

Minutes

Planning Committee

2.00pm, Wednesday 1 December 2021

Present

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Cameron, Dixon, Gordon, Mitchell, Mowat, Osler, Rose and Staniforth.

1. Minutes

Decision

To approve the minutes of the Planning Committee of 29 September 2021 as a correct record.

2. Business Bulletin

The Committee's business bulletin for 1 December 2021 was presented.

Decision

- 1) To agree that officers would look at reducing duplication of information within reports.
- 2) To otherwise note the Business Bulletin.

(Reference – business bulletin, submitted)

3. Edinburgh Local Development Plan: Action Programme 2021 - adoption

Committee considered a report advising that on 11 August 2021, Planning Committee decided to continue the report on the Edinburgh Local Development Plan: Action Programme 2021 – adoption to provide further information on T7 project costings and on the status and reasons for the removal of some transport projects and to bring the report back to the December 2021 Planning Committee. This report provided the further information requested.

Motion

- 1) To agree that the Edinburgh Local Development Plan (LDP) Action Programme 2021 detailed at Appendix 1 to the report was to be formally adopted, published and submitted to Scottish Ministers.
- 2) To note the completed actions set out in Section 8 of Appendix 1 to the report and the actions removed from the Action Programme as set out in Appendix 2 to the report.

- moved by Councillor Gardiner, seconded by Councillor Child

Amendment

In recommendations, to add new paragraph at the end as follows:

To note the decision of Transport & Environment Committee on 14 October 2021 to develop a new Active Travel Action Plan (ATAP) with an expected completion date of Summer 2022, and therefore to ask planning officials to liaise closely with council transport colleagues and to bring back a further report to Planning Committee, once the new ATAP had been approved, setting out how the planning system and in particular the LDP action programme, could contribute to the delivery of the new ATAP.

- Moved by Councillor Booth, seconded by Councillor Staniforth

In accordance with Standing Order 22(12), the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Gardiner:

Motion

- 1) To agree that the Edinburgh Local Development Plan (LDP) Action Programme 2021 detailed at Appendix 1 to the report was to be formally adopted, published and submitted to Scottish Ministers.
- 2) To note the completed actions set out in Section 8 of Appendix 1 to the report and the actions removed from the Action Programme as set out in Appendix 2 to the report.
- 3) To note the decision of Transport & Environment Committee on 14 October 2021 to develop a new Active Travel Action Plan (ATAP) with an expected completion date of Summer 2022, and therefore to ask planning officials to liaise closely with council transport colleagues and to bring back a further report to Planning Committee, once the new ATAP had been approved, setting out how the planning system and in particular the LDP action programme, could contribute to the delivery of the new ATAP.

(References – Planning Committee, 3 February 2021 (item 5); report by the Executive Director of Place, submitted)

4. Affordable Housing Tenures

The Affordable Housing Policy (AHP) provided an important source of land to support the delivery of the new supply of affordable housing.

Committee considered a report that compared delivery of affordable homes through the AHP to housing need figures (estimated in the last Housing Need and Demand Assessment) and addressed the request for an assessment of all homes delivered by this policy in the last three years.

Motion

- 1) To agree the content of the report discharged the remit of the adjusted motion approved at Planning Committee on 19 May 2021 to report back in two cycles

on assessment of all homes delivered by the Affordable Housing Policy (AHP) in the last three years.

- 2) To note that an assessment of the impact of Low Cost Home Ownership (LCHO) would be carried out. Informal engagement would take place with private developers, Registered Social Landlords and Scottish Government regarding the Golden Share tenure and support for LCHO.
- 3) To refer the report to Housing, Homelessness and Fair Work Committee for information.
 - Moved by Councillor Gardiner, seconded by Councillor Child

Amendment

In the recommendations, delete the existing paragraph 1.1.2 and insert:

To agree that an assessment of the impact of Low Cost Home Ownership (LCHO) and Below Market Rent (Mid Market Rent and Intermediate Rent) would be carried out; informal engagement would take place with private developers, Registered Social Landlords and Scottish Government regarding the Golden Share tenure, support for LCHO and Below Market Rent options, and a further report would be presented to committee in Summer 2022.

- Moved by Councillor Booth, seconded by Councillor Staniforth

In accordance with Standing Order 22(12), the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Gardiner:

- 1) To agree the content of the report discharged the remit of the adjusted motion approved at Planning Committee on 19 May 2021 to report back in two cycles on assessment of all homes delivered by the Affordable Housing Policy (AHP) in the last three years.
- 2) To agree that an assessment of the impact of Low Cost Home Ownership (LCHO) and Below Market Rent (Mid Market Rent and Intermediate Rent) would be carried out; informal engagement would take place with private developers, Registered Social Landlords and Scottish Government regarding the Golden Share tenure, support for LCHO and Below Market Rent options, and a further report would be presented to committee in Summer 2022.
- 3) To refer the report to Housing, Homelessness and Fair Work Committee for information.

(Reference - report by the Executive Director of Place, submitted)

5. Housing Land Audit and Completions Programme 2021

Details were provided of a summary of the findings of the 2021 annual Housing Land Audit and Completions Programme.

The Housing Land Audit and Completions Programme (HLACP) was used to assess the supply of land for housing and the delivery of new homes within the City of

Edinburgh Council area. It recorded the amount of land available for house building; identified any constraints affecting development; and assessed the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South East Scotland.

Decision

- 1) To note the findings of the report including Appendix 1, 'The Housing Land Audit and Completions Programme 2021'.
- 2) To refer the report to the Scottish Government for information.
- 3) To refer the report to the Housing, Homelessness and Fair Work Committee for information.

(References – Planning Committee, 3 February 2021 (item 5); report by the Executive Director of Place, submitted)

6. Planning and Building Standards Charter Update

Details were provided of three customer charters. Previously there was a joint Planning and Building Standards customer charter, which had now been separated to meet a national requirement for a dedicated Building Standards charter. The appended standalone customer charters incorporated amendments to reflect changes to the relevant services. Wherever possible, they had been kept in alignment to ensure consistently high-quality customer experiences.

The appended enforcement charter had also been updated to meet a national requirement for two-yearly review and to support improvements in the enforcement service.

Decision

- 1) To note the appended charters to the report.
- 2) To note that the Planning and Building Standards charters (Appendices 1 and 2 to the report) had been separated to meet national requirements and updated to reflect service changes.
- 3) To note that the Enforcement charter had been updated to reflect legislative change and to provide a clearer explanation of the enforcement process, priorities and outcomes.

(References – Planning Committee, 3 February 2021 (item 12); report by the Executive Director of Place, submitted)

7. Old and New Towns of Edinburgh World Heritage Site Management Plan Review

Committee considered a report that presented the programme for the revision of the current Old and New Towns of Edinburgh World Heritage Site Management Plan with a view to producing a new Plan for 2023.

Decision

- 1) To note the report in the context of the means of protecting the Old and New

Towns of Edinburgh World Heritage Site (ONTE WHS) through the planning system and the review process for the current Management Plan.

- 2) To approve the proposed timescale for producing a new Management Plan for 2023.

(Reference - report by the Executive Director of Place, submitted)

Declarations of Interest

Councillors Gardiner and Child declared non-financial interests in the above item as Council appointed Directors of the Edinburgh World Heritage Trust.

8. SESplan Budget Closing Accounts and Cessation

Approval was sought for the ratification of the SESplan Joint Committee decisions from its meeting of 4 October 2021, relating to the finalisation of its budget and formal cessation of meetings of the Committee.

The report also updated Committee on the new arrangements for spatial planning in Edinburgh and the South East of Scotland as previously considered by the Committee at its meetings of 2 October 2019 and 26 February 2020.

Decision

- 1) To note that the responsibilities for regional spatial planning had been transferred from the SESplan Joint Committee to the City Region Deal Elected Member Oversight Committee.
- 2) To agree that there be no further meetings of the SESplan Joint Committee and that its Constitution be amended, removing the requirement to meet twice annually.
- 3) To agree the SESplan final accounts and return of the remaining balances to the six SESplan Local Authorities.
- 4) To agree that the remaining SESplan funding balance be used to support regional spatial strategy work by the appointment of a planning officer, on a part time basis for a fixed period, as a strategic planning resource within the City Region Deal Programme Management Office (PMO).
- 5) To note that the SESplan Project Board (officer working group) would be renamed the Strategic Planning Advisory Group, with its Chair becoming a member of the City Region Deal Directors Group.

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