

Notice of meeting and agenda

Planning Committee

2.00pm, Wednesday, 24th April, 2024

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend or watch the webcast live on the Council's website.

Contacts

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1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 31 January 2024 - submitted for approval as a correct record 9 - 16

5. Forward Planning

- 5.1 Planning Committee Rolling Actions Log 17 - 30
- 5.2 Planning Committee Work Programme 31 - 32

6. Business Bulletin

- 6.1 Planning Committee Business Bulletin 33 - 60

7. Planning Policy

- 7.1 Annual Review of Guidance – Report by the Executive Director of Place 61 - 72
- 7.2 Scottish Government Consultations on Development Plan Regulations, Masterplan Consent Area Regulations and Resourcing Planning – Report by the Executive Director of Place 73 - 116

8. Planning Process

8.1	ASSC Proposal on Short-term Lets – Report by the Executive Director of Place	117 - 128
8.2	Responsible Construction – Report by the Executive Director of Place	129 - 142
8.3	West Edinburgh Placemaking Framework and Strategic Masterplan – Report by the Executive Director of Place	143 - 148

9. Planning Performance

9.1 None.

10. Conservation

10.1 None.

11. Motions

11.1 Motion by Councillor Booth - Cycle Parking

“Committee:

- 1) Notes the importance of secure, convenient cycle parking in achieving council targets on tackling the climate emergency; reducing the number of car kilometers driven and supporting active travel;
- 2) Notes the decision of committee in April 2023 to approve a motion by Cllr Osler on Edinburgh Design Guidance - Cycle Parking which agrees that the forthcoming review of the EDG addresses a number of issues in respect of cycle parking design and notes a briefing has been arranged for committee members on 19 April 2024 on this work;
- 3) Notes LDP policies Tra 3 Private Cycle Parking and Tra 4 Design of Off-Street Car and Cycle Parking, which state that cycle parking should be designed in accordance with the standards set out in Council guidance, further notes factsheet C7 which forms part of council guidance which

states that, "two tier racks may discourage users", that "a maximum of 50% of cycle parking at a location should be two tier storage", and that "at least 20% of cycle parking spaces should be able to accommodate non-standard cycles";

- 4) Notes that on highly constrained sites, some flexibility on guidance may sometimes be necessary, but agrees this should wherever possible not compromise on the accessibility of the cycle parking, and therefore that, where compromise is unavoidable, that the total number of cycle parking spaces provided would be a preferable compromise rather than the proportion of non-standard spaces or the proportion of 2-tier racks;
- 5) Notes that guidance does not currently allow for any developer contribution to on-street cycle lockers or other off-site cycle storage where guidance cannot be met on a constrained site and asks officers to consider whether this could be considered;
- 6) Notes there is sometimes considered to be a conflict between adequate cycle storage provision and the provision of active frontages, but further notes that, where the provision of cycle parking is considered at an early stage in the design process, both objectives can usually be met;
- 7) Notes that a number of recent applications have not complied with guidance; notes in particular that Sheffield racks on the bottom level of 2-tier racks are nonetheless 2-tier racks and should be regarded as such, and that including lockers for folding bikes as provision for 'non standard bikes' is contrary to the spirit of guidance, where non-standard bikes are defined as bikes for disabled people or that cannot otherwise be accommodated;
- 8) Agrees to receive a report to committee within two cycles setting out options for consulting on changes to guidance, including but not limited to, factsheet C7, which reflect the issues set out in paragraphs above;
- 9) Given the importance of secure and convenient cycle parking to promoting sustainable travel and tackling the

climate emergency, requests that officers should treat the relevant sections of the development plan and relevant guidance extremely seriously, should impress upon applicants the importance of considering cycle parking at a very early stage in the design process in order to ensure the guidance is met, and that committee does not expect applications to be recommended for approval where the cycle parking does not comply with guidance, except in very exceptional circumstances;

- 10) Agrees that, where the cycle parking in an application does not comply with guidance and the application is being recommended for approval, the report should set out in detail:
 - a) the date on which the applicant first approached officers to discuss their cycle parking proposals;
 - b) the number and proportion of each type of cycle parking;
 - c) a detailed plan setting out where each type of cycle parking is located;
 - d) a detailed explanation for why it is considered that a deviation from guidance is considered acceptable.
- 10) Further agrees that, where an application is recommended for approval but the cycle parking does not comply with guidance, consideration will be given to requesting a developer contribution for the provision of on-street cycle hangers, in a similar way to the provision of car club spaces at present.”

11.2 Motion by Councillor Beal - Embodied Carbon

“Committee Notes that

- 1) the Climate Emergency declared by Council is a result of carbon emissions.
- 2) carbon is emitted in the production of building materials – embedded carbon; during its use -operational carbon; and in the end-of-life disposal of materials
- 3) carbon emitted at any stage is equally damaging to the

environment.

- 4) NPF4 is now implemented and City Plan 2030 is close to being implemented
- 5) both include embodied carbon as a factor in determining planning applications
- 6) both lack a consistent and systematic means of assessing embodied carbon in Council and national guidance
- 7) UK mechanisms now exist for systematically dealing with embodied carbon, such as CIBSE TM65 and the LETI schemes' 'Embodied Carbon Primer' in London

Therefore Committee

Requests a report in two cycles detailing:-

- A review of what mechanisms exist for incorporating embodied carbon and for accounting for carbon over a lifecycle of a building
- How such mechanisms could be incorporated into Planning Guidance”

Nick Smith

Service Director, Legal and Assurance

Committee Members

Councillor James Dagleish (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Martha Mattos-Coelho, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat, Councillor Hal Osler and Councillor Alex Staniforth

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council.

This meeting of the Planning Committee is being held in the Dean of Guild Courtroom and virtually by Microsoft Teams.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email taylor.ward@edinburgh.gov.uk / joanna.pawlikowska@edinburgh.gov.uk.

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