**BONNYRIGG & DISTRICT COMMUNITY COUNCIL**

**PLANNING REPORT DECEMBER 2022**

**22/00108/DPP Application for Ancillary Accommodation at 15A Viewbank View.** We objected. Permission has been refused.

**22/00836/DPP Changes at the Old Royal Bank Building, 6 High Street. The first floor to be turned into a flat but the ground floor level will continue as a shop.** The application comes from the Muslim Community Centre. Views?

**HS11 22/00026/MSC** This is working through the conditions for the affordable houses on the site. I have been trawling though the very many planning applications and conditions for this site in light of the removal of the hedge at the Carrington Road end. In conclusion there is to be a hedge of local appropriate species planted. While I would have preferred that the old hedgerow had not been pulled out, if what is planted is satisfactory and allows this gap in the wildlife corridor to be plugged it should be fine.

**22/00811/DPP Application for new dwelling house on land NW of 4 Wadingburn Lane.** This is the application that requires most consideration and discussion this month.

The new house is in the field just after the Wadingburn traffic lights (going towards Edinburgh). It has been used for horses but is now very scruffy and has a couple of dilapidated sheds. This piece of land is Green Belt and has no planning status as a development site. There is a core path close by. It is called agricultural land but a site this small will only be suitable for hobby use ie probably horses. The house is low set in the area of the sheds.

The Planning framework would not see this as housing land but development would tidy up the site. I can see two sides to the argument – allow development or keep it as it is. Windfall sites are required to meet the housing demand. Views?

**22/00840/DPP Application for change of use from Retail to Business (office).** This is the empty shop in the Market Site Development. The owner has failed to find a tenant and is proposing to move his office to here instead. We want the town centre to thrive and give us shopping opportunities but empty shops are not helpful. Views?

**22/00083/DPP 90 Dobbies Road. The gap site on which the owners proposed a new dwelling.** This has been approved with conditions.

**22/00869/DPP 25A High Street, Bonnyrigg. Change of use from workshop to piercing studio.**  This property is accessed via a lane/vennel and is a small workshop behind the High Street. It is without a tenant probably because of the limited access. It is not clear to me if there is a tenant who would like to turn it into a piercing/beauty studio. Views?

**Midlothian Council Meeting 22/11/22**

Housing Land Audit 22 which shows an established supply of 11,966 units. Scheduled completions are expected to be 4,456 for 22/23 – 26/27. There could be some windfall as well.

The Draft National Planning Framework says over 10 years Midlothian should build 8,050 units or 805 annually. The projected shortfall is 387 units over the 10 year timescale of the as yet unadopted NPF4. The completions in Midlothian have increased in recent years. Since 2012 completions per year have risen from around 400 to nearly 850 a year.

The next Midlothian Council Planning Meeting is in January.