

Minutes

Planning Committee

2.00pm, Wednesday 2 November 2022

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 31 August 2022 as a correct record.

2. Business Bulletin

The Planning Committee Business Bulletin for 2 November 2022 was submitted.

Decision

- 1) To note the Business Bulletin.
- 2) To note that an update would be included in the Business Bulletin for the first meeting of the Committee in 2023 on the numbers of applications relating to short term lets.
- 3) To note that an update would be submitted to a future meeting of the Planning Committee:
 - on the opportunities being taken to maximise engagement with communities on developments in the City
 - the process of ensuring democratic oversight of projects
 - the process and criteria around establishing sounding boards and appointing members.
- 4) To note that officers planned to include an update in the Business Bulletin for the first meeting of the Committee in 2023 on the proposed timetable for taking forward the Seafield masterplan work.

(Reference – Business Bulletin 2 November 2022, submitted.)

3. Housing Land Audit and Completions Programme 2022

A summary of the findings of the 2022 annual Housing Land Audit and Completions Programme (HLACP) was presented.

The 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 The Housing Land Audit and Completions Programme 2022 set out in appendix 1 of the report.
- 2) To agree 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, 1 December 2021 (item 5); report by the Executive Director of Place, submitted)

4. Motion by Councillor Osler - Conservation and Adaptation

The following motion was submitted by Councillor Osler in terms of Standing Order 17:

“Committee:

Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.

Understands the additional challenge those living within conservation areas face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.

Believes that to keep residents living in our conservation areas, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.

Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas.

Agrees that responses to the consultation should inform a short term working group which shall be established between planning officers and residents so that knowledge can be shared as to:

- What the challenges are for residents to adapt homes in such areas
- What can be done (presently) to alleviate these
- What needs to change to address those challenges, and
- The cost to our Built Heritage of any changes.

A report from the above should be to be presented to the Planning Committee in four cycles.”

- moved by Councillor Osler, seconded by Councillor Beal

Amendment 1

Committee:

Agrees paragraphs 1, 2 and 3 of the motion as follows:

- 1) Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.
- 2) Understands the additional challenge those living within conservation areas face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.
- 3) Believes that to keep residents living in our conservation areas, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.

Deletes paragraphs 4, 5 and 6 of the motion and replaces with the following:

- 4) Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas; that the consultation information should also be available through public libraries and accept written submissions to the planning department.
- 5) Acknowledges the ongoing workload for Planning Officers at this crucial time, including but not limited to support for City Plan 2030 process and related guidance and the impact of the forthcoming National Planning Framework 4 (NPF4) on existing and proposed policies.
- 6) Agrees that responses to the consultation should be summarised to inform two focused planning officer organised workshops with consultation participants, to consider the matters identified and identify potential policy areas for further development.
- 7) Agrees that a report summarising the consultation and subsequent focused workshops, and which thereafter identifies any proposed guidance area changes recommended by officers as a result of this, should be presented to the Planning Committee for consideration in four cycles.

- moved by Councillor Gardiner, seconded by Councillor Hyslop

Amendment 2

To approve the terms of the motion subject to the following amendments:

- 1) in paragraph 2, after “conservation areas” insert “and listed buildings”.
- 2) in paragraph 3, after “conservation areas” insert “and listed buildings”.

3) in paragraph 5, after “planning officers” insert “councillors, relevant bodies with an interest in the historic environment, energy saving or fuel poverty, and”.

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

In terms of Standing Order 22(12), paragraphs 4 and 5 of Amendment 1 and Amendment 2 in its entirety were accepted as addendums to the motion.

Decision

To approve the following adjusted motion by Councillor Osler:

Committee:

- 1) Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.
- 2) Understands the additional challenge those living within conservation areas and listed buildings face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.
- 3) Believes that to keep residents living in our conservation areas and listed buildings, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.
- 4) Acknowledges the ongoing workload for Planning Officers at this crucial time, including but not limited to support for City Plan 2030 process and related guidance and the impact of the forthcoming National Planning Framework 4 (NPF4) on existing and proposed policies.
- 5) Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas; that the consultation information should also be available through public libraries and accept written submissions to the planning department.
- 6) Agrees that responses to the consultation should inform a short-term working group which shall be established between planning officers, councillors, relevant bodies with an interest in the historic environment, energy saving or fuel poverty and residents so that knowledge can be shared as to:
 - What the challenges are for residents to adapt homes in such areas
 - What can be done (presently) to alleviate these
 - What needs to change to address those challenges, and
 - The cost to our Built Heritage of any changes.
- 7) Agrees that a report from the above should be presented to the Planning Committee in four cycles.