

Minutes

Planning Committee

9.00 am, Wednesday 23 October 2013

Present

Councillor Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Griffiths, McVey, Milligan, Mowat, Robson, Rose and Ross.

A Special Meeting of the Planning Committee had been called to consider the following items –

1. Demographic Changes – Motion by Councillor Mowat

Councillor Mowat had submitted the following notice of motion for consideration by the Planning Committee -

‘Committee notes that demographic changes are one of the greatest pressures facing the Council and asks for a report detailing how the needs of the increasing numbers of the older people can be taken into consideration as part of the planning process, what the impacts for development are and whether there is a need to include the Health and Social Care department of the Council as a statutory consultee, to ensure we are meeting the needs of older people when determining planning applications.’

Decision

To ask the Head of Planning and Building Standards to report in terms of the motion.

2. Strategic Development Plan – Supplementary Guidance on Housing Land

The Strategic Development Planning Authority for Edinburgh and South-east Scotland (SESplan) on 30 September 2013 had approved draft Supplementary Guidance on identification of housing land to meet the requirements of the Strategic Development Plan. This was as a result of the Scottish Ministers approval of the SDP in June 2013, when they had added a requirement for supplementary guidance that would require Local Development Plans to show how much of the overall housing land requirement was to be met in each of the six member authority areas in the period up to 2024. The SESplan Joint Committee was recommending its member authorities to approve the draft Supplementary Guidance, for public consultation.

The Head of Planning and Building Standards reported that the supplementary guidance was apportioning a target of 107,560 homes across the six council areas, to be provided over two phases. The City of Edinburgh's share was 22,300 houses in the first phase (2009-19) and 7,210 for the second phase (2019-24). He said that most of the land needed to meet the targets had already been identified and had planning support for housing development. However, additional land would need to be allocated, with the guidance requiring that Edinburgh allocate land for 2,700 homes in the West Edinburgh Strategic Development Area and 2,500 in the South East Edinburgh SDA. He said that sites already identified in the Proposed Local Development Plan could count towards the allocations. The draft guidance also stated that land for 2,500 homes needed to be allocated on land out-with the strategic development areas.

In summary, therefore, the supplementary guidance required the City of Edinburgh Council to allocate new land for 7,700 homes, as against the equivalent figure in the earlier proposed Strategic Development Plan of 3,000. The Local Development Plan would require to translate this into site-specific allocations. In doing this, the Local Plan was expected to review both the base land supply position and the contribution to be made from existing sites.

Motion

That the Planning Committee ratify the draft Supplementary Guidance on Housing Land from SESplan.

- moved by Councillor Perry, seconded by Councillor Howat

Amendment

That the Committee does not agree to ratify the supplementary guidance and refers the matter back to the SESplan Joint Committee for further consideration in order to take realistic account of flaws in the process and in the assumptions underlying the calculations of housing land need.

- moved by Councillor Bagshaw, seconded by Councillor Mowat.

Voting

For the motion 12 votes

For the amendment 1 vote

Decision

To agree to ratify the SESplan draft Supplementary Guidance on Housing Land, for public consultation.

(Reference – report by the Director of Services for Communities, 23 October 2013, submitted)

3. Local Development Plan - Development Plan Scheme

SESplan had approved new Supplementary Guidance for local authorities which had set a new housing land requirement for the area of Edinburgh Local Development Plan. The Supplementary Guidance was expected to be adopted in June 2014. The Head of Planning and Building Standards now reported on the implications for the Council for its Local Development Plan programme.

The new guidance meant that the Council would have to allocate significantly more housing land than the sites included in the Proposed Local Development Plan as approved by the Committee in March 2013. The Council would therefore require to publish a revised Local Development Plan. If the revisions should amount to changes in the Plan's underlying aims and strategy, then the revised Plan would be formally described as a second Proposed LDP; if they did not change the strategy, then it would be a Modified Plan. In either case, the required timetable would be the same.

The new proposed timetable was now indicated as follows -

October 2013	Representations published online. New Development Plan Scheme published
May 2014	Report revised LDP ₁ for approval
June 2014	Publish revised LDP for period of representations (10 weeks from end of June – details to be published in advance in next Development Plan Scheme)
December 2014	Submit Proposed LDP to Ministers (examination starts one month later)
July 2015	Report of Examination
October 2015	Adoption

The revised LDP was likely to include some housing proposals on which the Council had not previously consulted. Neighbouring properties would be notified of the start of the period for representations, in line with legislation. It was intended also that, before this stage, community councils and community groups raise local awareness of the potential for housing proposals to come forward from their areas. The Head of Planning and Building Standards therefore intended to carry out some focused engagement activity with community councils and community groups, over the period December – March. It was also intended to continue to engage as appropriate with other stakeholders,

including the development industry; key agencies (national public agencies including SEPA, Scottish Enterprise, Transport Scotland, etc); and elected representatives (councillors, MSPs and MPs).

Decision

To approve the revised Development Plan Scheme, as contained in the report by the Head of Planning and Building Standards, for publication.

(Reference – Planning Committee 19 March 2013 (item 1); report by the Acting Head of Planning and Building Services, submitted)