

# Development Management Sub Committee

**Wednesday 9 February 2022**

**Report for forthcoming application by**

**Breedon Trading Limited. for Proposal of Application Notice**

**21/06730/PAN**

**at land 177 metres west of Bonnington Mains Quarry, Cliftonhall Road, Newbridge.**

**Development of field located immediately West of Bonnington Mains Quarry for ancillary quarry operations including formation of Screening Bund and Overburden Storage, Water Settlement Ponds, Construction of Workshop and Aggregate Storage Sheds, Aggregate Processing and Storage Area and formation of Carpark and Weighbridge.**

**Item number**

**Report number**

**Wards**

B02 - Pentland Hills

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the development of field located immediately west of Bonnington Mains Quarry for ancillary quarry operations including formation of screening bund and overburden storage, water settlement ponds, construction of workshop and aggregate storage sheds, aggregate processing and storage area and formation of carpark and weighbridge. The proposal will be in the form of a major detailed planning application.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice: 21/06730/PAN on 21 December 2021.

## **Links**

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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**1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

The site is located to the east of Cliftonhall Road (B7030) to the south of Newbridge. The site is a field currently in agricultural use and is located immediately to the west of the existing Bonnington Quarry. The land surrounding is generally within agricultural use.

### **2.2 Site History**

There is no relevant planning history for this site.

## **Main report**

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### **3.1 Description of the Proposal**

The proposals is for the development of a site to support the quarrying operations at Bonnington Mains Quarry. The proposals will be submitted as a detailed planning application.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location

The site is identified as being within the countryside within the Edinburgh Local Development Plan. The adjacent site of the Quarry is covered by Policy RS5 Minerals which supports the extraction of minerals on the adjacent site. Any application will need to demonstrate the requirement for a countryside location.

The LDP is now over five years old, therefore should the applicant submit a planning application prior to the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the design policies of the Local Development Plan

The applicant will be required to comply with all relevant design policies within the LDP as well as guidance where applicable e.g., Edinburgh Design Guidance. A design and access statement will be required to support the application as well visual impact information. A number of key viewpoints will require to be identified and assessed.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility

The proposal shall have regards to LDP transport policies and Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.

d) There are any other environmental factors that require consideration

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Sustainability Form S1;
- Transport Information;
- Ecology information;
- Waste management information;
- Flooding risk and drainage information and
- Noise/air quality information.

An EIA Scoping Opinion has been submitted and is currently being considered. This scoping exercise will inform the submission of the application.

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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**4.1** The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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**6.1** This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## Sustainability impact

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7.1 A sustainability statement will need to be submitted with the application.

## Consultation and engagement

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### 8.1 Pre-Application Process

There is no pre-application process history.

### 8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face-to-face public event.

Following receipt of the proposal of application notice (PAN) the applicant has given details of an online virtual exhibition with the opportunity for discussion with the project team on 21 February 2022.

The applicant notes in the PAN application form that the Ratho and District Community Council have received notification of the PAN. Local ward councillors were notified on 21 Decemeber 2021.

## Background reading/external references

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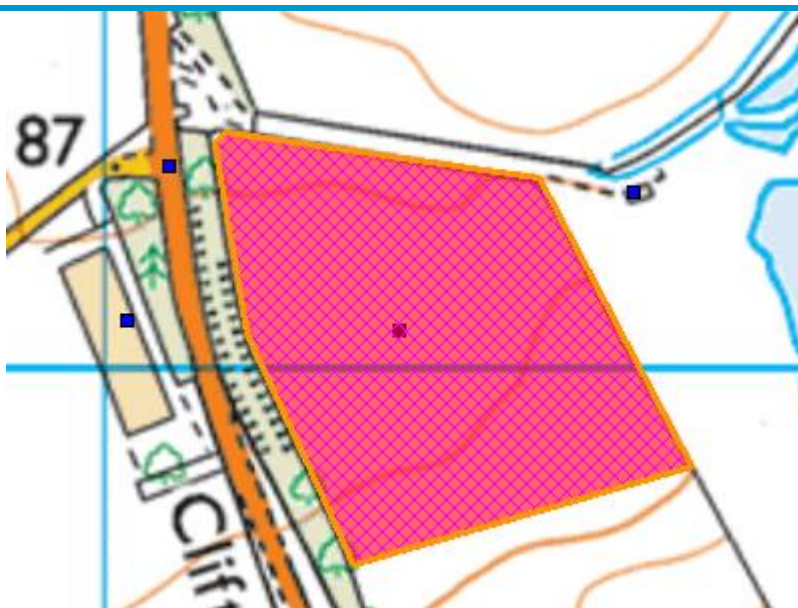
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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