



Business Bulletin

Planning Committee

2.00pm, Wednesday, 14 October 2020

Planning Committee

Convener:	Members:	Contacts:
<p data-bbox="129 237 475 271">Councillor Neil Gardiner</p>  <p data-bbox="129 734 496 804">Vice-Convener Councillor Maureen Child</p> 	<p data-bbox="603 237 927 349">Councillor Chas Booth Councillor George Gordon Councillor Joan Griffiths Councillor Cameron Rose Councillor Max Mitchell Councillor Joanna Mowat Councillor Rob Munn Councillor Hal Osler Councillor Mary Campbell</p>	<p data-bbox="986 237 1485 439">Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p data-bbox="986 488 1433 607">David Givan Service Manager david.givan@edinburgh.gov.uk</p> <p data-bbox="986 651 1433 770">David Leslie Chief Planning Officer david.leslie@edinburgh.gov.uk</p>

Funding Third Sector Delivery Partners : update on progress with outcomes

At its meeting of [2 September 2020](#), Planning Committee approved funding for the current financial year to Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust under the existing three-year contracts. Members asked for an update on progress with delivery of outcomes.

Appendix 1 details the delivery of outcomes in the 2019/20 reporting year for these two organisations. It also outlines the agreed outcomes for the four organisations which receive smaller amounts of funding to support the operation of the planning system in the city.

Contact:

Iain McFarlane

0131 529 2419

iain.mcfarlane@edinburgh.gov.uk

Scottish Government Appeal Decisions - Quarter 4 2019/20 and Quarter 1 2020/21

In Quarter 4 of 2019-20, there were 21 appeal decisions issued by the Planning and Environmental Appeals Division (DPEA) on applications refused by the City of Edinburgh Council. Of these 16 were dismissed and five were allowed.

In Quarter 1 of 2020/21, there were eight appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these, seven were dismissed and one was allowed.

Further details are provided in Appendix 2.

Contact:

David Givan

0131 529 3679

david.givan@edinburgh.gov.uk

Scottish Government Consultation on a Licensing Scheme and Planning Control Areas for Short Term Lets in Scotland

This consultation seeks views on the Scottish Government's detailed proposals for the regulation of short-term lets which will form the basis for secondary legislation to be laid in Parliament in December 2020. The target for implementation of regulations is April 2021. Comments are requested by Friday 16 October 2020. The consultation paper is available online at <https://consult.gov.scot/housing-services-policy-unit/short-term-lets-licensing-scheme/>

The consultation paper addresses three key areas and seeks views on issues arising and possible ways of addressing these issues:

- definition of short-term lets;

Contact:

David Leslie

0131 529 3948

david.leslie@edinburgh.gov.uk

- the establishment of control areas under the Planning (Scotland) Act 2019; and
- the establishment of a licensing scheme under the Civic Government (Scotland) Act 1982.

A response is being prepared by officers through the Short Term Lets Member – Officer Working Group and a report will be prepared for the relevant Committees in the next cycle.

Planning Time Performance Information – Quarter 1 2020/21

Time performance statistics for Quarter 1 are provided as Appendix 3.

They use the Scottish Government’s headline indicators, which measure decision making times by the average number of weeks in which applications without processing agreements or agreed time extensions are determined. The national indicators look at major, local (non-householder) and householder developments. The appended statistics present information on listed building consent and advert applications in a similar way. Enforcement cases are presented using the same indicators as in previous years.

Appendix 3 shows that in Quarter 1:

- Average decision times for relevant major applications (34.9 weeks) were faster than the Council average for 2019/20, and approached the national average for last year (33.5 weeks).
- Decision times for relevant local developments were slightly faster than last year, and still have some way to go to reach the national average (10.9 weeks).
- Decision times for householder applications (8.9 weeks) were longer than last year and over a week longer than the national average (7.3 weeks).

Across all application types, the service determined over 780 applications during April, May and June. This is lower than typical for a quarter but still a significant body of work considering that during these months the service was adapting to lockdown restrictions.

Appendix 3 also provides information and brief commentary on enforcement cases and legal agreements.

Contact:

Ben Wilson

0131 469 3411

ben.wilson@edinburgh.gov.uk

APPENDIX 1 – Funding Third Sector Delivery Partners : update on progress with outcomes

Edinburgh World Heritage Trust Activities 2019/20

Edinburgh World Heritage (EWH) is one of three organisations that form the management partnership of the Old and New Towns of Edinburgh World Heritage Site, alongside City of Edinburgh Council (CEC) and Historic Environment Scotland (HES). Their role includes a share in the delivery of the Action Plan for the World Heritage Site Management Plan (WHS), advice on Outstanding Universal Value (OUV) in the development management process, the provision of conservation grant funding and support, maintenance and traditional skills advice and guidance.

Community benefits delivered in 2019/20 include:

- The employment of 154 traditional tradespeople across the Conservation Funding Programme funded tenement projects: stonemasons, slaters, leadworkers, plasterers and painters;
- A total of five different posts at EWH are partly supported by CEC funding;
- Apprenticeships: several apprentices have worked on grant-aided projects; and
- Work experience placements: EWH provided two academic intern placements – one on sustainable tourism and one on street lighting.

The following provides further detail of activity over the last 12 months under the six key headings in the funding agreement, each is referenced back to the WHS Management Plan:

1. Delivery of the World Heritage Site Management Plan

EWH is an active member of the Old and New Towns of Edinburgh WHS Steering Group, which is responsible for the implementation of the World Heritage Site Management Plan. The Plan has a total of 39 actions to be carried out over the course of five years 2017/22. EWH is working with CEC and HES to deliver these, leading or supporting the implementation of actions.

Outcomes:

Specific actions that EWH has advanced since April 2019 include:

- 501,737 Facebook / Twitter / Instagram reach on our grants programme posts (action 2).
- An estimated total of 603,737 have visited “Our World Heritage” exhibition at the Tron Kirk since opening in July 2018, (actions 9, 28).

- Delivered eight engagement events with 1,350 attending (actions 22, 27).
- Since March 2019, EWH has held five online events with c1,500 attending (actions 22, 27;).
- EWH has attended a number of Edinburgh Tourism Action Group (ETAG) meetings and inputted into the development of a new city-wide tourism strategy which will cover the period 2020/30 (actions 31, 34).
- EWH has attended quarterly Steering Group meetings with CEC and HES to monitor the progress in the management of the Site (action 37).

2. Advice on Outstanding Universal Value (World Heritage Management Plan actions 6, 7, 14, 16, 19, 21, 28)

Provide advice to CEC members and officers in relation to OUV, principally in relation to planning applications, but also including public realm and streetscape; policy development and change.

Outcomes:

- EWH has provided advice on OUV on seven major planning applications, including Jury's Inn, 43 Jeffrey Street, 19/000945, 19 June 2019 and 17 September 2019, Gladstone's Court, 179 Canongate, 19/05837/FUL, 15 January 2020 and Meldrum House, 15 Drumsheugh Gardens, 20/01960/FUL 26 June 2020.
- EWH has provided advice on OUV on 12 public realm and streetscape initiatives, including City Centre Transformation, George Street and First New Town Project, Street Lighting, Setter Streets and Sustainable Urban Drainage.
- From August 2020, the EWH World Heritage Site Project Manager is seconded to CEC one day a week to provide expert input in relation to public realm and streetscape initiatives.

3. Grants and support (World Heritage Management Plan actions 2 & 3)

Deliver the Conservation Funding Programme, prioritising tenements, shopfronts and the Twelve Closes programme

Outcomes:

- EWH has awarded conservation grants for 2 tenements projects involving a total of 11 owners since April 2019.
- EWH has awarded conservation grants for 3 shopfront projects since April 2019.
- EWH has awarded 4 other conservation grants since April 2019.
- EWH has awarded 4 grants for public realm projects since April 2019.
- EWH expects six of the Twelve Closes to be installed by the end of March 2021. Since This project has established an exemplar methodology, together with Napier University, to community-centred public realm enhancement that leads to better design outcomes, as well as stronger connections and sense of ownership between people and their historic environment, engaged broadly with

stakeholders including City of Literature, and demonstrated that good design can change perceptions and improve antisocial behaviour through lighting, high quality installations and creative links to interpretive themes.

4. Maintenance (World Heritage Management Plan action 1)

- Provide support to owners and communities on maintenance issues.
- Provide educational events and materials.
- Deliver training events.

Outcomes:

- In partnership with HES and Edinburgh Adapts, EWH published a Guide to Building Maintenance in a Changing Climate in August 2019 (2,000 print copies made). This received coverage from major news outlets including the BBC and The Herald. It reached 757-page views on EWH website between launching in August 2019 and March 2020 (average time spent on the page is 4 minutes and 44 seconds) and is hosted on 3 different websites (EWH, HES and Adaption Scotland).
- 86 queries from 73 individuals to EWH's maintenance advice service logged from July 2019 – March 2020.
- 25,309 Twitter users reached during Maintenance Week 2019 awareness-raising campaign.

5. Traditional skills (World Heritage Management Plan actions 20, 22)

Promote and create opportunities to support traditional skills, employability and events

Outcomes:

- 154 traditional tradespeople have been employed across Conservation Funding Programme funded tenement projects, this included stonemasons, slaters, leadworkers, plasterers and painters.
- A number of apprentices have worked on our grant-aided projects.
- Over 186 attended the Traditional Building Festival in August 2019, a joint initiative with the Traditional Building Forum and other partners.

6. Energy efficiency (World Heritage Management Plan action 11)

Continue to work with CEC to deliver Scotland's Energy Efficiency Programme (SEEP) at the Sir Basil Spence Canongate Housing Development (funded separately via SEEP).

Outcomes:

The Sir Basil Spence Canongate Housing Development is expected to be completed in early 2021. Since the start of the project in December 2017, EWH has:

- Engaged with 51 owners and tenants, holding 22 meetings and two2 training events.
- Met with 18 other organisations and partners including CEC.
- Entered into contract with 43 individual companies including specialists in energy efficiency, concrete repairs and surveyors.
- Disseminated information at 28 separate events.

Edinburgh and Lothians Greenspace Trust Activities 2019/20

Edinburgh and Lothians Greenspace Trust (ELGT) works to improve the quality of life for communities, through practical environmental projects. They deliver a project programme designed to benefit people, wildlife, landscape and heritage and to help re-connect people with their natural environment.

Over the past year, ELGT has delivered the largest project programme yet worth nearly £1.4m. Through the Thriving Greenspace Initiative, ELGT have been engaged with the management and improvement of greenspaces within Edinburgh. They helped deliver on the Biodiversity Action Plan and the Edinburgh Living Landscape Initiative which included the creation of a Living Landscape Park at Little France. The Trust also delivered on the Greenspace Health and Strategic Framework on the NHS estates at Royal Infirmary of Edinburgh and Royal Edinburgh Hospital to improve the access to local greenspaces ensuring it supports biodiversity. They engaged with the Pentland Hills Regional Park including the production of a management plan for the 'T' woods in Swanston. Through the strategic Lothian and Fife Green Network Partnership they worked on the development of projects for the Central Scotland Green Network with Scottish Forestry and Scottish Natural Heritage (now Nature Scot). Through Tree Time they raised £32,152 and have been involved with the development of the Million Tree City Initiative.

The following provides further detail of activity over the last 12 months under the funding agreement and each is referenced back to the ELGT Strategy 2019 -24

Community benefits delivered in 2019/20 include

1. Increase community engagement to highlight the importance of greenspaces

This year ELGT have developed landscape project proposals in three areas that are deficiency in quality greenspace. The work involved running four consultation sessions with local stakeholders which included businesses, residents and local organisations which were used to develop funding proposals to enable the vision to be delivered. These include:

- Conference Square in the city centre business district;
- Coalie Park in Leith; and
- West Pilton Park.

Community events

- Delivered 61 events for 2,012 local people in Craigmillar Castle Park, Hailes Quarry Park, West Pilton Park and Burdiehouse Burn Valley Park.
- Community development activities in Dumbiedykes, South Edinburgh, Wester Hailes, West Pilton, Craigmillar and Leith and were involved in facilitation of the place standard tool in Oxfangs.

2. Create, enhance and improve access to quality greenspaces for people and wildlife

The Trust have delivered biodiversity improvements at:

- Little France Park through the creation of 6.8 hectares of wildflower meadow, planted 600m of hedging, 502 new trees and created two bee banks.
- Tree Time - 43 new street trees planted.
- Campbell Park - 30 fruit trees planted as part of community orchard funded through public donations.
- Craigmillar Castle Park - 30 new trees planted.
- Bonaly Country Park - 400 tree samplings planted.
- Friends of Parks - supported 10 groups to help improve local greenspaces through 57 conservation and environmental enhancement sessions with 763 volunteers which involved planting over 6,800 bulbs.
- WIAT (Woodland In and Around Town) - capital improvements project in Craigmillar Castle Park.

Improved access to greenspaces through:

- Strategic Active Travel - developed designs for a route at Huntershall Park.
- Active Travel Paths - created and upgraded 2.8km of at Craigmillar Castle Park and Hailes Quarry Park.
- Improved navigation - 5,000 Little France Park Innertube Maps produced.
- Management Plans - improvements for Clermiston and Craigmillar Castle Parks.
- New Allotment Plots - 77 created at Letham and Balbernie Gardens.
- Play Parks – upgraded at Leith Links, Henderson Gardens and West Pilton Park.

3. Improve physical and mental health through the use of greenspace

Physical Activity Sessions - 180 undertaken including:

- Nature Walks in South Edinburgh with 1,296 attendees to help them be more active through increased use of their local greenspaces.
- Woodland Activities - 43 delivered to help improve the mental health of 92 participants.
- Bike club - 10 sessions ran for 9-12-year olds at Burdiehouse Burn Valley Park to encourage greater use of active travel.
- Outdoor Learning Sessions - ran 76 with 200 pupils .
- Upskilling Programme - 12-week for 12 young people who achieved the Saltire Award.

4. Edinburgh and Lothians Greenspace Trust Communications report for 2019/20

ELGT social media presence highlights activities of members of the team, sharing their experience to generate positive feedback. As well a newsletter ELGT engage with the public daily through Twitter and Facebook.

- Twitter - 538 posts which had 527.4k impressions, 11,626 profile visits, 930 mentions and 375 new followers.
- Facebook - total of 1,041 posts with 388,094 reaches and 53,270 engagements.

The Planning Service also funds the following organisations to support the delivery of a robust and inclusive planning system in the city:

Cockburn Association (£6,000) manages the Civic Forum on behalf of the planning service, as well as delivering Doors Open Day.

Planning Aid for Scotland (PAS) (£4,250) works with the planning service to support engagement, consultation and training in relation of the planning process making it more accessible to all.

Edinburgh Access Panel (£630) works with the planning service to deliver improved access for disabled people to buildings, transport, streetscape and services in Edinburgh.

The Wildlife Information Centre (TWIC) (£4,621) provides digitised ecological data, supports the identification, assessment and review of the designation of Local Biodiversity Sites required for the Local Plan process. In addition, they support the Edinburgh Biodiversity Partnership.

APPENDIX 2 – Update on Scottish Government Appeal decisions

Scottish Government Appeal Decisions (1 January 2020 – 31 March 2020)

In Quarter 4, there were 21 appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these 16 were dismissed and five were allowed. There were two applications which Committee refused contrary to officer recommendation. One was allowed on appeal.

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
ENA-230-2179	Enforcement Notice Appeal	Flat 5, 46 North Castle Street	Appeal dismissed	26/03/2020	Delegated N/A	N/A N/A
CLUD-230-2015	Certificate of Lawful Use and Development Appeal	59 Gardiner Road	Appeal allowed	24/03/2020	Delegated N/A	No N/A
CLUD-230-2013	Certificate of Lawful Use and Development Appeal	27 Mortonhall Park Avenue	Appeal dismissed	12/03/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
LBA-230-2189	Listed Building Consent Appeal	11 Eyre Place	Appeal dismissed	25/03/2020	Delegated N/A	N/A N/A
ENA-230-2175	Enforcement Notice Appeal	Flat 5, 10 Western Harbour	Appeal dismissed	12/03/2020	Delegated N/A	N/A N/A
PPA-230-2298	Planning Permission Appeal	543 Gorgie Road	Appeal allowed	11/03/2020	Committee No	No N/A
ENA-230-2174	Enforcement Notice Appeal	1F4, 17 Dalgety Street	Appeal dismissed	03/03/2020	Delegated No	N/A N/A
PPA-230-2297	Planning Permission Appeal	60 Glenbrook Road [land 30m west of]	Appeal dismissed	19/02/2020	Committee No	N/A N/A
LBA-230-2188	Listed Building Consent Appeal	Flat 6, 14 York Place	Appeal allowed	17/02/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
ENA-230-2172	Enforcement Notice Appeal	Flat 2, 11 Oxford Terrace	Appeal dismissed	21/02/2020	Delegated N/A	N/A N/A
ENA-230-2171	Enforcement Notice Appeal	PF1, 65 Prince Regent Street	Appeal dismissed	13/02/2020	Delegated N/A	N/A N/A
CLUD-230-2012	Certificate of Lawful Use and Development Appeal	Port Edgar Marina, Shore Road	Appeal dismissed	05/02/2020	Delegated N/A	N/A N/A
ADA-230-2044	Advertisement Consent Appeal	Land West of Norton Farm Junction of A8 Glasgow Road	Appeal dismissed	30/01/2020	Delegated N/A	N/A N/A
ENA-230-2169	Enforcement Notice Appeal	148/2 Albert Street	Appeal dismissed	22/01/2020	Delegated N/A	N/A N/A
ENA-230-2170	Enforcement Notice Appeal	13/2 Balfour Street	Appeal dismissed	22/01/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2290	Planning Permission Appeal	9 Briery Bauks	Appeal allowed	30/01/2020	Committee No	No N/A
ENA-230-2168	Enforcement Notice Appeal	Flat 9, 6 Succoth Court	Appeal dismissed	16/01/2020	Delegated N/A	N/A N/A
ENA-230-2167	Enforcement Notice Appeal	Flat 4F3, 22 Haymarket Terrace	Appeal dismissed	21/01/2020	Delegated N/A	N/A N/A
ENA-230-2163	Enforcement Notice Appeal	Baberton Loan leading from Lanark Road southwards to the Water of Leith walkway	Appeal dismissed	10/01/2020	Delegated N/A	N/A N/A
PPA-230-2287	Planning Permission Appeal	37 Corstorphine Road	Appeal dismissed	20/01/2020	Committee Yes	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2282	Planning Permission Appeal	8 Bainfield Drive [land 34m SE of]	Appeal allowed	03/01/2020	Committee Yes	No N/A

Further information on the five appeals that were allowed is set out below.

Case	Proposal	Key Points from Reporters' Decision Notice
Certificate of Lawful Use (CLU) and Development Appeal at 59 Gardiner Road	The siting of a twin-unit caravan for incidental residential use.	<ul style="list-style-type: none"> • Siting of a twin-unit caravan for incidental residential use is lawful. No evidence of residential or commercial use. • Excavation/ groundworks may constitute development and require permission; however, this is not subject to the CLU.
Planning Permission Appeal at 543 Gorgie Road	Erection of purpose-built student accommodation.	<ul style="list-style-type: none"> • Complies with policy Hou 8 parts a and b with regards to public transport access to universities and concentration of students • The requirement within the non-statutory student housing guidance to provide 50% of the proposed development as non-student housing is a significant policy requirement that does not appear in the plan and goes beyond the provision of additional policy detail as set out under Scottish Government Circular 6/2013: Development Planning. • Policy Hou 1 does not require that the site should be considered for housing before being considered for other uses.

		<ul style="list-style-type: none"> • Complies with policy Emp 9 as it would not prejudice or inhibit the activities of any nearby employment uses. • Slight infringement on proximity to banks of Water of Leith. • Other issues controlled by condition.
Listed Building Consent Appeal at Flat 6, 14 York Place	Replace existing kitchen roof lights with catslip dormer with French windows and small concealed terrace; alter attic store to living room gallery; replace existing rear roof hatch and front facing roof light with new conservation roof lights.	<ul style="list-style-type: none"> • The dormer proposed would be a relatively modest feature alongside both the existing bow fronted and slate hung dormer and the other dormers on the surrounding buildings. The principal visual impact would be to the rear overlooking the back-service alley and back yard/parking area of the building • The proposals would preserve the special architectural or historic features of the building and would preserve the character and appearance of the conservation area
Planning Permission Appeal at 9 Briery Bauks	Proposed change of use from residential to commercial short-term residential lets.	<ul style="list-style-type: none"> • The increased activity currently associated with short term letting is not likely to result in undue noise and disturbance detrimental to the surrounding residents. Property has own entrance. • Street is relatively quiet compared to the city centre but it has a lively inner-city character with a constant background level of activity. Increased activity would not in this instance have a noticeable impact on the residential character of the area. • A condition was applied limiting the number of residents.
Planning Permission Appeal at land 34m SE of 8 Bainfield Drive	Moorings for boat hotel accommodation (5 boats).	<ul style="list-style-type: none"> • Proposed hotel boats would be supported by the local development plan site CC3 development principles and by policy Emp 10 and would comply with policies Des 1, Des 4, Des 5, Hou 7 and Des 6. • Scottish Canals consider the canal stretch is not suitable to launch canoes and the aspiration of Boroughmuir High School to have clear

		open access to the canal from the front of the school cannot be realised and cannot be a factor in preventing development here.
--	--	---

Scottish Government Appeal Decisions (1 April 2020 – 30 June 2020)

In Quarter 1, there were eight appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these, seven were dismissed and one was allowed. There was one application which Committee refused contrary to officer recommendation. This was dismissed on appeal.

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2302	Planning Permission Appeal	26 Baird Road, Ratho [land 54m east of]	Appeal dismissed	17/04/2020	Committee Yes	N/A N/A
LBA-230-2190	Listed Building Consent Appeal	11 Brunswick Street	Appeal dismissed	24/04/2020	Delegated N/A	N/A N/A
LBE-230-2046	Listed Building Enforcement Notice Appeal	12A Union Street	Appeal dismissed	04/05/2020	Delegated N/A	N/A N/A
LBA-230-2191	Listed Building Consent Appeal	37 Manor Place	Appeal allowed	06/05/2020	Delegated N/A	N/A N/A
ENA-230-2190	Enforcement Notice Appeal	24 Craiglockhart Avenue	Appeal dismissed	20/05/2020	Delegated	N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
					N/A	N/A
LBE-230-2047	Listed Building Enforcement Notice Appeal	43-45 Salisbury Road	Appeal dismissed	01/06/2020	Delegated N/A	N/A N/A
ENA-230-2177	Enforcement Notice Appeal	1F1, 4 Drumdryan Street	Appeal dismissed	03/06/2020	Delegated N/A	N/A N/A
POA-230-2009	Planning Obligation Appeal	Castle Mills, 2 Gilmore Park	Appeal dismissed	23/06/2020	Committee No	N/A N/A

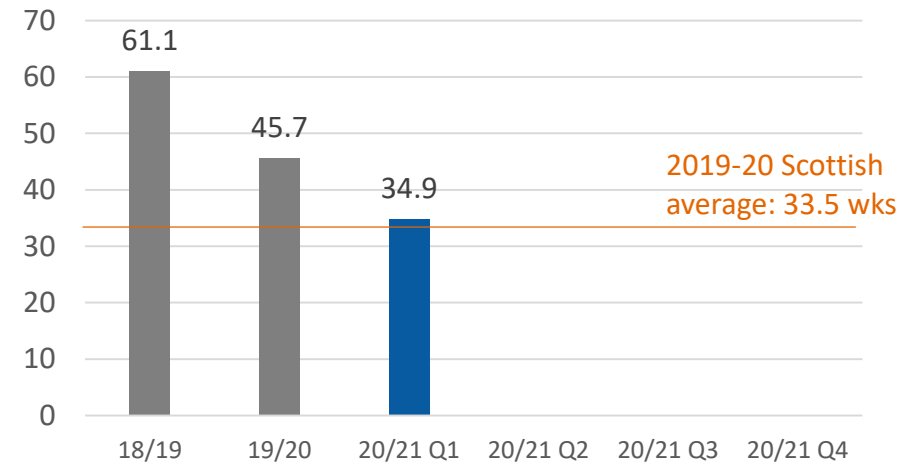
Further information on the one appeal that was allowed is set out below.

Case	Proposal	Key Points from Reporters' Decision Notice
Listed Building Consent Appeal at 37 Manor Place	Form doorway between kitchen and front room on ground floor.	<ul style="list-style-type: none"> Adaption is to facilitate modern living requirements Alterations sympathetic and sensitive to historic building and minimise disruption to the appearance and character of the principal room, noting doors would recreate the effect of a solid wall when closed as they would be

		<p>flush with and painted to match the colour of the adjacent nibs</p> <ul style="list-style-type: none">• There would be no unnecessary loss or damage to historic fabric• Broadly consistent with HES and CEC guidance.
--	--	--

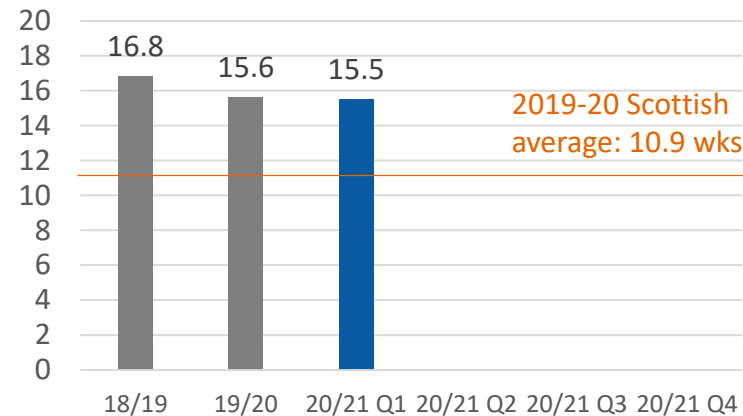
Major Developments

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



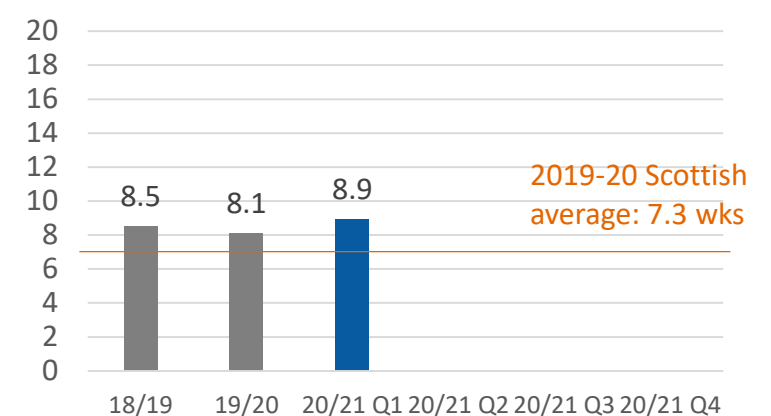
Local (Non-Householder)

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Householder

Average Decision Times (weeks)



Sub	32	22	3			
Det	25	31	5			

Sub	1181	1082	184			
Det	1082	1000	187			

Sub	1631	1611	344			
Det	1481	1543	362			

Comments:

Major applications without a processing agreement/extension:

- Housing development at Burdiehouse, which required a legal agreement.
- Variation of a condition for a housing development at Belford Road, which was refused.

Major applications with a processing agreement/extension:

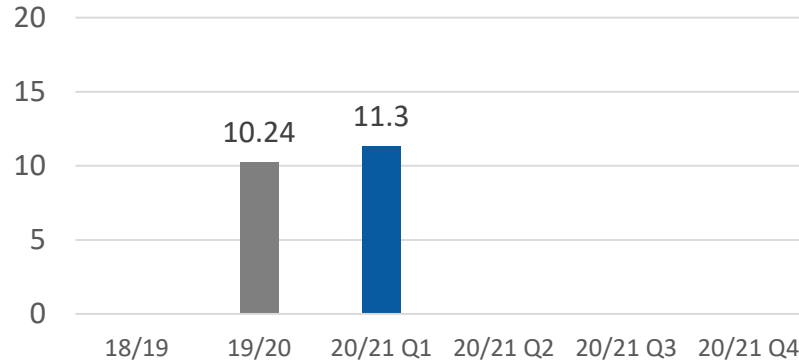
- Visitor attraction at the Forth Rail Bridge.
- Mixed use development at Dewar Place.
- Mixed use development at Morrison St.

Notes:

- Decision times are from validation to issuing of permission, which includes time for legal agreements to be concluded.
- [Scottish Government](#) headline indicators monitor average decision times for major, local and householder applications without processing agreements or agreed time extensions. The above charts show these times for relevant applications
- Quarterly figures are indicative, and do not factor in stop-the-clock time periods, which are collated in 6-monthly submissions to Scottish Government.
- Submitted & determined figures show all applications (i.e. with and without processing agreements / agreed extensions)

Listed Building Consents

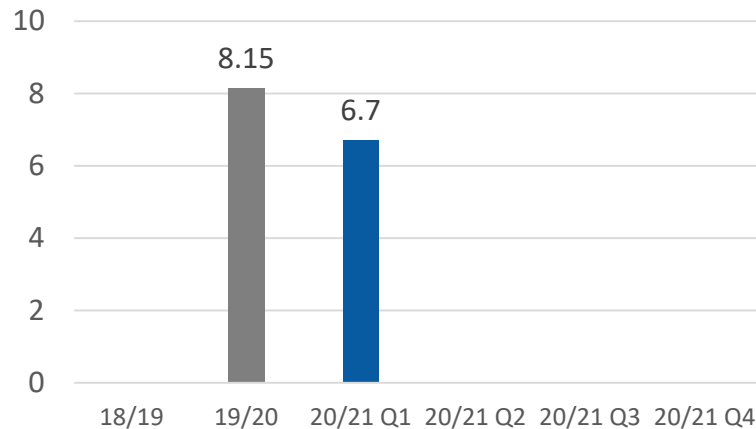
Average Decision Times (weeks)



Sub	1113	1073	169			
Det	861	846	198			

Average weeks not monitored pre-2019/20

Adverts



Sub	325	220	33			
Det	231	247	32			

Average weeks not monitored pre-2019/20

Enforcement

Short term Let Enforcement Cases 2020/21				
	Q1	Q2	Q3	Q4
Number submitted	6	-	-	-
Number closed	73	-	-	-
Number (and %) closed within 6 months (target 80%)	44 (69.3%)	-	-	-
	6 month %:-		6 month %:-	
	12 month figure:		Last year (18/19): 68.9%	
Number of notices served	0	-	-	-
Number (and %) served within 6 months (target 80%)	n/a	-	-	-
	6 month %:-		6 month %:-	
	12 month %:		Last year (19/20): 67.6%	

All Other Enforcement Cases 2020/21				
	Q1	Q2	Q3	Q4
Number submitted	111	-	-	-
Number closed	127	-	-	-
Number (and %) closed within 3 months (target 80%)	95 (74.8%)	-	-	-
	6 month %:-		6 month %:-	
	12 month %:-		Last year (19/20): 65.6%	
Number of notices served	0	-	-	-
Number (and %) served within 3 months (target 80%)	n/a	-	-	-
	6 month %:-		6 month %:-	
	12 month %:-		Last year (19/20): 40.1%	

Comments: Coronavirus lockdown temporarily reduced incoming short term let enforcement enquiries in Q1 and impacted on service's ability to serve notices. Other cases dipped to a lesser extent.

Legal Agreements

Legal Agreements 2020/21	At end Q1	At end Q2	At end Q3	At end Q4
Number of applications at legal agreement stage	37			
Number of applications where more than 6 months since Minded to Grant decision	24			

Comments: Overall pending agreements have reduced from end 19/20 (was 45) and actions to reduce number reaching 6+ months are being progressed.