

Planning Committee

10.00am Wednesday 26 March 2014

Present:

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

1. High Hedges (Scotland) Act 2013 – Implementation of Provisions

The provisions of the High Hedges (Scotland) Act 2013 would come into effect on 1 April 2014. The Act aimed to provide an effective means of resolving disputes over the effects of high hedges which interfered with the reasonable enjoyment of domestic property.

Provision was also made within the legislation for the payment of a fee to cover local authorities' costs and for those authorities to recover the costs of any direct action to achieve compliance with a notice.

Decision

- 1) To note that the control of high hedges would be located within the Planning and Building Standards service area.
- 2) To agree that appropriate changes to committee remits and the scheme of delegation would be reported to the Council for approval at the earliest opportunity.
- 3) To note that appropriate documentation and guidance for the general public would be made available on the Council's website prior to 1 April 2014.
- 4) To agree that the scale of fees for a submission under this legislation would be as set out in paragraphs 2.18 to 2.24 of the report by the Director of Services for Communities.
- 5) To refer the report to the Transport and Environment Committee for information.

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

Minutes

Planning Committee

10.00 am, Thursday, 27 February 2014

Present

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

1. Minutes

Decision

- 1) To approve the minutes of the Planning Committee of 5 December 2013 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 20 November, 4, 18 December 2013, 15, 29 January and 12 February 2014 as correct records.
- 3) To note the minutes of the City of Edinburgh Planning Local Review Body of 27 November, 3, 18 December 2013, 22 January and 5 February 2014.

2. Edinburgh Street Design Guidance - Draft for Consultation

Approval was sought to consult on the new consolidated Street Design Guidance for the purposes of providing planning guidance.

The new guidance had been prepared in the context of Designing Streets and was the first policy statement in Scotland for street design. It signified a move away from a system designed to meet the needs of motor vehicles in favour of a focus on place making. The new guidance would complement the Edinburgh Design Guidance and help to achieve the Council's wider policy objectives.

Decision

1. To approve the Edinburgh Street Design Guidance in draft for consultation for the purposes of providing planning guidance ; and
2. To note that the Guidance would also be reported to the Transport and Environment Committee for its approval in respect of those matters within its Terms of Reference.

(References –report by the Director of Services for Communities, submitted.)

3. Supplementary Guidance: City Centre Retail

Approval was sought for the finalised Supplementary Guidance: City Centre Retail Core which would be used to determine planning applications for the change of use of shop units to non-shop uses.

Decision

- 1) To approve the finalised Supplementary Guidance for the City Centre Retail Core.
- 2) To submit an Article 4 Direction to Scottish Ministers for approval that restricts the Change of Use from Class 3 to Class 2 within the City Centre Core Frontage; and
- 3) To agree that policy ERC1 of the Supplementary Guidance only be implemented once Scottish Ministers have approved the Article 4 Direction.
- 4) The Director of Services for Communities to review the guidance one year after the Article 4 Direction had been approved by Scottish Ministers

(References – Planning Committee 28 February 2013 (item 3); report by the Director of Services for Communities, submitted.)

4. Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre – Drafts for Consultation

Approval was sought to consult on the new draft Supplementary Guidance for Corstorphine Town Centre and Gorgie/Dalry Town Centre

Decision

- 1) To approve the draft Supplementary Guidance for Corstorphine Town Centre for consultation.
- 2) To approve the draft Supplementary Guidance for Gorgie/Dalry Town Centre for consultation.
- 3) The Head of Planning and Building Standards to take into account the differences between Gorgie and Dalry when assessing the consultation responses.
- 4) To consider the inclusion of the shops to the west of the Drumbrae roundabout in the Corstorphine Town Centre.

(References –report by the Director of Services for Communities, submitted)

5. Developer Contributions and Affordable Housing Guidance – Finalised Version

Approval was sought for the finalised guidance on Developer Contributions and Affordable Housing and agreement to use it as a material planning consideration.

Decision

- 1) To approve the finalised guidance on Developer Contributions and Affordable Housing and to agree to its use as a material planning consideration.

(References – report by the Director of Services for Communities, submitted.)

6. Annual Review of Guidance

Details were provided of the changes in guidance in 2013 and those intended for the coming year.

Decision

1. To note the progress in consolidating and updating guidance to users of the planning service as detailed in appendix 1 of the report by the Director of Services for Communities.
2. To approve the updates to two frequently-used guidelines as detailed in appendix 2 of the report by the Director of Services for Communities.

(Reference – report by the Director of Services for Communities, submitted.)

7. Digital Advertising

At its meeting on 5 December 2013 the Planning Committee having considered a report on Advertisements, Sponsorship and City Dressing agreed:

1. To approve the revised Edinburgh Planning Guidance: Advertisements, Sponsorship and City Dressing.
2. The Director of Services for Communities to further report on digital advertising to the February meeting of the Committee, the report to include:
 - i. The current guidelines for digital advertising and the procedures of the application process.
 - ii. The number of applications submitted and the number granted.
 - iii. Information from appropriate health professionals on the effect the screens for this type of advertising could have on peoples eyesight, especially young persons.
 - iv. Procedures and guidance adopted by other cities.

Details were provided on the information requested.

Decision

- 1) To note the report.
- 2) To note that, through a trial of small format digital advertising units, a process was in place to assess the impacts of digital advertising on amenity and public safety.
- 3) To indicate that the Committee were of the view that all applications for digital advertising or of a large format were of significant public interest and should be considered by the Development Management Sub-Committee and not dealt with under delegated authority.

(Reference – Planning Committee 5 December 2013 (item 5); report by the Director of Services for Communities, submitted.)

8. Planning for older people in Edinburgh

At its meeting on 5 December 2013 the Planning Committee requested a report on the terms of the following motion by Councillor Mowat

‘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.’

Details were provided of how the planning process was addressing the needs of older people.

Decision

1. To note that the current planning process adequately addressed the needs of older people.
2. To note that these issues would continue to be monitored as part of the ongoing work on the local development plan.
3. To agree that there was no requirement to include Health and Social Care as a consultee when determining planning applications.
4. To discharge the motion by Councillor Mowat.

(Reference – Planning Committee 23 October 2013 (item 1); report by the Director of Services for Communities, submitted.)

9. Proposed renaming of 35 metres of Cambridge Street and 35 metres of Grindlay Street to McCrae's Place

Approval was sought for the renaming of sections of Grindlay Street and Cambridge Street located in front of the Usher Hall and fronting on to Lothian Road to McCrae's Place.

Decision

To agree that 35 metres of Cambridge Street and 35 metres of Grindlay Street be renamed to McCrae's Place

(Reference – report by the Director of Services for Communities, submitted.)

10. Edinburgh Urban Design Panel – Forth Progress Report

A summary of the findings from the annual review of the Edinburgh Urban Design Panel's work was provided and approval was sought for some minor changes aimed at improving the effectiveness of the Panel.

Decision

1. To note the reviews the Panel had carried out and the range of issues covered.
2. To agree minor changes to the Panel's working as set out in the report by the Director of Services for Communities.
3. To agree that a distinction continued to be made between proposals that were reviewed by the Panel and those that are reviewed by Architecture and Design Scotland .
4. To note that a meeting of Scotland's local authority design review panels that Panel representatives attended was held on 15 January 2014.
5. To record the Committee's appreciation of the voluntary contribution made by existing Panel members to the design review process.

(Reference – report by the Director of Services for Communities, submitted.)

11. Area Development Framework – Progress Report

Details were provided of progress with initiatives, projects and actions promoted by the Waterfront & Leith and City Centre Southern Arc Area Development Frameworks (ADFs) since the last update in February 2013.

Decision

To note progress being made in the development and delivery of projects set out in the Waterfront & Leith and City Centre Southern Arc Area Development Frameworks.

(Reference – report by the Director of Services for Communities, submitted.)

12. The Forth Bridge – World Heritage Nomination and Partnership Management Agreement

An update Committee on progress with the nomination of the Forth Bridge for inclusion on the World Heritage List was provided and approval was sought of a Partnership Management Agreement (PMA) between Network Rail Infrastructure Ltd, The City of Edinburgh Council, Fife

Decision

1. To note the completion and submission of the World Heritage nomination to UNESCO.
2. To note the next stages of the process before a decision is announced in summer 2015.
3. To note the wider socio-economic implications of the nomination.
4. To approve the Partnership Management Agreement document as detailed in the report by the Director of Services for Communities.

(Reference – report by the Director of Services for Communities, submitted.)

13. Grange Conservation Area - Review of Conservation Area Character Appraisal

Approval was sought to consult on the revised draft Grange Conservation Area Character Appraisal

Decision

To approve the draft Grange Conservation Area Character Appraisal for consultation
(Reference – report by the Director of Services for Communities, submitted.)

14. Attendance at Planning in Local Government Event

Approval was sought for Councillors Perry and Howat to attend the planning in Local Government Event in Newry on 6 March 2014

There was no fee for attending the event as Councillor Perry and Councillor Howat had been invited as speakers. Transport and accommodation costs would be covered by the event organisers and travel arrangements would be made in accordance with the Council's Sustainable Travel Plan.

Decision

To approve the attendance of Councillors Perry and Howat at the Planning in Local Government Event in Newry on 6 March 2014

(Reference – report by the Director of Services for Communities, submitted.)