

Planning Committee

10.00 am Thursday 4 December 2014

Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Mowat and Ross.

1. St James Quarter – Compulsory Purchase Order – Land and Property Interests

(a) Deputation

The Committee agreed to hear a deputation from Antony Jack representing proprietors of 23, 24, 25/2, 25/4, 25/7, 26/1 St James Square in respect of the report by the Acting Director of Services for Communities on the St James Quarter Compulsory Purchase Order (CPO), Land and Property Interests.

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

The proprietors were of the view:

- 1) The reports considered by the Council on the Order were inaccurate.
- 2) The maps used by the Council for the CPO were out of date and inaccurate
- 3) There had been no engagement with owners regarding the making of the CPO
- 4) The advice given to the Council in reports on Human Rights Legislation
- 5) The tactics employed by the Council in dealing with objections were of concern
- 6) There had been months of uncertainty with the Evening News twice publishing that the St James Centre will close in 2012 and 2014 has caused fear amongst businesses and residents
- 7) The Council had deliberately refused to disclose documentation
- 8) The way the St James Centre has been handled sent the message that Edinburgh is for sale.
- 9) The St James Centre will be the next big scandal for Edinburgh following Trams and Statutory Repairs.

In conclusion he asked that the Council withdraw the CPO.

(b) Report

The City of Edinburgh Council at its meeting on 29 May 2014 agreed amongst other

things that following the making of the Compulsory Purchase Order and the entering into of the Minute of Agreement, the final confirmation of those land and property interests included within the Compulsory Purchase Order would be reported to the Planning Committee.

Details of the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment were provided.

Decision

1. To thank the deputation for their presentation
2. To note the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment as set out in Appendix 1 – Schedule and Appendix 2 – Maps of the report by the Acting Director of Services for Communities

(Reference – letter from Antony Jack on behalf of the proprietors of St James Square, Act of Council No 9 of 29 May 2014, Act of Council No 7 25 September 2014, report by the Acting Director of Services for Communities, submitted)

2 Deputation- Southfield Residents Association Southfield Estate Proposed Conservation Area – Final Report

(a) Deputation

The Committee agreed to hear a deputation from John Ferguson representing Southfield Residents Association.

The deputation welcomed the report and its recommendation that the Committee does not proceed with the designation of Southfield as a conservation area.

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

- 1) The consultation with the residents of the Southfield Estate had shown there was an overwhelming majority of people against making it a conservation area.
- 2) The report painted a picture of the estate as it was many years ago by focusing on the better preserved areas and did not give a true reflection of the estate today.
- 3) To request a 20 year time limit to be applied by the Committee before any further request for conservation area status be considered.

(b) Report

Details were provided of the outcome of the consultation exercise on the potential designation of the Southfield as a conservation area.

Decision

1. To thank the deputation for their presentation
2. To agree to not proceed with the designation of the Southfield Estate as a conservation area.

(Reference – email from John Ferguson on behalf of Southfield Residents Association, Planning Committee, 15 May 2014 (item 8), report by the Acting Director of Services for Communities, submitted)

3. Minutes

Decision

1. To approve the minutes of the Planning Committee of 2 October 2014 as a correct record.
2. To approve the minute of the Development Management Sub-Committee of 30 July, 24 September, 8 and 22 October 5 and 19 November 2014 as correct records.
3. To note the minutes of the City of Edinburgh Planning Local Review Body of 1 and 29 October 2014.

(Reference- Planning Committee, 2 October 2014 (item 1))

4. Edinburgh Planning Guidance: Student Housing – Issues Paper

Approval was sought of an Issues Paper on Student Housing, for consultation, to inform the preparation of revised planning guidance.

Decision

To approve the Issues Paper for a period of consultation.

(Reference – Planning Committee 27 February 2014 (item 6), report by the Acting Director of Services for Communities, submitted)

5. Review of the Statutory Addressing Charter

Approval sought for the revised Statutory Addressing Charter. Changes were required to reflect the amendment to the criteria for naming streets approved by Planning Committee on 7 August 2014, this would update the document to reflect current procedures and practices, and to make changes in response to service user comments.

Decision

To approve the revised Statutory Addressing Charter.

(References – Planning Committee 7 August 2014 (item 7); report by the Acting Director of Services for Communities, submitted)

6. Edmonstone Estate application (14/01057/PPP)

The City of Edinburgh Council on 25 September 2014 agreed that a report be submitted to the Planning Committee within two cycles analysing factors contributing to the failure of the Council to determine the planning application for 545 Old Dalkeith Road, Edinburgh (Edmonston Estate) within an appropriate period.

Details were provided on the processing of the planning application

Decision

1. To note the contents of this report.
2. To discharge the remit set by the City of Edinburgh Council on 25 September 2014.

(References – Act of Council No 5 25 September 2014; report by the Acting Director of Services for Communities, submitted)

7. Planning Applications Performance

The Committee at its meeting on 2 October 2014 had requested an update report on performance in dealing with planning applications to provide more up to date statistics and to compare Edinburgh's performance with that of its benchmarking partners.

Decision

- 1) To note the contents of this report.
- 2) To agree to discharge the remit set by the Committee on 2 October 2014.

(References – Corporate Policy and Strategy Committee, 3 December 2013 (item 6); Planning Committee 2 October 2014 (item 4) report by the Acting Director of Services for Communities, submitted)

8. House in Multiple Occupation Market Review – referral from the Regulatory Committee

The Committee was asked to consider the decision of the Regulatory Committee on the review of the availability of House in Multiple Occupation (HMO) property in Edinburgh.

Decision

To note the report.

(References – Regulatory Committee, 17 November 2014 (item 4); report by the Acting Director of Services for Communities, submitted)