

## Planning Committee (Special Meeting)

10.00am, Tuesday 19 December, 2023

### Present

Councillors Dalgleish (Convener), Beal, Booth, Gardiner, Jones, McNeese-Mechan, Mowat, Nols-McVey (substituting for Councillor Mattos-Coelho), Osler, Pogson (substituting for Councillor Cameron) and Staniforth.

### 1. Order of Business - Standing Order 22.16 (40 Minute Rule)

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#### Decision

To suspend Standing Order 22.16 (40 minute rule) during consideration of Item 8.1 on the Agenda (West Edinburgh Placemaking Framework and Strategic Masterplan – Report by the Executive Director of Place).

### 2. West Edinburgh Placemaking Framework and Strategic Masterplan

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Approval was sought for the finalised West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM), which would come into effect once the City Plan 2030 was adopted. Once it was adopted, it would be a material consideration as non-statutory planning guidance for the determination of planning applications in the WEPFSM area.

An SNP Addendum was ruled urgent by the Convener under Standing Order 22.3.

#### Motion

- 1) To approve the finalised West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) Appendix 1 of the report by the Executive Director of Place) and the Context Information for the West Edinburgh Placemaking Framework (Appendix 2 of the report) and that these should come into effect once City Plan was adopted.
- 2) To note that if Committee approved the WEPFSM, the West Edinburgh Strategic Design and Landscape Frameworks were revoked as planning guidance once the WEPFSM came into effect.
- 3) To note that if the City plan 2030 report of examination changed the requirements for West Edinburgh, Committee would receive a report on how WEPFSM should address this.

- 4) To note that Options remain in the WEPFSM for the Gogar Burn. Once dialogue with key stakeholders was concluded, the document may need to be updated. Committee would have oversight of this.
  - 5) To note Officers were given delegated authority to create a publication version of the WEPFSM with improved illustrations, maps and formatting.
- moved by Councillor Dalgleish, seconded by Councillor Pogson

### **Amendment 1**

- 1) To approve the finalised West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) Appendix 1 of the report by the Executive Director of Place) and the Context Information for the West Edinburgh Placemaking Framework (Appendix 2 of the report) and that these should come into effect once City Plan was adopted.
  - 2) To note that if Committee approved the WEPFSM, the West Edinburgh Strategic Design and Landscape Frameworks were revoked as planning guidance once the WEPFSM came into effect.
  - 3) To note that if the City plan 2030 report of examination changed the requirements for West Edinburgh, Committee would receive a report on how WEPFSM should address this.
  - 4) To note that Options remain in the WEPFSM for the Gogar Burn. Once dialogue with key stakeholders was concluded, the document may need to be updated. Committee would have oversight of this.
  - 5) To note Officers were given delegated authority to create a publication version of the WEPFSM with improved illustrations, maps and formatting.
  - 6) To note reference to references to the A8 Gogarstone Road junction within West Edinburgh Placemaking Framework and Strategic Masterplan including 6.1 and 6.9 and requested that the report be amended with a sentence added to 6.9 as followed: "Consideration to be given to north / south active travel and potential public transport and connectivity between the proposed development and Gogarstone Road and Ratho Village in line with 20 minute neighbourhood principles; and that maps in the report are amended to reflect this".
  - 7) To note that solar panels and green roofs had been considered in developments adjacent to London City Airport, where those are accompanied with appropriate bird hazard estate management plans and therefore requested that the WEPFSM be amended to give consideration to this as followed: "Roofs of these types will only be supported where an appropriate bird management plan has been secured and can be delivered".
- moved by Councillor Gardiner, seconded by Councillor Nols-McVey

### **Amendment 2**

- 1) To approve as amended the finalised West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) Appendix 1 of the report by the Executive Director of Place) and the Context Information for the West Edinburgh Placemaking Framework (Appendix 2 of the report) and that these should come into effect once City Plan was adopted.
- 2) To note that 6.12 of the framework listed a new Gogar Link Road as a key transport infrastructure intervention.
  - 2.1) To note that such an intervention could provide alternative vehicle access to the airport's cargo facility, allowing for all airport cargo related vehicle traffic to be taken away from new residential developments spanning Turnhouse Road and Craigs Road, as well as away from the new Maybury primary School and Maybury Health Clinic.
  - 2.2) To recognise how any decision to restrict the new Gogar Link Road to public transport and active travel would conflict with that aim.
  - 2.3) To agree that the proposal on "Establishing a 'Main Street' and the Gogar Link Road" (Table 8, Page 22 of the report by the Executive Director of Place), "although may prioritise or be limited to public transport and active travel only." be deleted and replaced with "although may prioritise public transport and active travel."
- 3) To note that if Committee approved the WEPFSM, the West Edinburgh Strategic Design and Landscape Frameworks were revoked as planning guidance once the WEPFSM came into effect.
- 4) To note that if the City plan 2030 report of examination changed the requirements for West Edinburgh, Committee would receive a report on how WEPFSM should address this.
- 5) To note that Options remain in the WEPFSM for the Gogar Burn. Once dialogue with key stakeholders was concluded, the document may need to be updated. Committee would have oversight of this.
- 6) To note Officers were given delegated authority to create a publication version of the WEPFSM with improved illustrations, maps and formatting.

### **Amendment 3**

- 1) To note the Council had declared a climate emergency, and that national planning framework 4 policy 1 stated that "when considering all development proposals significant weight will be given to the global climate and nature crisis".
- 2) To note the West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) (Appendix 1 of the report by the Executive Director of Place) and thanked officers for their time in preparing it, thanks to all those who responded to the consultation, welcomed the considerable emphasis on placemaking, and the stated aim to reduce the need to travel and the need to create 20-minute neighbourhoods and the emphasis on tackling the climate and nature emergencies within the document.

- 3) To note the WEPFSM still included proposals to dual Eastfield Road to “enhance route capacity of principal vehicular route serving the airport! (paragraph 6.12), and also included proposals for a Northern East-West Access which “has the potential to provide secondary access to and from the Airport, including the Airport Freight Terminal.” (ibid)
- 4) Believes that increased road capacity for private motor vehicles, except where delivering safety improvements or providing access to newly constructed buildings, was not compatible with the Council’s commitment to tackle the climate emergency or the Council’s target to reduce kilometres travelled by car, and that those proposals in the WEPFSM were therefore not supportable.
- 5) Therefore did not approve the WEPFSM, but rather asked officers to redraft the document to remove new road capacity for private motor vehicles as outlined above, and instead to ensure that any enhanced access prioritised active travel and public transport, and to return the document to Committee for scrutiny within one cycle.

- moved by Councillor Booth, seconded by Councillor Staniforth

In accordance with Standing Order 22(13), Amendments 1 and 2 were adjusted and accepted as an addendum to the Motion.

### **Voting**

For the Motion (as adjusted) - 7 votes

For Amendment 3 - 2 votes

Abstention - 1 vote

(For the motion – Councillors Beal, Dalgleish, Gardiner, McNeese-Mechan, Osler, Jones and Mowat.

For the amendment – Councillors Booth and Staniforth.

Abstentions – Councillor Nols-McVey.)

### **Decision**

To approve the following adjusted motion by Councillor Dalgleish:

- 1) To approve as amended the finalised West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) Appendix 1 of the report by the Executive Director of Place) and the Context Information for the West Edinburgh Placemaking Framework (Appendix 2 of the report) and that these should come into effect once City Plan was adopted.
- 2) To note that 6.12 of the framework listed a new Gogar Link Road as a key transport infrastructure intervention.
  - 2.1) To note that such an intervention could provide alternative vehicle access to the airport’s cargo facility, allowing for all airport cargo related vehicle traffic to be taken away from new residential developments spanning

Turnhouse Road and Craigs Road, as well as away from the new Maybury primary School and Maybury Health Clinic.

- 2.2) To recognise how any decision to restrict the new Gogar Link Road to public transport and active travel would conflict with that aim.
- 2.3) To agree that the proposal on £Establishing a 'Main Street' and the Gogar Link Road" (Table 8, Page 22 of the report by the Executive Director of Place), "although may prioritise or be limited to public transport and active travel only." be deleted and replaced with "although may prioritise public transport and active travel."
- 3) To note that if Committee approved the WEPFSM, the West Edinburgh Strategic Design and Landscape Frameworks were revoked as planning guidance once the WEPFSM came into effect.
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- 6) To note Officers were given delegated authority to create a publication version of the WEPFSM with improved illustrations, maps and formatting.
- 7) To note reference to references to the A8 Gogarstone Road junction within West Edinburgh Placemaking Framework and Strategic Masterplan including 6.1 and 6.9 and requested that the report be amended with a sentence added to 6.9 as followed: "Consideration to be given to north / south active travel and potential public transport and connectivity between the proposed development and Gogarstone Road and Ratho Village in line with 20 minute neighbourhood principles; and that maps in the report are amended to reflect this".
- 8) To note that solar panels and green roofs had been considered in developments adjacent to London City Airport, where those are accompanied with appropriate bird hazard estate management plans and therefore requested that the WEPFSM be amended to give consideration to this as followed: "Roofs of these types will only be supported where an appropriate bird management plan has been secured and can be delivered".

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