

Minutes

Planning Committee

2.00pm, Wednesday 19 June 2024

Present

Councillors Dalgleish (Convener), Booth, Cameron, Gardiner, Jones, Mattos-Coelho, McNeese-Mechan, Mowat, Osler, Staniforth and Thornley.

1. Deputations

a) In relation to Item 7.1 – City Plan 2030 Report of Examination and Resolution to Adopt

Homes for Scotland welcomed the City Plan 2030 report and mentioned that the housing industry should participate in building new homes in the capital. The deputation highlighted that Local Development Plan sites would be insufficient in the light of the housing emergency crisis which had been declared and there would be a risk in delivery of those allocated sites. The deputation immediate action was required. The deputation emphasized the importance of collaborative work with Council to deliver more houses, including affordable housing. The deputation disagreed with decreasing the budget for affordable housing and requested guidance be produced to reflect existing barriers and housing delivery.

2. Minutes

Decision

To approve the minute of the Planning Committee of the 24 April 2023 as a correct record subject to the adjustment to Item 1(b) of the minute to amend the title from 'Living Rent' to 'ASSC Proposal on Short Term Lets'.

3. Rolling Actions Log

The Planning Committee Rolling Actions Log for 19 June 2024 was presented.

Decision

- 1) To agree to close the following actions:
 - **Action 8** - Business Bulletin
 - **Action 9** - Scottish Government Consultations on Development Plan Regulations, Masterplan Consent Area Regulations and Resourcing Planning
- 2) To request that the Conservation Area and Adaption report was included on the work programme.

- 3) To request Officers liaised with group leads on ways to encourage better engagement before Committee.
- 4) To otherwise note the remaining outstanding actions.

(Reference – Rolling Actions Log, 19 June 2024, submitted.)

4. Work Programme

The Planning Committee Work Programme was presented.

Decision

To note the work programme.

(Reference – Work Programme, 19 June 2024, submitted.)

5. Business Bulletin

The Planning Committee Business Bulletin for 19 June 2024 was submitted.

Decision

- 1) To request officers simplify the figures of appeals and check if the number of live enforcement cases could be included.
- 2) To request officers check the extent of publicity on Seafield in the Craigentenny area and checked engagement postcodes in the area.
- 3) To request officers provided a weekly update on the George Cinema building and check if a sign notifying of asbestos in the building was required.
- 4) To otherwise note the Business Bulletin

(Reference – Business Bulletin 19 June 2024, submitted.)

6. City Plan 2030 Report of Examination and Resolution to Adopt

Committee were asked to approve modifications to City plan 2030, which remained substantially unchanged in terms of strategy, land allocations, the resultant land supply and policies. The recommendations for changes were 'largely binding' on the Council.

Motion

- 1) To accept the Reporter recommendations to modify City Plan 2030 as set out in the Table of Recommendations and as justified in the Report of Examination.
- 2) To endorse the modified City Plan 2030 as the Local Development Plan.
- 3) To approve the covering letter to be submitted with the modified plan, to provide clarity on certain matters to Ministers, along with the Housing Technical Note (revised) for the same purpose of clarity.
- 4) To refer the report to Council to resolve to adopt the modified City Plan 2030 as its Local Development Plan and submit the report to the Scottish Ministers in accordance with the requirements of Section 20 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019.

- moved by Councillor Dalgleish, seconded by Councillor Cameron

Amendment 1

- 1) To accept the Reporter recommendations to modify City Plan 2030 as set out in the Table of Recommendations and as justified in the Report of Examination in the report by the Service Director, Sustainable Development.
- 2) To endorse the modified City Plan 2030 as the Local Development Plan.
- 3) To approve the covering letter to be submitted with the modified plan, to provide clarity on certain matters to Ministers, along with the Housing Technical Note (revised) for the same purpose of clarity.
- 4) To refer the report to Council to resolve to adopt the modified City Plan 2030 as its Local Development Plan and submit the report to the Scottish Ministers in accordance with the requirements of Section 20 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019.
- 5) To take the actions above on the clear understanding that due to changes in how Local Development plans were prepared as mandated by the Planning Act 2019, that this was a transitional plan and was not a 10 year plan, but only provided a plan until May 2028 when a new form plan would have to be prepared; that the Report of Examination made clear that 6,371 housing units were unlikely to be delivered during the plan period and had instructed that these sites would have to be reassessed during the preparation of the next Local Development Plan.
- 6) To request that in the letter to Ministers that paragraph 2.78 was amended in the proposed plan to note that the Inverleith Air Quality Management Area was revoked in March 2024, therefore there were now 5 Air Quality Management Areas in the city rather than 6.

- moved by Councillor Mowat, seconded by Councillor Jones

In accordance with Standing Order 22.13, Amendment 1 was accepted as an addendum to the motion.

At this point in the meeting, the following Amendment 2 was proposed.

Amendment 2

To approve the motion as originally submitted by Councillor Dalgleish. - moved by councillor Gardiner, seconded by Councillor Mattos-Coelho

Voting

The voting was as follows:

For the Motion (as adjusted) - 8 votes

For Amendment 2 - 3 votes

(For the Motion (as adjusted): Councillors Booth, Cameron, Dalgleish, Jones, Mowat, Osler, Staniforth and Thornley.

For Amendment 2: Councillors Gardiner, Mattos-Coelho and McNeese-Mechan)

Decision

To approve the following adjusted motion by Councillor Dalgleish:

- 1) To accept the Reporter recommendations to modify City Plan 2030 as set out in the Table of Recommendations and as justified in the Report of Examination.
- 2) To endorse the modified City Plan 2030 as its Local Development Plan.
- 3) To approve the covering letter to be submitted with the modified plan, to provide clarity on certain matters to the Ministers, along with the Housing Technical Note (revised) for the same purpose of clarity.
- 4) To refer the report to Council to resolve to adopt the modified City Plan 2030 as its Local Development Plan and submit the report to the Scottish Ministers in accordance with the requirements of Section 20 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019.
- 5) To take the actions above on the clear understanding that due to changes in how Local Development plans were prepared as mandated by the Planning Act 2019, that this was a transitional plan and is not a 10 year plan but only provides a plan until May 2028 when a new form plan would have to be prepared; that the Report of Examination made clear that 6,371 housing units were unlikely to be delivered during the plan period and had instructed that these sites would be have to reassessed during the preparation of the next Local Development Plan.
- 6) To request that in the letter to Ministers that paragraph 2.78 was amended in the proposed plan to note that the Inverleith Air Quality Management Area was revoked in March 2024, therefore there were now 5 Air Quality Management Area's in the city rather than 6.

Declaration of Interest

Councillor Gardiner made a non-financial transparency statement as a board member of Wester Hailes Land and Property Trust.

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

7. Update: Strategic Housing Investment Plan 2024/25 – 2028/29 – referral from the Housing, Homelessness and Fair Work Committee

The Housing, Homelessness and Fair Work Committee referred a report on 14 May 2024 which provided an update on the delivery of affordable housing through the Strategic Housing Investment Plan 2024/25.

Decision

To approve the use of affordable housing commuted sums on a citywide basis where individual legal agreements did not restrict this for the financial year 2024/25.

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