

Minutes

Planning Committee

10.00 am Monday 15 June 2015

Present

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Blacklock, Child, Heslop, Mowat, and Robson.

1. Minutes

Decision

To approve the minutes of the Planning Committee of 14 May 2015 as a correct record.

2. Strategic Development Plan Main Issues Report 2

Details were provided of the Main Issues Report (MIR2), prepared by SESPlan as the first stage in the preparation of the second Strategic Development Plan for Edinburgh and south east Scotland (SDP2).

The report set out options for long term development in the SESPlan area, the SESPlan Joint Committee had approved the MIR2 and its supporting documents for public consultation at its meeting on 29 May 2015, and each member council had been asked to ratify this decision.

Decision

- 1) To ratify the decision of the SESplan Joint Committee at its meeting on 29 May 2015 to approve Main Issues Report 2 and the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment for public consultation.
- 2) To note the proposals for engagement and consultation on Main Issues Report 2 and the supporting documents considered by the SESplan Joint Committee on 29 May 2015.
- 3) To agree that minor editorial changes of a non-policy nature to Main Issues Report 2 and the supporting documents are delegated to the SDP Manager in consultation with the Head of Planning, SESplan Project Board Chair and Joint Committee Convener.
- 4) To note the accompanying Background Documents:
 - Background Document 1 - Spatial Strategy Technical Note;
 - Background Document 2 - Economy Technical Note;
 - Background Document 3 - Minerals Technical Note;

- Background Document 4 - Waste Technical Note;
 - Background Document 5 - Housing Land Technical Note; and
 - Background Document 6 - Green Network Technical Note.
- 5) The Convener to request SESPlan, at their next meeting on 29 June 2015, to extend the consultation period to the end of September 2015.
 - 6) To note that the programme of engagement would be circulated to all members of the Planning Committee.

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

3. Midlothian Local Development Plan Proposed Plan: Period for Representations

Midlothian Council had produced a Proposed Local Development Plan which set out its updated development strategy and planning policy framework to guide development in Midlothian until 2024, and implemented the housing requirements of the approved SESplan Strategic Development Plan.

Representations on the proposals were invited by 26 June 2015, and Committee was asked to approve a formal representation to the Midlothian Local Development Plan Proposed Plan.

Decision

- 1) To approve Appendix 1 to the report by the Acting Director of Services for Communities as the City of Edinburgh Council's representation to Midlothian Council's Proposed Local Development Plan.
- 2) To request that Midlothian Council, in its masterplanning of the wider Millerhill area, addresses the inter-relationship of committed and potential new housing developments and the Energy from Waste facility in order to ensure that these uses can co-exist.

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

4. Planning Performance Framework 2014-15 Planning and Building Standards Service Plan

Approval was sought to submit the Planning Performance Framework (PPF) 2014-15 to the Scottish Government.

Decision

- 1) To approve the Planning Performance Framework 2014-15 for submission to the Scottish Government.
- 2) To note the progress made in delivery of service improvements in 2014-15.
- 3) To approve the Planning and Building Standards Service Plan for 2015-16.
(Reference – report by the Acting Director of Services for Communities, submitted.)

5. Corporate Performance Framework 2014-15 - Performance for October 2014 – March 2015

Committee was updated on Council performance against Planning strategic outcomes. The report was presented in line with an update on the Council's Performance Framework approved by Corporate Policy and Strategy Committee in June 2014 and contained analysis of performance covering the period from October 2014 to March 2015.

Decision

To note the performance for the period from October 2014 to March 2015.

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

6. High Hedges – Review of Fees

The High Hedges (Scotland) Act 2013 came into effect on 1 April 2014. Guidance for local authorities on the implementation of the provisions had been released, and following the Act's first year of operation, additional information regarding the processing of High Hedge applications was currently being prepared by the planning service and would be made available online. Approval was sought for a revised fee and refund structure which would be made publicly available.

Decision

- 1) To note that guidance for the general public would be updated in accordance with the report and made available on the Council's web-site.
- 2) To agree that the scale of fees for a submission, and criteria for refunds, under this legislation would be as detailed in Appendix 3 of the report and would be made available online.

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

7. New Procedure for Dealing with Legacy Planning Applications

Details were provided of a proposed procedure for handling existing and future applications which have an interim "minded to grant" decision subject to the conclusion of a required legal agreement. It put forward arrangements which would reduce delays

in concluding legal agreements before planning permission decision notices could be issued and improve the Council's performance figures.

Decision

- 1) To approve the proposed procedure set out in the report by the Acting Director of Services for Communities to reduce delays in concluding legal agreements before planning permission decision notices can be issued.
- 2) A report on the matter to be submitted in one year, including details of any appeal decisions following refusal of an application under this procedure and exceptions to the six month period granted by the Head of Planning and Building Standards.

(Reference – Planning Committee 26 February 2015 (item 1); report by the Acting Director of Services for Communities, submitted.)

8. Development Management Sub-Committee: Review of Procedures

Committee was asked to approve changes to the procedures for requests for presentations and hearings, applications decided contrary to recommendation, and notification of committee meetings to interested parties.

Decision

- 1) To approve the new deadline for requests for elected members for presentations and hearings at the Development Management Sub-Committee.
- 2) To approve the revised procedures for dealing with applications which are decided contrary to recommendation.
- 3) To agree to the proposal to stop issuing Committee consideration letters to those who have made representations.

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

9. Customer Engagement Strategy – Draft for Consultation

Approval was sought of the draft Planning and Building Standards Customer Engagement Strategy, and draft Customer Service Charter, for consultation.

Decision

- 1) To approve the draft Customer Engagement Strategy for consultation.
- 2) To approve the draft Customer Service Charter for consultation.

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

10. Leith Conservation Area – Review of Conservation Area Character Appraisal

Approval was sought of the revised Leith Conservation Area Character Appraisal for consultation.,

Decision

To approve the revised Leith Conservation Area Character Appraisal, in draft, for public consultation.

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

11. Facilitating Reuse of At-Risk Historic Buildings

An annual update was provided on the Council's role in facilitating the restoration and reuse of at-risk historic buildings. Proposals were outlined to develop joint working practices relating to the disposal of historic buildings currently in Council ownership.

Details were provided of one case that may require intervention at 5 Downie Terrace, Edinburgh

Decision

- 1) To note the status of Edinburgh's buildings on the Buildings at Risk Register, including those which have been brought back into use in the last year.
- 2) To note the intention to develop improved working practices between Planning and Estates on the disposal of historic buildings in Council ownership.
- 3) To note that, if the owner of 5 Downie Terrace did not take action to make the building wind and watertight, a report would be taken to the Planning Committee seeking authorisation to serve an Urgent Works Notice under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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