

Planning Committee

10.00 am, Thursday 12 October 2017

Present

Councillors Ritchie (Convener), Booth, Child, Dixon, Gardiner (substituting for Councillor Ian Campbell), Graczyk, Griffiths, Mitchell, Mowat, Ross (substituting for Councillor Osler), and Staniforth.

1. Minute

Decision

To approve the minute of the Planning Committee of 17 August 2017 as a correct record.

2. Housing Land Audit and Delivery Programme 2017

The Housing Land Audit and Delivery Programme (HLADP) was a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLADP records the amount of land available for house building, identifies any constraints affecting development and assess the adequacy of the land supply against the supply target and housing land requirement set by the SDP.

In order for a housing site to be considered 'effective', it must be free of all constraints that would prevent development. The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five-year period".

The housing supply target for the City of Edinburgh is set by the South East Scotland SDP. The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024.

There is sufficient land, free from development constraints, to meet the housing land requirement in the city. However, despite a recovery in the housing market, anticipated output from the five year delivery programme was still insufficient to meet the five year output target (90%). There was a need to measure the rate of delivery output over the next five years and to seek ways to increase it.

Decision

- 1) To note the findings of the report by the Executive Director of Place including Appendix 2, 'The Housing Land Audit and Delivery Programme 2017';
- 2) To note the actions proposed in paragraphs 3.27 and 3.28 of the report by the Executive Director of Place to help increase delivery of new homes;

- 3) To refer the report to the Housing and Economy Committee with a request to consider the actions identified in paragraph 3.27 of the report by the Executive Director of Place and Appendix 3 to help accelerate housing delivery;
- 4) To refer the report to the SESplan Project Board for its information; and
- 5) To refer the report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.

(References – Planning Committee 6 October 2016 (item 3); report by the Executive Director of Place, submitted.)

3. Review of Edinburgh Design Guidance

Details were provided on the consultation responses to the draft revised Edinburgh Design Guidance, which included the Edinburgh Street Design Guidance (ESDG) into the finalised Edinburgh Design Guidance,

Approval was sought for the finalised Edinburgh Design Guidance.

Decision

1. To approve the response to the issues raised from the consultation on the draft revised Edinburgh Design Guidance;
2. To approve the revisions to parts 1, 2 and 3 of the finalised Edinburgh Design Guidance;
3. To note that the Edinburgh Street Design Guidance (ESDG) would be embedded as a new part 4 of the Edinburgh Design Guidance following consideration by the Transport and Environment Committee;
4. To note that the Chief Planning Officer would report identifiable Private Rented Sector Build for Rent planning applications to the Development management Sub-Committee for consideration
5. The Executive Director of Place to submit a report on how the planning process interacts with housing and building standards on how development is managed in terms of accommodating persons living with disabilities
6. The Executive Director of Place to submit a review report of the Design Guidance in 12 months
7. To refer the report to the Transport and Environment Committee for noting in respect of revised standards for car parking

(References – Planning Committee 8 December 2016 (item 5); report by the Executive Director of Place; submitted.)

4. **Edinburgh Planning Guidance: Review of Guidance for Development in the Countryside and Green Belt**

Details were provided on issues raised from the consultation on the draft Guidance for Development in the Countryside and Green Belt

Decision

- 1) To agree the response to the issues raised from the consultation on the draft Guidance for Development in the Countryside and Green Belt; and
- 2) To approve the finalised guidance.
- 3) To note that the Guidance would be amended to delete the words ‘and countryside’ from the Energy Development section on page 9 (line 4) of the updated guidance.”

(Reference – report by the Executive Director of Place; submitted.)

5. **Supplementary Guidance – Review of Tollcross, Corstorphine and Gorgie/Dalry Town Centre**

Approval was sought for the revised Supplementary Guidance for Tollcross, Corstorphine and Gorgie/Dalry town centres.

The approved Supplementary Guidance would need to be referred to the Housing and Economy Committee for approval prior to formal adoption as part of the development plan, supplementing the Edinburgh Local Development Plan.

Decision

- 1) To approve the response to the issues raised from the consultation on the review of the Tollcross, Corstorphine and Gorgie/Dalry Town Centres Supplementary Guidance (SG);
- 2) To approve Appendix 2 of the report by the Executive Director of Place as the finalised SG for Tollcross Town Centre;
- 3) To approve Appendix 3 of the report by the Executive Director of Place as the finalised SG for Corstorphine Town Centre;
- 4) To approve Appendix 4 of the report by the Executive Director of Place as the finalised SG for Gorgie/Dalry; and
- 5) To refer all three to the Housing and Economy Committee for approval prior to the adoption as part of the statutory development plan.

(Reference – report by the Executive Director of Place; submitted.)

6. Supplementary Guidance – Nicolson Street/Clerk Street, Portobello and Stockbridge Town Centres

Approval was sought for the finalised Supplementary Guidance for Nicolson Street/Clerk Street, Portobello and Stockbridge Town Centres.

The approved Supplementary Guidance would need to be referred to the Housing and Economy Committee for approval prior to formal adoption as part of the development plan, supplementing the Edinburgh Local Development Plan.

Decision

1. To approve Appendix 1 of the report by the Executive Director of Place as the finalised Supplementary Guidance for Nicolson Street/Clerk Street Town Centre;
2. To approve Appendix 2 of the report by the Executive Director of Place as the finalised Supplementary Guidance for for Portobello Town Centre;
3. To approve Appendix 3 of the report by the Executive Director of Place as the finalised Supplementary Guidance for Stockbridge Town Centre; and
4. To refer all three to the Housing and Economy Committee for approval prior to the adoption as part of the statutory development plan

(References – Planning Committee, 2 March 2017 (item 6); report by the Executive Director of Place; submitted.)

7. Scotland's Geodiversity Charter 2017

Approval was sought for for the Council to sign Scotland's Geodiversity Charter 2017 and support the vision and actions for local authorities within the Charter.

Decision

1. To approve the vision and actions for local authorities within the Charter; and
2. To sign the Charter

(Reference – report by the Executive Director of Place; submitted.)

8. Community engagement in planning

Details were provided on proposals for expanding community engagement in the planning system.

Decision

1. To note the content of the report in terms of the scope for a review of community engagement in planning;

2. To agree to commence with scoping out a process to establish a youth planning forum; and
3. To note the updates and that a further report setting out detailed proposals for engagement would be submitted to a meeting of the Committee within two cycles.

(References – Planning Committee 17 August 2017 (item 6); report by the Executive Director of Place; submitted.)