

Minutes

Planning Committee

2.00pm, Wednesday 19 May 2021

Present

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Griffiths, Gordon, Mitchell, Mowat, Osler, Rose and Young.

1. Impact of Road Interventions on Conservation Areas

(a) Deputation – Newington Hotel Group

The Committee heard a deputation from Newington Hotel Group in relation to the impact of road interventions on conservation areas. The deputation did not oppose active travel in principle as they considered there to be great benefits in cycling for visitors to the city and the community.

The deputation did, however, express their opposition to the design of the cycle lane defenders and the scale of installation along the Craigmillar Park corridor. They considered the installation on the current scale to be inappropriate development for Conservation Areas.

(Reference – written submission from Newington Hotel Group, submitted)

(b) Motion by Councillor Rose

The following motion by Councillor Rose was submitted in terms of Standing Order 17.1:

“Committee:

1. Notes concerns in areas of the city about the impact on conservation areas of road interventions which are currently designated ‘temporary’ under the Spaces for People programme.
2. Notes that consideration is being given to making some of the interventions permanent.
3. Requests a report in two cycles on what measures can be taken to enhance and preserve these conservation areas in line with legislative responsibilities.”

Motion

To approve the motion by Councillor Rose.

- moved by Councillor Rose, seconded by Councillor Mowat

Amendment

Delete all and replace with:

- 1) To note that the Spaces for People schemes were temporary infrastructure in place to provide safe space for people walking, wheeling and cycling.
 - 2) To note the recent consultation, with outcomes due to be reported in June 2021 to the Transport and Environment Committee, with options to be agreed.
 - 3) To further note retaining any safe spaces on a permanent basis does not mean using the temporary infrastructure. Any permanent solutions would require specific Traffic Road Orders which would require additional design and investment in order to be fit for long term purpose if specific spaces were needed on a permanent basis.
 - 4) To request that officers take cognisance of existing street design guidance including where relevant in Conservation Areas if and when developing any schemes to provide permanent space for walking, wheeling and cycling.
- moved by Councillor Gardiner, seconded by Councillor Child

Voting

The voting was as follows:

For the Motion	-	3 votes
For the Amendment	-	8 votes

(For the Motion: Councillors Mitchell, Mowat and Rose.)

For the Amendment: Councillors Booth, Mary Campbell, Child, Gardiner, Gordon, Griffiths, Osler and Young.)

Decision

To approve the amendment by Councillor Gardiner.

2. Minutes

Decision

To approve the minutes of the Planning Committee of 10 March 2021 as a correct record.

3. Planning Committee Business Bulletin

The Committee's business bulletin for 19 May 2021 was presented.

Decision

- 1) To note the business bulletin.

- 2) To agree that an update would be provided in the next Business Bulletin on the resumption of services.

(Reference – business bulletin, submitted)

4. Scottish Government Consultation on Proposals for Regulations on Local Place Plans – The City of Edinburgh Council Response

Details were provided of a consultation paper issued by the Scottish Government which sought views on proposals for regulations on Local Place Plans (LPPs).

The proposed response to the consultation paper was presented which was supportive of the regulatory principle of LPPs in the Choices for City Plan process and provided feedback on how the Scottish Government should allow for the forming of LPPs in more detail.

Decision

- 1) To note the Scottish Government's Proposals for Regulations on Local Place Plans.
- 2) To approve the proposed response to the consultation detailed in Appendix 1 of the report setting out the Council's support for the proposed regulatory principles of Local Place Plans subject to the consideration of how this community work would be resourced.
- 3) To agree that the proposed response be submitted to the Scottish Government by 25 June 2021.

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

5. Scottish Government National Planning Framework 4 Housing Land Figures – The City of Edinburgh Council Response

Details were provided of a consultation paper issued by the Scottish Government which sought views on the proposed methodology for calculating the amount of housing land that should be allocated as a default minimum requirement in the Local Development Plan as set out in the 2019 Planning Act for the National Planning Framework (NPF4).

The proposed response to the consultation paper was presented which set out the Council's position relating to the City of Edinburgh area.

Decision

- 1) To note the Scottish Government's proposed methodology for calculating housing land figures and the proposed default minimum requirement for National Planning Framework 4 for City of Edinburgh area as set out to the Council's Head of Housing and Head of Planning.

- 2) To note that this should be informed by local input and evidence and factor in policy ambitions to support growth in local housing provision and for provision of homes for older and disabled people.
- 3) To approve the proposed response to the Scottish government in respect of the methodology and the proposed default minimum requirement for housing land as set out in the main report and Appendix 1.
- 4) To agree that the proposed response be submitted to the Scottish Government by 4 June 2021 including the provisions for further work and evidence to inform the process.

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

6. Affordable Housing Policy Update

An update was provided on Affordable Housing Policy (AHP) performance in 2019/20 and 2020/21 and the use of commuted sums to support the delivery of new affordable homes over the same period.

Proposed minor changes to the AHP Practice Note were presented which aimed to provide more clarity to assist developers to understand what was expected at an early stage when developing proposals for affordable homes.

Motion

To approve the recommendations in the report.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

- 1) To approve the recommendations in the report.
- 2) To call for an assessment of all homes delivered by this policy in the last three years to be reported back to Committee within two cycles and that this assessment should in particular examine the number of low cost home ownership (LCHO) and mid-market rent (MMR) homes (subsidised and unsubsidised) delivered, whether the number of each category delivered was consistent with the Council's housing need and demand assessment and whether a further adjustment to the Council's affordable housing policy was required as a result of that assessment.

- moved by Councillor Booth, seconded by Councillor Mary Campbell.

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 approve the minor updates to the Affordable Housing Policy (AHP) Practice Note set out in Appendix 1 of the report.

- 2) To note that the AHP was consistently delivering onsite affordable homes on nine out of ten sites of twenty homes or more.
- 3) To note that a further 1,354 affordable homes were approved in 2019/20-2020/21 on sites secured through the AHP and that a further 652 affordable homes were completed through the AHP over the same period.
- 4) To note the use of commuted sums, as set out in paragraph 4.7 of the report, to support delivery of 195 new affordable homes on five sites across the city.
- 5) To call for an assessment of all homes delivered by this policy in the last three years to be reported back to Committee within two cycles and that this assessment should in particular examine the number of low cost home ownership (LCHO) and mid-market rent (MMR) homes (subsidised and unsubsidised) delivered, whether the number of each category delivered was consistent with the Council's housing need and demand assessment and whether a further adjustment to the Council's affordable housing policy was required as a result of that assessment.
- 6) To refer the report to the Housing, Homelessness and Fair Work Committee for information.

(References – Planning Committee 7 August 2019 (item 7); Housing, Homelessness and Fair Work Committee 14 January 2021 (item 6); report by the Executive Director of Place, submitted)

7. Coronavirus Measures and Publication of Weekly Lists and Posting of Site Notices

The Chief Planning Officer, in consultation with the Convener and Vice-Convener had agreed to extend the period to not publish weekly lists in libraries and offices to 30 September 2021 under urgency provisions set out in the Committee's Terms of Reference and Delegated Functions.

Decision

- 1) To note the decision taken by the Chief Planning Officer, in consultation with the Convener and Vice-Convener, to extend the period during which weekly lists were not published in libraries and offices to 30 September 2021.
- 2) To resume the physical posting of site notices.
- 3) To agree that officers would produce a notice for display on libraries explaining how to access public notices.

(References – Planning Committee 2 September 2020 (item 6); report by the Executive Director of Place, submitted)

8. Funding Third Sector Delivery Partners: Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust

The Planning Committee had previously agreed to support a small number of third sector organisations via three-year Service Level Agreements.

These organisations were in unique positions to partner with the Council to fulfil the obligations of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Site Management Plan and the Council's commitment to improve the environment for communities.

Approval was sought for funding of £46,000 for Edinburgh World Heritage and £25,833 for Edinburgh and Lothians Greenspace Trust for 2021/22 for a range of services and activities detailed in appendices 1 and 2 of the report.

Decision

To approve the sums of £46,000 for Edinburgh World Heritage and £25,833 for Edinburgh and Lothians Greenspace Trust for the financial year 2021/22 for services and activities as set out in Appendices 1 and 2 of the report.

(References – Planning Committee 15 May 2019 (item 6); report by the Executive Director of Place, submitted)

Declaration of Interests

Councillors Child and Gardiner declared a non-financial interest in the above item as non-Executive Directors of Edinburgh World Heritage and the Edinburgh & Lothians Greenspace Trust.

9. Summer Festival Installations During Coronavirus Emergency

The Scottish Government's Chief Planner had written to planning authorities in Scotland to encourage a relaxation of planning control through not taking enforcement action in a range of circumstances to help businesses and services diversify and continue to operate within communities during the pandemic.

Motion

To approve the recommendations in the report.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment 1

Delete the recommendation in the report and replace with the following:

To recognise the impact of the Coronavirus pandemic on the City and that in 2020 the Festivals had to be cancelled; that without relaxing the approach to planning control, as detailed in the attached report, meeting the public health restrictions would make it impossible to stage Festival events in summer 2021 and therefore agrees to relax planning controls as detailed for summer 2021.

- moved by Councillor Mowat, seconded by Councillor Rose.

Amendment 2

Add at the end of recommendations:

“as set out in this report, subject to the following changes:

- a) in 4.1.1 delete “excluding” and insert “including”
- b) in 4.1.2 after “residential properties” insert “where there is likely to be a negative impact on neighbouring residential amenity”.

Committee further agrees that ward councillors should be consulted, and further agree that these temporary changes should cease at the end of September 2021, and that, should a similar approach be considered for future events, a further report would be brought back to Committee at that time.

- moved by Councillor Booth, seconded by Councillor Mary Campbell

In accordance with Standing Order 22(12), Amendment 1 was accepted as an amendment to the motion and Amendment 2 adjusted and accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Gardiner:

- 1) To recognise the impact of the Coronavirus pandemic on the City and that in 2020 the Festivals had to be cancelled; that without relaxing the approach to planning control, as detailed in the attached report, meeting the public health restrictions would make it impossible to stage Festival events in summer 2021 and therefore agrees to relax planning controls as detailed for summer 2021.
- 2) To agree that ward councillors should be notified, and further agree that these temporary changes should cease at the end of Autumn 2021, and that, should a similar approach be considered for future events, a further report would be brought back to Committee at that time.

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