

Minutes

Planning Committee

2.00pm, Wednesday 14 June 2023

Present

Councillors Dalgleish (Convener), Beal, Booth, Cameron, Gardiner, Hyslop, Jones, McNeese-Mechan, Mowat, O'Neill and Osler

1. Minutes

Decision

To approve the minute of the Planning Committee of 19 April 2023 as a correct record.

2. Business Bulletin

The Planning Committee Business Bulletin for 14 June 2023 was submitted.

Decision

- 1) **City Plan Update 2030** – To request Officers update Committee on engagement with the reporter regarding the Local Place Plan.
- 2) **Seafield Update** – To note members would be updated on any decisions made on the new Chair of the Seafield Sounding Board.
- 3) **Planning Performance** – To include information on the outcomes of Appeals against Non-Determination in the Business Bulletin.
- 4) **Correspondence with Minister re Non-Determination** –
 - i) To check whether determination dates could be included in reports.
 - ii) To include whether non-determination decisions were pre or post decision making in the update to Committee.
- 5) To otherwise note the updates in the Business Bulletin.

(Reference – Business Bulletin 14 June 2023, submitted.)

3. Affordable Housing Policy Update 2023

Information was provided on how the Affordable Housing Policy had supported delivery of affordable housing in 2021/22 and 2022/23.

Motion

- 1) To note that the Affordable Housing Policy (AHP) was consistently delivering onsite affordable homes for more than 85% of sites of 20 homes or more.

- 2) To note that almost 1,050 new affordable homes were completed through 2021/22 and 2022/23 and almost 1,000 new affordable homes were approved on sites secured through the AHP.
 - 3) To note the use of commuted sums, as set out in paragraph 4.17 of the report by the Executive Director of Place, to support delivery of 216 new affordable homes on three sites.
 - 4) To refer the report to Housing, Homelessness and Fair Work Committee for information.
- moved by Councillor Dalgleish, seconded by Councillor Cameron

Amendment

- 1) To note the extremely challenging circumstances for delivery of affordable homes, through the war in Ukraine, Brexit and a number of other factors leading to significant increases in prices and added pressure to the sector, as set out in the report by the Executive Director of Place.
- 2) To note that the Affordable Housing Policy (AHP) was nonetheless consistently delivering onsite affordable homes for more than 85% of sites of 20 homes or more.
- 3) To note that almost 1,050 new affordable homes were completed through 2021/22 and 2022/23 and almost 1,000 new affordable homes were approved on sites secured through the AHP.
- 4) To note the use of commuted sums, as set out in paragraph 4.16 of the report by the Executive Director of Place, to support delivery of 216 new affordable homes on three sites, and to further note that only around one fifth of the £2.662 million received in commuted sums over 2021-23 was used to support the delivery of affordable homes; and further notes that the report set out that there would be “ample opportunities” to allocate these commuted sums.
- 5) To agree to receive a detailed report within two cycled on the use of commuted sums to deliver affordable homes, and that this report would include, but not be limited to, the following:
 - a) In what circumstances commuted sums were considered a reasonable alternative to on-site affordable housing.
 - b) A detailed breakdown of the use to which commuted sums had been used over the last 5 years.
 - c) A detailed analysis of how long the Council had held on to commuted sums before they were used.
 - d) In what circumstances, and within which thresholds, it was considered reasonable to offer to contribute commuted sums to deliver on-site affordable housing, and that, should any of the above information be considered commercially confidential, the information should be provided to members of Planning Committee and Housing, Homelessness and Fair

Work Committee in the form of a confidential members' briefing rather than a report to Committee.

- 6) To note that there were no new planning approvals for Golden Share in 2021-23; and that no changes to Golden Share policy would be considered while City Plan 2030 was being considered by Scottish Ministers, but that the affordability of Golden Share continued to be monitored.
- 7) To note the affordability of Mid Market Rent (MMR) and Intermediate Rent (IR) homes as set out in previous reports to this Committee, and to further note the Council's affordable housing guidance set out the affordable housing tenures in priority order, with social rented housing as the highest priority need, and to further note that IR could sometimes be time-limited.
- 8) To note that the overwhelming need for affordable housing identified in both HoNDA2 and HoNDS3 was for affordable rented accommodation.
- 9) To note that any significant changes to the affordable housing policy would be subject to consultation.
- 10) To therefore agree that reports presented to Committee as part of the preparation of guidance to support relevant policies once the City Plan 2030 had been approved would give consideration to consulting on changes to the affordable housing policy which focused on those tenures which best delivered affordable rented accommodation, and which considered limited or an end to the use of those tenures which supported low-cost home ownership or more expensive rental tenures, including, but not limited to, consideration of ending the use of Golden Share, and removing the time-limited aspect of Intermediate Rent.
- 11) To refer the report to Housing, Homelessness and Fair Work Committee for information.

- moved by Councillor Booth, seconded by Councillor O'Neill

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

Decision

To approve the following adjusted motion by Councillor Dalgleish:

- 1) To note the extremely challenging circumstances for delivery of affordable homes, through the war in Ukraine, Brexit and a number of other factors leading to significant increases in prices and added pressure to the sector, as set out in the report by the Executive Director of Place.
- 2) To note that the Affordable Housing Policy (AHP) was nonetheless consistently delivering onsite affordable homes for more than 85% of sites of 20 homes or more.
- 3) To note that almost 1,050 new affordable homes were completed through 2021/22 and 2022/23 and almost 1,000 new affordable homes were approved on sites secured through the AHP.

- 4) To note the use of commuted sums, as set out in paragraph 4.16 of the report by the Executive Director of Place, to support delivery of 216 new affordable homes on three sites, and to further note that only around one fifth of the £2.662 million received in commuted sums over 2021-23 was used to support the delivery of affordable homes; and further notes that the report set out that there would be “ample opportunities” to allocate these commuted sums.
- 5) To agree to receive a detailed report within two cycles on the use of commuted sums to deliver affordable homes, and that this report would include, but not be limited to, the following:
 - a) In what circumstances commuted sums were considered a reasonable alternative to on-site affordable housing.
 - b) A detailed breakdown of the use to which commuted sums had been used over the last 5 years.
 - c) A detailed analysis of how long the Council had held on to commuted sums before they were used.
 - d) In what circumstances, and within which thresholds, it was considered reasonable to offer to contribute commuted sums to deliver on-site affordable housing, and that, should any of the above information be considered commercially confidential, the information should be provided to members of Planning Committee and Housing, Homelessness and Fair Work Committee in the form of a confidential members’ briefing rather than a report to Committee.
- 6) To note that there were no new planning approvals for Golden Share in 2021-23; and that no changes to Golden Share policy would be considered while City Plan 2030 was being considered by Scottish Ministers, but that the affordability of Golden Share continued to be monitored.
- 7) To note the affordability of Mid Market Rent (MMR) and Intermediate Rent (IR) homes as set out in previous reports to this Committee, and to further note the Council’s affordable housing guidance set out the affordable housing tenures in priority order, with social rented housing as the highest priority need, and to further note that IR could sometimes be time-limited.
- 8) To note that the overwhelming need for affordable housing identified in both HoNDA2 and HoNDS3 was for affordable rented accommodation.
- 9) To note that any significant changes to the affordable housing policy would be subject to consultation.
- 10) To therefore agree that reports presented to Committee as part of the preparation of guidance to support relevant policies once the City Plan 2030 had been approved would give consideration to consulting on changes to the affordable housing policy which focused on those tenures which best delivered affordable rented accommodation, and which considered limited or an end to the use of those tenures which supported low-cost home ownership or more

expensive rental tenures, including, but not limited to, consideration of ending the use of Golden Share, and removing the time-limited aspect of Intermediate Rent.

- 11) To refer the report to Housing, Homelessness and Fair Work Committee for information.
- 12) To discuss with Officers if further advice could be given to applicants to ensure affordable housing.
- 13) To discuss with Officers the options to ensure social housing was delivered.

(References – Planning Committee 30 November 2022 (item 1); Act of Council No.7 of 16 March 2023; report by the Executive Director of Place, submitted.)

4. West Edinburgh Placemaking Framework and Masterplan: Draft for Consultation

Approval was sought for the draft West Edinburgh Placemaking Framework and Masterplan. The report set out the process for consultation on the draft Placemaking Framework and Masterplan.

Motion

- 1) To approve the Draft West Edinburgh Placemaking Framework and Masterplan for public consultation.
 - 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Framework and Masterplan.
- moved by Councillor Dalgleish, seconded by Councillor Cameron.

Amendment

- 1) To approve the Draft West Edinburgh Placemaking Framework subject to planning officers amending the Draft West Edinburgh Placemaking Framework and Masterplan to include more focused consideration of potential traffic impacts on existing communities. This should amend the consultation to enable views from key landowners within and around the masterplan area, those living directly in the area, surrounding community and interest groups, statutory consultees, key stakeholders and other interested organisations on how best to mitigate the impacts of increased flow of traffic on existing communities in West Edinburgh.
 - 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Framework and Masterplan.
- moved by Councillor Gardiner, seconded by Councillor Hyslop

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 Dalgleish:

- 1) To approve the Draft West Edinburgh Placemaking Framework subject to planning officers amending the Draft West Edinburgh Placemaking Framework

and Masterplan to include more focused consideration of potential traffic impacts on existing communities. This should amend the consultation to enable views from key landowners within and around the masterplan area, those living directly in the area, surrounding community and interest groups, statutory consultees, key stakeholders and other interested organisations on how best to mitigate the impacts of increased flow of traffic on existing communities in West Edinburgh.

- 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Framework and Masterplan.

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

5. Economic Impact of Residential and Short-term Let Properties in Edinburgh

A report by MKA Economics was considered by Committee on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (“the Economic Report”). It was noted that if further guidance on short-term lets was prepared in accordance with the decision of Planning Committee of 19 April 2023, the Economic Report would be used to inform the preparation of that guidance.

Decision

- 1) To note that an independent assessment of the economic impact of residential and short-term let properties in Edinburgh was commissioned with a final report issued in May 2023.
- 2) To note that the findings of the report were one source of information that could be considered when assessing the economic impacts of short-term let planning applications and that given the report was considering generalities rather than the specifics of an individual case, it was likely that only limited weight could be attached to it as a material consideration when making planning application decisions.
- 3) To circulate the updated Scottish Guidance on NPF4 in relation to short term lets to members when it became available.

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