

Planning Committee

10.00 am Thursday 7 August 2014

Present

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

1. Deputation - West End Community Council

The Committee agreed to hear a deputation from Liz Haggard and Bruce Borthwick representing West End Community Council.

The deputation thanked the Committee and the Council for the work they had taken forward to address concerns around short term lets and for recognising the detrimental impact that these had on the social fabric of communities.

The deputation asked the Committee to take the following points into consideration:

- 1) The importance of ensuring appropriate enforcement powers were imposed by the Council to ensure developers/ landlords complied with conditions.
- 2) The impact of the management control order for Grove Street ending on 23 October 2014.
- 3) The quantity and type of evidence gathered by planning officers before taking action seemed to be beyond what would, in normal circumstances, be considered reasonable. A definitive view from the Procurator Fiscal on this issue would, therefore, be helpful going forward.
- 4) Lack of security as a result of copied keys and constant flow of people in communal stairs.
- 5) The percentage of new-builds being used for short-stay commercial lets.

Decision

The Convener thanked the deputation for their presentation and invited them to remain for the Committee's consideration of the report by the Acting Director of Services for Communities at item 2 below.

(Reference – email from West End Community Council 4 August 2014, submitted)

2. Short Stay Commercial Leisure Apartments – Six Monthly Update

An update was given on the work being carried out by the Council relating to short stay commercial leisure lets, including enforcement notices issued at various locations as well as ongoing investigations at other properties throughout the city.

Decision

- 1) To note the current position in respect of action by the planning enforcement service relating to short stay commercial leisure lets.
- 2) To note that a further review would be carried out and reported to committee in six months time.
- 3) To note that the Acting Director of Services for Communities intended to take forward discussions with the Procurator Fiscal on the volume and types of evidence required for cases and the level of fines set for non-compliance.

(References – Planning Committee 15 December 2013 (item 2); report by the Acting Director of Services for Communities, submitted)

3. Minutes

Decision

- 1) To approve the minutes of the Planning Committee of 12 and 19 June 2014 as correct records.
- 2) To approve the minutes of the Development Management Sub-Committee of 11 and 29 June 2014 as correct records.
- 3) To note the minutes of the City of Edinburgh Planning Local Review Body of 4 and 18 June 2014..

4. Strategic Development Plan Supplementary Guidance on Housing Land

Approval was sought for the decision made by the SESplan Joint Committee to approve the supplementary guidance on housing land as modified by Scottish Ministers.

The Supplementary Guidance provided further detailed information for Local Development Plans on how much of the overall housing land requirement should be met in each of the six member authority areas in the period to 2024.

Decision

- 1) To ratify the decision by the SESplan Joint Committee to approve the modification of the Supplementary Guidance on Housing Land as directed by Scottish Ministers and set out in Appendix 1 of the report by the Acting Director of Services for Communities.
- 2) To agree to adopt the Supplementary Guidance as modified by Scottish Ministers.

(References – Planning Committee 15 May 2014 (item 3); report by the Acting Director of Services for Communities, submitted)

5. Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre

Approval was sought on the finalised Supplementary Guidance (SG) for Corstorphine Town Centre and Gorgie/Dalry Town Centre. The Guidance aimed to guide the balance of uses in each town centre and would be used to determine planning applications for the change of use of units in shop use to non-shop uses.

Decision

- 1) To approve the finalised Supplementary Guidance for Corstorphine Town Centre.
- 2) To approve the finalised Supplementary Guidance for Gorgie/Dalry Town Centre.

(References – Planning Committee 27 February 2014 (item 4); report by the Acting Director of Services for Communities, submitted)

6. Planning Performance Framework 2013-14

Approval was sought for the Planning Performance Framework (PPF) 2013-14 for submission to the Scottish Government. The Planning Performance Framework set out a mix of quantitative and qualitative measures for assessing the performance of planning authorities.

Decision

To approve the Planning Performance Framework 2013-14 for submission to the Scottish Government.

(References – Planning Committee 8 August 2014 (item4); report by the Acting Director of Services for Communities, submitted)

7. Review of Policy and Criteria for New Street Names

Approval was sought to amend the Statutory Addressing Charter and Council policy in relation to the naming of streets after people.

Decision

- 1) To continue the policy of not naming streets after living people.
- 2) To reduce the number of years after death that a name could be considered for use from 10 to 5 years.
- 3) To agree that, should a name be suggested that did not meet the proposed 5 year criteria, that it be referred to the Development Management Sub-Committee for a decision.
- 4) To discharge the remit set by the Committee's decision on 15 May 2014.

(References - Planning Committee 15 May 2014 (item 2); report by the Acting Director of Services for Communities, submitted)

8. Planning Committee Workshop and Awareness Raising Programme

A proposed programme of workshops and awareness training sessions for Planning Committee members was submitted for the period to July 2015.

The programme aimed to build on existing knowledge and assist members to make decisions on development plans and proposals for the city.

Decision

To approve the workshop and awareness raising programme up to July 2015 as set out in the report by the Acting Director of Services for Communities.

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

9. Environmental Quality Indicators

The Committee had previously approved a set of indicators both quantitative and qualitative to reflect environmental conditions and provide a basis for comparison as part of the Planning Performance Framework.

An update was given on the measurement of impact against the indicators over the year.

Decision

- 1) To note the results of the Environmental Quality Indicators for the third year and to support their continued use
- 2) To approve the development of the project and it's refocusing at a local level.

(References – Planning Committee 8 August 2013 (item 5); report by the Acting Director of Services for Communities, submitted)

10. Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2011-2013

The World Heritage Site Monitoring Report covering the Old and New Towns of Edinburgh for the period 2011-2013 was submitted.

Proposals for a way forward for the future monitoring of the World Heritage Site's state of conservation in alignment with national priorities, and those set out in the 2011–2016 Management Plan and Action Plan were also detailed.

Decision

- 1) To note the World Heritage Site Monitoring Report 2011–2013.
- 2) To agree that the next Monitoring Report should be modified to match the priorities set out in the 2011-16 Management Plan and Action Plan.
- 3) To involve other services outwith planning as preserving the World Heritage Site stretched across various departments.

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

11. Grange Conservation Area Character Appraisal – Final Version

Approval was sought for the final revised Grange Conservation Area Character Appraisal.

Decision

To approve the final version of the Grange Conservation Area Character Appraisal.

(References – Planning Committee 27 February 2014 (item 13); report by the Acting Director of Services for Communities, submitted)

12. Queensferry Conservation Area – Review of Conservation Area Character Appraisal

Approval was sought for the revised Queensferry Conservation Area Character Appraisal for consultation. The content had been updated to reflect changing issues in the area, the community's views and concerns, and to produce a more user-friendly format.

Decision

- 1) To approve the attached revised Queensferry Conservation Area Character Appraisal in draft for consultation
- 2) To agree to consult at the same time on the potential to extend the conservation area to include the Forth Terrace area.

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