plan 2015 since it is not considered necessary for any of the green belt purposes listed.

No basis for treating this proposal as an exception to planning policy has been argued.

Midlothian Council has already identified a permanent site for travelling people at Old Dalkeith Colliery, Smeaton with 20 pitches. There appears to be no requirement, therefore, to identify any additional sites whether these be permanent or temporary.

Biggar Road is a major arterial route leading into the City of Edinburgh. It is identified as a Principal Tourist Route in the Draft West Edinburgh Local Plan. Policies ED8 and H11 of the plan support the conversion of non-residential buildings to hotel use on suitable sites adjacent to this route provided this is appropriate in scale and character to its surroundings. This site lies adjacent to the A702 which is a continuation of Biggar Road in the Midlothian Council area. Any new development in this location should, therefore, reflect the fact that this is a major gateway to the city, is highly visible and lies within the green belt. While this is quite a small scale development, it is of a poor quality in terms of design and layout and incompatible with green belt policy. The fact that it is of a temporary nature and intended for short-term occupation also leaves some uncertainty as to the future use of the site.

This proposal raises a strategic planning matter as it is considered to be an inappropriate use of a prominent site in the green belt close to the boundary with the City of Edinburgh Council. However, because the proposal is not a significant departure from the structure plan, there is no requirement to refer this to the Edinburgh and the Lothians Structure Plan Joint Liaison Committee.

It is, therefore, recommended that the Committee advises Midlothian Council that it raises an objection to this proposal.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Sarah Hartop on 0131 469 3934
Ward affected	MLC - Midlothian Council
Local Plan	
Statutory Development Plan Provision	
Date registered	9 May 2005
Drawing numbers/ Scheme	

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ken Tippen on 0131 469 3613. Email: ken.tippen@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Midlothian Council Consultation
Application Address: Biggar Road
Silverburn
Penicuik
Midlothian

Proposal: Change of use to short term gypsy travellers site and erection of associated service block

Reference No: 05/01560/MLC

Consultations, Representations and Planning Policy

Consultations

Transport

The in/out vehicular layout as shown on the plan should be replaced with a single access to the site. It is also proposed that the entrance to the site should be a dropped kerb access with a bollard on either side.

Equalities

While there is support in principle for this proposal, this is subject to planning policy guidelines being met. It should also be noted that this proposal does not meet guidelines on locating travelling people set by the Office of the Deputy Prime Minister (ODPM).

There is currently a move towards establishing a strategic approach to identifying sites for travelling people which would involve the four Lothian Councils working together in a co-ordinated way.

Representations

No representations were received for this consultation.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

Edinburgh and the Lothians Structure Plan 2015

Policy ENV2 A)

A continuous Green Belt will be maintained around Edinburgh for the following main purposes:

- a) To maintain the identity of the City by clearly establishing its physical boundaries and preventing coalescence;
- b) To provide countryside for recreation; and
- c) To maintain the landscape setting of the City.

Local plans should define Green Belt boundaries to conform to these purposes and, where appropriate, to protect the setting of neighbouring towns.

b) There is a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation, other uses appropriate to the rural character of the area, or operations covered by paragraph 4.13 and policies ECON3 and ECON4. Local plans may specify and justify any exceptions to national planning policy.

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Conditions/Reasons associated with the Recommendation

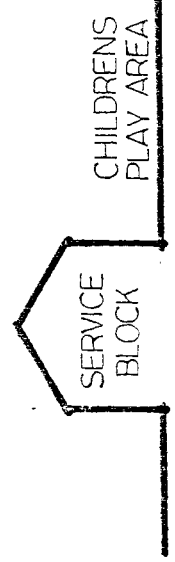
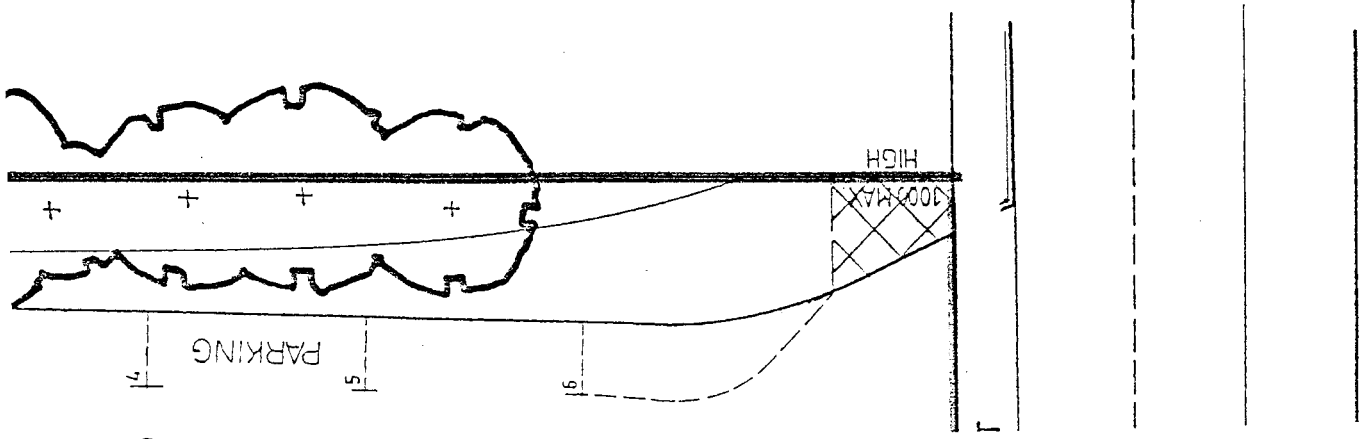
Recommendation

It is recommended that the Council **RAISE OBJECTIONS** on this consultation, for the reasons below.

Reasons

1. This proposal conflicts with Policy ENV2 (B) of the Edinburgh and the Lothians Structure Plan 2015.

End

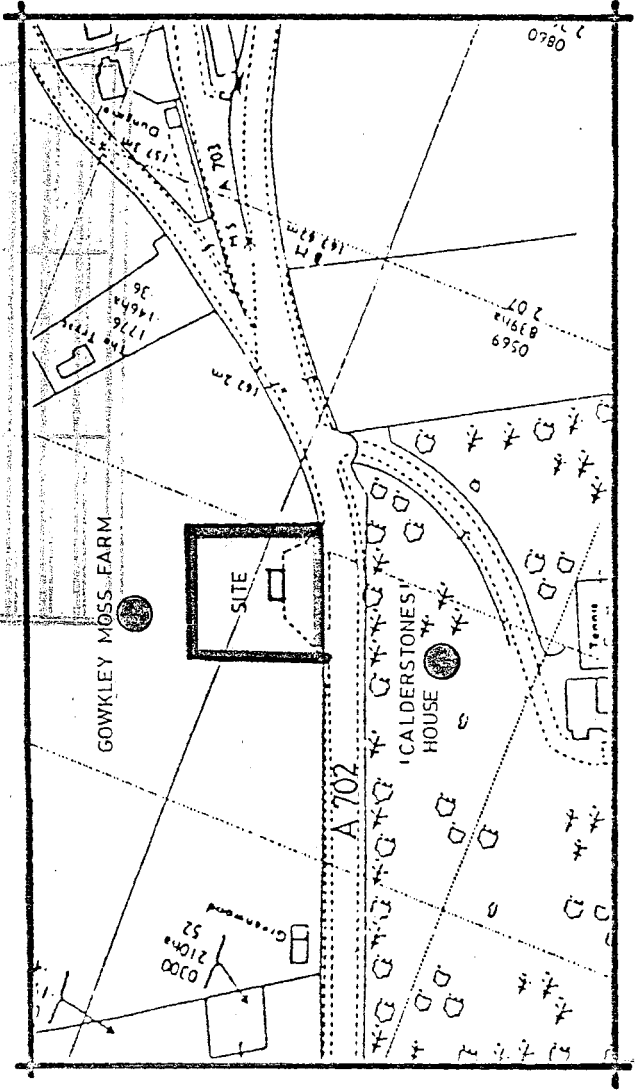


boundary

ACCESS ROAD
CARAVAN PITCH

DRAWING No. 05/01860/MJC
DO REF 11 MAY 2001

SECTION A.A. 1.200



LOCATION PLAN 11250

NEIGHBOURS NOTIFIED
INDICATED THUS