

Committee Minutes

Planning Committee

Edinburgh, 7 August 2008

Present:- Councillors Lowrie (Convener), Burgess, Dundas, Hinds, Keir, McIvor (Vice-Convener), Milligan, Morris, Mowat, Paisley, Peacock and Rose.

Also in attendance:- Councillors Beckett, Blacklock, Kate MacKenzie, Munro and Work.

1 Minutes

1.1 Planning Committee

The minute of the Planning Committee of 19 June 2008 was approved as a correct record.

1.2 Development Management Sub-Committees

The minutes of the Development Management Sub-Committees of 4, 11, 18 and 25 June, 2 and 16 July 2008 were approved as correct records.

1.3 Development Management Sub-Committee Visit

The record of the visits made by the Development Management Sub-Committee on 5 June 2008 was noted.

1.4 Annual Tour

The record of the Committee's Annual Tour of 12 June 2008 was noted.

1.5 Interim Edinburgh and South East Scotland Strategic Development Plan Joint Committee

The minute of the Interim Edinburgh and South East Scotland Strategic Development Plan Joint Committee of 27 June 2008 was noted.

Planning Committee
7 August 2008

1.6 Edinburgh and South East Scotland Strategic Development Plan Joint Committee

The minute of the Edinburgh and South East Scotland Strategic Development Plan Joint Committee of 27 June 2008 was noted.

2 Regeneration Opportunities in Newbridge and Ratho Station

Details were provided of regeneration opportunities in Newbridge and Ratho Station.

Work on a draft West Edinburgh Strategic Design Framework (WESDF) allowed regeneration proposals to be brought forward within the context of the wider West Edinburgh vision. Potential regeneration opportunities had been identified taking account of the Newbridge Village Regeneration Plan and a range of other planning considerations. The next stage would be for the Planning Committee to consider these as part of the draft WESDF, which, if approved, would then be the subject of a consultation exercise with the local community and other stakeholders.

The Committee heard Councillors Kate MacKenzie and Work on the aspirations of the local community to see new housing and facilities provided in the area.

Decision

- 1) To confirm its continuing support for the regeneration of Newbridge and Ratho Station.
- 2) To recognise and commend the commitment of local people and their elected representatives to secure that aim.
- 3) To note the potential regeneration opportunities identified by the consultants working on the West Edinburgh Strategic Design Framework (WESDF), and agree to consult the local community and other stakeholders on proposals for Newbridge and Ratho Station once the draft WESDF has been approved.
- 4) To refer the report on Regeneration Opportunities in Newbridge and Ratho Station to the next meeting of the Economic Development Committee for its views.
- 5) To urge officials to bring a further report on this item to the next scheduled meeting of the Planning Committee, in order to facilitate the consideration of applications by the Development Management Sub-Committee as soon as possible.

(Reference – Planning Committee 4 October 2007 (item 18), report by the Director of City Development, submitted.)

3 Review of the Edinburgh Standards for Sustainable Building – Supplementary Report

Committee had previously approved the first review of the Edinburgh Standards for Sustainable Building, and had asked for a report to be brought to this meeting examining:-

- Amendment of Priority Standard 2 to reduce the threshold to 500 m², and reduce CO₂ emissions to 15%
- Information supplied to the Development Management Sub-Committee in respect of Principle 3
- Alternative approaches, including BREEAM
- An annual review of the standards

Decision

- 1) To retain the non domestic threshold at the 1000 sq.m. level.
- 2) To retain the present 15% target based on 5% efficiency and 10% LCZT for 'Basic Scale' and 5% and 20% for 'Large Scale' applications until the next review or the national policy position between SPP 6 and the Sullivan report is resolved.

And for the avoidance of doubt:-

To retain the standard encouraging and rewarding zero carbon developments with 10 points.

- 3) In those applications using the ESSB Sustainability Statement S1 form, to supplement the Score Table in Sub-Committee reports on planning applications with energy performance percentages, scores and technologies and highlight other major contributions to achieving ESSB or other system standards.
- 4) To locate the following statement at the Introduction of the 'Sustainability Statement Form SI - Notes for Guidance':

"The Council encourages the use of BREEAM / BRE EcoHomes Appraisal Systems and where these are used will require in 'basic scale' applications a rating of "Very Good" and in 'large scale' and master planned developments a rating of "Excellent" Ecohomes levels or their equivalents in BREEAM (for retail, office, industrial and health buildings) or other bespoke systems. BREEAM ratings should be confirmed by an assessment and report prepared by an accredited BREEAM Assessor. This should include the BREEAM score tables for inclusion in the Committee report. Where any of these systems are used, it will still be necessary to demonstrate

Planning Committee
7 August 2008

that the Priority Standards on energy efficiency and on site renewable energy generation / CO2 emission reduction have been met.”

- 5) To confirm the review of the Standards are to be carried out on an annual basis.

(References – Planning Committee, 15 May 2008 (item 11), report by the Director of City Development, submitted.)

Dissent

Councillor Burgess asked that his dissent be recorded in relation to the above item.

4 Bonnington and Stead's Place / Jane Street Development Briefs - Finalised

Committee had previously approved draft Development Briefs for Bonnington and Stead's Place/Jane Street, for consultation purposes.

The briefs had been modified to take account of comments received during the consultation period and were now presented for approval as supplementary planning guidance. They would be used as a material consideration in determining applications, ensuring a co-ordinated approach to future development.

Councillors Blacklock and Munro were heard as local ward members.

Motion

- 1) To approve the finalised development briefs as supplementary planning guidance for the Bonnington, and Stead's Place/Jane Street areas.
- 2) To indicate the Committee's support for the retention and expansion of existing businesses in the area.

- moved by Councillor Lowrie, seconded by Councillor Hinds

Amendment

To approve the finalised development briefs as supplementary planning guidance for the Bonnington, and Stead's Place/Jane Street areas.

- moved by Councillor Rose, seconded by Councillor Mowat

Planning Committee
7 August 2008

Voting

For the motion - 8 votes
For the amendment - 4 votes

Decision

- 1) To approve the finalised development briefs as supplementary planning guidance for the Bonnington, and Stead's Place/Jane Street areas.
- 2) To indicate the Committee's support for the retention and expansion of existing businesses in the area.

(References – Planning Committee, 15 May 2008 (item 9), report by the Director of City Development, submitted.)

5 Identifying and Recording Brownfield Development

The Committee considered a report, prepared in response to a Council question by Councillor Ewan Aitken, about the number of brownfield sites available for development within the city, the size and ownership status of the sites and which, if any, had planning permission.

Decision

- 1) To note the issues pertaining to the identification of brownfield land and its availability for development.
- 2) To note the information the Council maintains with regard to monitoring of land supply for development.
- 3) To refer the report to the Economic Development Committee for its information.

(Reference – Council 29 May 2008 (Question 16), report by the Director of City Development, submitted.)

6 Strategic Development Planning Update

Details were given of recommendations made by the Edinburgh and South East Scotland Strategic Development Plan Joint Committee at its inaugural meeting on 27 June 2008.

Committee was asked to ratify the name and constitution of the permanent Edinburgh and South East Scotland Strategic Development Plan Joint Committee, and arrangements for consultation on the proposed Strategic Development Plan boundary.

Planning Committee
7 August 2008

Decision

- 1) To name the SDPA and the joint committee SESplan: the Strategic Development Planning Authority for Edinburgh and South East Scotland.
- 2) To agree the proposed constitution, subject to changes proposed by the Joint Committee.
- 3) To agree the intentions for convenership of the Joint Committee.
- 4) To agree the appointment of vice-convenor for the remainder of the current year.
- 5) To agree that, subject to conclusion of satisfactory terms, the City of Edinburgh Council would assume the role of legal sub-tenant in relation to leasing office space for the dedicated team on behalf of the joint committee.
- 6) To agree that consultation on the proposed SDPA boundary would be undertaken on the basis of boundary preferences outlined in the report.
- 7) To agree that engagement on the boundary of the SDP area should be undertaken principally through consultation with the relevant Community Planning Partnership organisations.
- 8) To note that a scheme of delegation and a voluntary code of practice in relation to planning application referrals would be presented to a future meeting of the Joint Committee.
- 9) To note that a report on the preferred boundary would be prepared for the Joint Committee meeting in August.

(Reference – report by the Director of City Development, submitted.)

7 Development of a City Dressing Strategy

Details were provided of the development of a City Dressing Strategy.

The report described how city dressing, carried out in a manner that complemented and enhanced Edinburgh's unique features, could promote the city to a world wide audience.

Decision

- 1) To note the strategy as a way forward for city dressing.
- 2) To receive a further report on the detailed planning issues.

Planning Committee
7 August 2008

- 3) To refer the report by the Director of City Development to the Policy and Strategy and Economic Development Committees for consideration.

(Reference – report by the Director of City Development, submitted.)

8 The Development Management Procedures: Councillor Involvement in the Pre-Application Stages

Committee was advised of a proposed new procedure for the involvement of Planning Committee members in the pre-application stages of major development proposals.

Decision

- 1) To agree to the proposal for member engagement at pre-application stage by the use of interim committee reports on major development proposals.
- 2) To request that a review of the criteria for selection of major development proposals for pre-application presentation is undertaken after the Scottish Government finalises the hierarchy definitions.
- 3) To forward the report to the Standards Commission and request that it updates its guidance in the context of the new Planning Act, particularly in relation to the pre-application stage.

(Reference – report by the Director of City Development, submitted.)

9 Development Management – Decision-Making Processes: Update

A report was circulated which provided an update on the operation of the decision-making processes of Planning Committee including Hearings and delegated powers in the context of the Planning etc (Scotland) Act 2006.

Responses to questions posed by the Development Management Sub Committee were also provided in relation to affordable housing, demolition of houses, and privacy and balconies.

Decision

To note the report and that delegated powers and the use of Hearings would require further consideration once revised government guidance was in place.

(Reference – report by the Director of City Development, submitted.)

10 Planning Committee Training and Awareness Raising Programme

Details were provided on the proposed programme of Training and Awareness Raising for members of the Planning Committee. The programme was part of the process of culture change in Planning, and was set within the context of the modernisation of the Scottish planning system.

Decision

- 1) To approve the Training and Awareness Programme for September to December 2008.
- 2) To ask the Director of City Development to include details of Home Zones in one of the proposed workshops.

(Reference –report by the Director of City Development, submitted.)

11 Development Management Guideline: Villa Areas and the Grounds of Villas

Committee considered a draft revised guideline on villa areas and the grounds of villas.

The existing guideline required to be clarified in relation to developments in the grounds of corner properties, and updated in relation to local plan policy.

Decision

To approve the draft revised guideline for consultation purposes.

(Reference – report by the Director of City Development, submitted.)

12 Funding Edinburgh World Heritage

Information was provided on issues relating to the future funding of Edinburgh World Heritage (EWH).

Changes to accounting procedures meant a change from grant to revenue funding, putting pressure on budgets. A number of possible options to allow a measure of funding to continue were laid out.

Committee was advised that an assessment of the management of EWH was underway and it would be appropriate to revisit the issue once this had been completed.

Decision

To reaffirm support for the grant work of Edinburgh World Heritage and agree to revisit the matter once further studies were available.

(Reference – report by the Director of City Development, submitted.)

13 Old and New Towns of Edinburgh World Heritage Site – Annual Monitoring Report

Committee was advised of the findings of the Edinburgh World Heritage Annual Monitoring Report 2006/07.

Indicators suggested the state of conservation of the Site was generally good. The possibility of reviewing indicators to ensure that they captured the unique characteristics of Edinburgh's World Heritage Site would be pursued with other partners.

Councillor Beckett was heard as local ward member.

Decision

To note the Edinburgh World Heritage Site Annual Monitoring Report 2006/07.

(Reference – report by the Director of City Development, submitted.)

14 Scottish Government Consultation: Draft Scottish Historic Environment Policy – Historic Battlefields

Details were provided of the Council's draft response to the consultation on the Scottish Government's Scottish Historic Environment Policy (SHEP) on historic battlefields.

The SHEP set out new policies for important historic battlefields in respect of their identification and protection, and the management of change and development within them. It did not raise issues of concern for the Council as local planning authority.

Decision

To approve the report as the Council's response to the consultation on the draft Scottish Historic Environment Policy (SHEP) on historic battlefields.

(Reference – report by the Director of City Development, submitted.)

15 Lauriston Place Church

Committee considered a report about the 'C' listed Lauriston Place Church which had suffered neglect and vandalism and was on the Buildings at Risk Register.

Approval was sought for the commissioning of a Schedule of Works and Valuation to allow an informed decision to be made about the building's future.

Decision

To approve the commissioning of the District Valuer to undertake a valuation of Lauriston Place Church, and a Consultant to compile a Schedule of Work required for the proper preservation of the building.

(Reference – report by the Director of City Development, submitted.)