

Committee Minutes

Planning Committee

Edinburgh, 28 February 2008

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

Also in attendance:- Councillors Cairns, Jackson, Kate MacKenzie, Munro and Work.

1 Minutes

1.1 Planning Committee

The minutes of the Planning Committees of 6 and 19 December 2007 were approved as correct records.

1.2 Development Management Sub-Committees

The minutes of the Development Management Sub-Committees of 28 November and 5, 12 and 19 December 2007, 16, 23 and 30 January, 6 and 13 February 2008 were approved as correct records.

1.3 Development Management Sub-Committee Visits

The records of the visits made by the Development Management Sub-Committee on 24 January 2008 were noted.

1.4 Edinburgh and Lothians Structure Plan Joint Liaison Committee

The minute of the Edinburgh and Lothians Structure Plan Joint Liaison Committee of 28 January 2008 was noted.

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

The minute of the Edinburgh Interim Edinburgh and South East of Scotland Strategic Development Plan Joint Committee of 28 January 2008 was noted.

2 Freelands Road Development Brief – Finalised Version

a) Deputations

Deputation requests had been received from Ratho and District Community Council and Freelands Road Residents' Association in respect of the Freelands Road Development Brief.

The Committee agreed to hear the deputations.

(References - e-mail requests from Ratho and District Community Council and Freelands Road Residents' Association.)

(i) Ratho and District Community Council

A deputation was heard from Mr Purves on behalf of the Ratho and District Community Council.

The deputation indicated concern about the use of the site for housing and highlighted the following specific issues:-

- That feedback from the consultation process had fallen short of standards laid out in the National Standards for Community Engagement.
- That the site was not appropriate for this development and that the Reporter had been given insufficient information when identifying the site as suitable for housing.
- Concern about proposals to break the Union Canal Towpath.
- That the nature of the landfill was unknown and remediation measures should involve careful recording of materials removed from the site to allay local fears over health and pollution.
- The importance of protecting local wildlife and habitats.
- That the frequency of the bus service should be monitored and increased if necessary.

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- That there was insufficient access and that clarification was required on how disabled and elderly residents in the new development could use village services without better access arrangements.
- That there would be a loss of agricultural land when there were alternative brownfield sites available.

(ii) Freelands Road Residents' Association

A deputation was heard from Mr Longstaff on behalf of the Freelands Road Residents' Association.

The deputation indicated concern about the use of the site for housing and access arrangements and highlighted the following concerns:-

- That the Development Brief should identify constraints and development opportunities and be consistent with national and local policies.
- That the majority of village services were located to the south of the bridge, meaning that residents from the proposed development would have to use the substandard bridge to access them.
- That the development may not accord with local and national guidance on listed buildings and conservation areas, and may have an adverse effect on principal views of the 'B' listed manse building adjacent to the proposed site.

b) Report by the Director of City Development

Committee had previously approved a consultative draft development brief for a site at Freelands Road, Ratho.

Details were provided of the results of the consultation exercise. The draft brief had been modified as a result of the comments received and the Committee was now asked to approve the brief in its finalised form.

Councillors Cairns and Henderson were heard as local ward members.

Decision

To recognise the refinements made to the development brief, but to continue consideration of the matter to allow the Director of City Development to report further on:-

- a) Access arrangements to the site.

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- b) Assessment and remediation of the contaminated land.

(Reference – Planning Committee, 9 August 2007 (item 2b); report by the Director of City Development, submitted.)

3 Development Plan Programme

An update was provided on the current position in the transition to the new development plan system introduced under the Government's modernisation proposals, which sought to balance greater speed and efficiency with enhanced community engagement.

Decision

- 1) To note the programme for development plan preparation set out in the report by the Director of City Development.
- 2) To agree that the report should form the basis of the forthcoming development plan scheme.

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

4 Structure Plan Housing Land Supply

Details were provided of the state of the strategic housing land supply in the Lothians.

The 2007 Annual Housing Monitor indicated that housing land supply was currently at 93%, exceeding the 90% trigger level in the Structure Plan requiring remedial action, but would continue to be monitored closely. New housing developments in the city were predominantly on urban brownfield sites. Delivery of affordable homes in Edinburgh was increasing annually, but, even with the significant numbers programmed for later years, supply was well below requirements for the city.

Decision

- 1) To note the findings of the third Structure Plan Annual Housing Monitor.
- 2) To note that there is a sufficient supply of effective housing land supply in the Lothians to meet Structure Plan requirements.

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

5 Scottish Planning Policy 11: Open Space and Physical Activity

Details were provided of the Scottish Planning Policy (SPP) 11: Open Space and Physical Activity, as well as progress made by the Council towards preparing an open space audit and strategy.

Published in November 2007, SPP 11 required local authorities to undertake an open space audit and an open space strategy, to facilitate assessment of provision and priorities for open space across the city. The Council had now completed the first stage of the audit, and it was intended that it would be complete by the end of 2008. An open space strategy would be prepared by the end of 2010.

Decision

- 1) To note the content of SPP 11 and the progress made by the Council in undertaking the open space audit and the requirement to prepare an open space strategy.
- 2) To agree to refer the report to the Culture and Leisure, and Transport, Infrastructure and Environment Committees for their interest.

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

6 Scottish Government Consultation Paper: Hierarchy of Developments (Scotland) Regulations 2007

Information was provided about the Scottish Government's consultation, Hierarchy of Developments (Scotland) Regulations 2007, which sought views on the rationale for setting thresholds for considering different scales of development.

The Committee was asked to agree a formal response to the consultation.

Decision

To agree that the report and appendix 1 by the Director of City Development be forwarded to the Scottish Government as the Council's formal response to the consultation paper on Hierarchy of Developments.

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

7 Scottish Government Consultation Paper: Planning Enforcement Regulations 2007

Details were provided of the Scottish Government's consultation, Planning Enforcement Regulations 2007, which sought views on the level of penalty for Fixed Penalty Notices, the form and content of Notices of Initiation and Completion of Development, On-Site Notices, and activities which may not be prohibited by a Temporary Stop Notice.

The Committee was asked to agree a formal response to the consultation.

Decision

To agree that the report and appendix by the Director of City Development be forwarded to the Scottish Government as the Council's formal response to the consultation paper on Enforcement.

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

8 Scottish Government Consultation Papers: Draft Regulations for Development Planning and Development Plan Examinations

The Scottish Government had invited comments on two consultation papers dealing with the Draft Regulations for Development Planning and Development Plan Examinations.

The Draft Regulations on Development Planning provided a minimum set of requirements to ensure that Scottish Ministers' priorities for the operation of the development planning system were achieved.

The Draft Regulations for Development Plan Examinations were intended to provide more certainty by setting out the scope and key procedures for the examination in legislation.

Committee was asked to approve a formal response to the Scottish Government's consultation papers.

Decision

To agree that the report and appendices by the Director of City Development be forwarded to the Scottish Government as the Council's formal responses to the consultation papers on Draft Regulations for Development Planning and Development Plan Examinations.

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

9 Leith Links Seaward Extension: Landscape Design and Implementation Study

Details were provided of the landscape design study of the Leith Links Seaward Extension, and also an implementation study for the proposal.

It was proposed that a workshop would be organised to allow key stakeholders to discuss the landscape design.

Councillor Munro was heard as a local ward member.

Decision

- 1) To approve the landscape design for consultation purposes.
- 2) To note the implementation study.

(References – Planning Committee, 19 April 2007 (item 4); report by the Director of City Development, submitted.)

10 Cramond Place Development Brief – Draft for Consultation

Details were provided of a draft development brief for land at Cramond Place.

Much of the land had been sold by the Ministry of Defence, and might be the subject to proposals for housing development. The brief had been prepared as draft supplementary planning guidance to be used as a material consideration in determining applications, ensuring a co-ordinated approach to future development.

Councillors Kate MacKenzie and Work were heard as local ward members.

Decision

- 1) To approve the draft brief for consultation purposes.
- 2) That the Director of City Development examine whether any extension to the consultation period would be required to allow an effective engagement process.

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

11 Review of Development Plan Policies for Economic Development

The Leader of the Council had indicated that planning policies and guidelines should be reviewed to facilitate and welcome new development.

While no formal report had been called for, a response to some of the issues raised had been prepared for the Committee's information. It was concluded that the Council's planning guidance did not deter investment and economic growth. It was recognised that the business community should comprehensively and continually contribute to the process of policy review.

Decision

- 1) To note the report.
- 2) To ask the Director of City Development to submit the proposed report on ways to engage with the business community to an early meeting.

(References – Council, 25 October 2007 (Act of Council 7.1); report by the Director of City Development, submitted.)

12 Affordable Housing Policy in Rural West Edinburgh - Options

The Committee had asked for a report which set out options for introducing an authority-wide approach to affordable housing provision through the planning process.

Details were given of options for the introduction of a common approach, and potential risks and transitional arrangements were also identified.

Councillors Kate MacKenzie and Work were heard as local ward members.

Decision

- 1) To note the options available to the Council to introduce an authority-wide approach to affordable housing policy, and the relevant timescales and potential transitional arrangements.
- 2) To agree to change the policy in rural west Edinburgh during an alteration to the Rural West Edinburgh Local Plan.

(References – Planning Committee, 6 December 2007 (item 3); report by the Director of City Development, submitted.)

13 Port Edgar Development Brief – Consultation Draft

Details were provided of a draft development brief for Port Edgar, Queensferry which had been prepared for consultation purposes.

It was proposed to engage with the local community and other interested parties and take account of their views before finalising the brief.

Councillors Kate MacKenzie and Work were heard as local ward members.

Decision

To approve the brief attached to the report by the Director of City Development for consultation purposes.

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

14 Edinburgh Canal Development Strategy

The Economic Development Committee had referred a report detailing progress made towards the development of an Edinburgh Canal Development Strategy.

The report had been referred for information, with particular reference to the contribution that pro-active planning policy could continue to make to the creation of a quality canal side environment and public realm.

Details were provided of the Strategy within a planning context and support was sought for its further development through the Edinburgh Canal Development Group.

Decision

To note the progress made in realising the Edinburgh Canal Development Strategy in partnership with British Waterways Scotland and relevant stakeholders, and to agree to support its further development.

(References – Economic Development Committee, 18 December 2007 (item 8); report by the Director of City Development, submitted.)

15 Culture Change in Planning

Details were given of progress made on modernisation proposals agreed by Planning Committee in 2007.

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A number of actions had been taken to achieve the government's aims of modernisation. The initial focus had been internal, entailing staffing restructuring and training of staff and elected members. The next year would focus on outward engagement with stakeholders. Details of proposals for customer focus groups and a programme of Committee training were also provided.

Decision

- 1) To note the progress that has been made in implementing culture change during 2007.
- 2) To approve the contents of a Planning Committee training and awareness raising programme for January – June 2008, but to ask the Director of City Development to include an additional awareness raising session on the work of Historic Scotland.

(References – Planning Committee, 22 March 2007 (items 8 and 9); report by the Director of City Development, submitted.)

16 Development Management Handbook – Annual Review

Details were provided of the annual review of the supplementary planning guidance contained within the Development Management Handbook, including revisions made over the previous year. Key guidelines for revision in the coming year and guidance which may be subject to amendment in response to known and emerging planning issues were also identified.

Decision

- 1) To approve the work programme for supplementary planning guidance proposed in the report by the Director of City Development.
- 2) In view of the forthcoming statutory force of guidelines, to continue to audit the Development Management Handbook each year.

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

17 Skyline Report: The Protection of Key Views

Committee had previously approved a number of key views across the City, and had asked for further views at the Waterfront to be assessed.

Details were provided of additional views recommended for inclusion. Committee was asked to approve draft guidance for the protection of key views for consultation purposes.

Decision

To approve the draft guidelines as detailed in Appendix 1 to the Director's report and the additional key views as detailed in Appendix 2, for consultation purposes.

(Reference – Planning Committee, 4 October 2007 (item 7); report by the Director of City Development, submitted.)

18 Development Brief: Princes Street Block 10 Consultation Draft

The Committee had previously approved the City Centre Princes Street Development Framework, which set out development principles to guide the regeneration of the area.

Details were given of a draft development brief for Block 10, land at Regent Road and Calton Road associated with the Framework.

The draft brief had been prepared by the Council in discussion with the City Centre Development Partnership and set out the main planning and development principles on which future development and reuse opportunities would be based.

Decision

To approve the draft development brief for Princes Street Block 10 for consultation purposes.

(References – Planning Committee, 4 October 2007 (item 6); report by the Director of City Development, submitted.)

19 Waterfront Promenade Development

The Committee had previously approved the continuing development of a Waterfront Promenade from Cramond to Joppa.

Details were provided of progress with the development of the Promenade. To take forward the development a Design Code had been produced. Following consultation this could form the basis of supplementary planning guidance. Details of indicative costs, phasing and delivery were also given.

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Councillors Jackson, Kate MacKenzie and Munro were heard as local ward members.

Decision

- 1) To note the further work that had been carried out to develop the Waterfront Promenade.
- 2) To agree to the provisional route of the Promenade and the provisional phasing plan for delivery as identified in the report by the Director of City Development.
- 3) To approve the draft design code contained in Appendix 1 to the Director of City Development's report for consultation purposes, subject to editing changes by the Director, particularly in respect of references to development.
- 4) To note the requirement for a total of £5.4 million of capital funding over a five year period from 2009 onwards to deliver Phase 1 of the Promenade as outlined in paragraph 3.53 of the Director's report.
- 5) To encourage developers and landowners to follow the design code and phasing plan, including any amendments following the consultation exercise, in meeting their requirements towards the development of the Promenade.
- 6) To agree to establish a project delivery team in order to take forward the development of each section.
- 7) To ensure that the views of Scottish Natural Heritage, Scottish Environment Protection Agency and Fisheries Research Services are taken into account prior to and during the design of each section.
- 8) To refer the report to the Waterfront Development Partnership Board.
- 9) To forward the report to the appropriate Neighbourhood Partnerships and the Economic Development Committee for their interests.
- 10) To note that the consultation period would be extended to allow relevant Neighbourhood Partnerships to take part in the process.

Declaration of Interest

Councillor Morris declared a non-financial interest in the above item as a Director of Waterfront Edinburgh Ltd.

(References – Planning Committee, 22 March 2007 (item 7); report by the Director of City Development, submitted).

20 Proposed Extension to Grange Conservation Area

An area to the south east of the Grange Conservation Area had been identified by the Grange Association and local residents for potential inclusion in the Conservation Area.

An assessment of the area had concluded that its historic and architectural character was sufficient to merit inclusion in the Conservation Area. It was appropriate that the Council undertake its own consultations before considering formal designation procedures.

Motion

To approve the proposed extension to the Grange Conservation Area for consultation purposes.

- moved by Councillor Lowrie, seconded by Councillor Hinds

Amendment

To take no action on the matter.

- moved by Councillor Rose, seconded Paisley

Voting

For the motion - 10 votes

For the amendment - 3 votes

Decision

To approve the proposed extension to the Grange Conservation Area for consultation purposes.

(References – report by the Director of City Development and letter of comment dated 26 February 2008 from residents, both submitted.)

21 Scotland's Historic Environment Audit

Committee was advised of the content of Scotland's Historic Environment Audit, published by Historic Scotland in November 2007.

The purpose of the Audit was to provide baseline statistical information to enable future assessment of Scotland's heritage assets.

Decision

To note the contents of Scotland's Historic Environment Audit.

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

22 The Re-Use of Historic Buildings

An update was provided on encouraging the re-use of historic buildings in the city and of the changes since August 2006 to the Edinburgh properties on the National Register of Historic Buildings, maintained by the Scottish Civic Trust.

Decision

- 1) To note the report.
- 2) To agree to forward the Director's report to the Scottish Civic Trust as the Council's comments on the Register and to request that the Register is kept up to date to ensure that attention is focused where action is needed.

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

23 Edinburgh Biodiversity Action Plan – Progress Report 2007

The second Edinburgh Biodiversity Action Plan had been launched in November 2004 containing actions for the period 2004-2009.

An update of progress in implementing the actions during 2007 was provided.

Decision

- 1) To commend the progress in implementing the Edinburgh Biodiversity Action Plan 2004-2009.
- 2) To endorse the continuing work.
- 3) To refer the report to the Council for information.

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

24 Conference Invitations

Details were provided of invitations to appoint delegates to conferences.

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Decision

- 1) To appoint Councillors Lowrie and McIvor to attend the National Planning Framework Seminar on 20 March 2008.
- 2) To note the attendance of Councillor Lowrie at the Strategic Development Planning Seminar on 19 February 2008.

(Reference – report by the Director of Corporate Services, submitted.)

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Edinburgh, 20 March 2008

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

1 Andrew Holmes – Retiral

The Convener advised the Committee that this would be Andrew Holmes, Director of City Development's, last Planning Committee meeting as he was retiring after forty years of public service. The Committee thanked him for his dedication to the Council and offered its best wishes for the future.

2 Draft National Planning Framework 2 – Consultation

The Scottish Government had invited comments on National Planning Framework 2, intended to guide spatial development in Scotland to 2030. The Framework set out strategic development priorities to support the Government's central purpose of increasing sustainable economic growth.

The Framework had been considered by the Economic Development Committee on 11 March 2008.

Committee was asked to approve the Council's response to the consultation.

Motion

- 1) To welcome the publication of the draft National Planning Framework for Scotland 2.
- 2) To agree that the report and appendix 1 by the Director of City Development should be forwarded to the Scottish Government as the Council's response to the consultation, subject to:-
 - a) Inclusion of the concerns raised by the Economic Development Committee in respect of exclusion of certain potential "national developments", particularly the Edinburgh waterfront Development

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and those relating to Glasgow-Edinburgh and Scotland-England connectivity.

- b) Emphasis on the tram network in general, rather than specific reference to the initially planned 3 tramlines.
- c) Amendment of the last sentence of paragraph 24 of appendix 1 to read "Finally, Edinburgh Airport Enhancement on page 94 should include provision for a new runway, recognising the need for regular reviews, and Tram Phase 1a in accordance with the WEPPF".

- moved by Councillor Lowrie, seconded by Councillor Thomas.

Amendment

In similar terms to the motion, subject to:

- a) Deletion of 'include provision for a new runway' from the last sentence of paragraph 24 of appendix 1.
- b) Asking the Scottish Government to address any increase in emissions brought about by the identification of the airport enhancement as a national development.

- moved by Councillor Burgess, seconded by Councillor Child

Voting

For the motion - 11 votes
For the amendment - 3 votes

Decision

- 1) To welcome the publication of the draft National Planning Framework for Scotland 2.
- 2) To agree that the report and appendix 1 by the Director of City Development should be forwarded to the Scottish Government as the Council's response to the consultation, subject to:-
 - a) Inclusion of the concerns raised by the Economic Development Committee in respect of exclusion of certain potential "national developments", particularly the Edinburgh waterfront Development and those relating to Glasgow-Edinburgh and Scotland-England connectivity.
 - b) Emphasis on the tram network in general, rather than specific reference to the initially planned 3 tramlines.

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- c) Amendment of the last sentence of paragraph 24 of appendix 1 to read "Finally, Edinburgh Airport Enhancement on page 94 should include provision for a new runway, recognising the need for regular reviews, and Tram Phase 1a in accordance with the WEPF".

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

3 Draft Scottish Planning Policy 3 – Planning for Housing - Consultation

Following a review of policy and guidance on planning for housing, the Scottish Government had invited comments on a draft new Scottish Planning Policy 3. The document reiterated the aspiration for a major increase in house completions nationally.

A response was presented for Committee approval.

Decision

To agree that the report and appendix 1 by the Director of City Development should be forwarded to the Scottish Government as the Council's response to the consultation on Planning for Housing, subject to an addition to the first paragraph of Section 3 of Appendix 1 to reflect that the Government :-

- a) should be taking a more robust approach to freeing up public sector land for housing, and,
- b) should look at the duration of Planning consents to increase the supply of housing land.

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

4 Development Management Regulations – Consultation

The Scottish Government had invited comments on secondary legislation on procedures relating to processing planning applications. The new procedures in the draft Town and Country Planning (Development Management Procedure) (Scotland) Regulations would implement the provisions of the Planning etc. (Scotland) Act 2006.

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Decision

- 1) To agree that the report and the appendix be forwarded to the Scottish Government as the Council's formal response to the consultation, subject to the addition of the following:-
 - a) "That the Planning Committee is completely opposed to referring a decision, including major developments, to the Full Council for determination. While this may be appropriate for smaller rural authorities where decisions were made at a local level, it would be inappropriate for larger urban authorities. The Development Management Sub-Committee is given extensive training and has considerable knowledge and experience in dealing with a large number of applications. The Full Council is not experienced in planning issues and referring decisions to them could be unfair to both applicants and contributors."
 - b) "The Planning Committee is concerned with the suggestion that extending the permitted development rights to householders would release staff to undertake further duties. Edinburgh has a unique situation with a large number of listed buildings and Conservation Areas with Article 4 directions removing permitted development rights. It is therefore envisaged that any release would be minimal in Edinburgh, and any freed staff resource would be used to undertake further duties of the new Planning etc. (Scotland) Act 2006."
- 2) To instruct the Director of City Development to report back on the implications of the transitional arrangements for service delivery.

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

5 Planning Service: Operational Plan 2008 – 09

Details were submitted of a review of the implementation of improvements to the Planning service during the past year. A draft Operational Plan for the period April 2008-March 2009 was also proposed.

The plan detailed tasks to be implemented to achieve the Council and departmental objectives. Key challenges, such as the coming into force of the 2006 Planning Act and maintaining improved performance in dealing with Planning applications and delivering the development plan, were also documented.

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Decision

- 1) To note the progress made on the tasks set out in the Operational Plan for 2007-08.
- 2) To approve the proposed priority tasks for the Operational Plan 2008-09 as the basis for service improvement in Planning over the next year.

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

6 Grants to Planning related Organisations 2008-09

Details were provided of grants to a range of planning-related organisations whose work benefited the delivery of the Council's statutory planning services.

Decision

- 1) To note the proposed payments of grants for 2008-2009 to the organisations listed in the report by the Director of City Development.
- 2) To note that the Director of City Development would disburse any remaining funds in a comparable manner.
- 3) To ask the Director of City Development to provide a progress report on the funding of works administered by the Edinburgh World Heritage Trust.

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

Declarations of Interest

Councillors Burgess and McIvor declared non-financial interests in the above item, as Board members of the Edinburgh and Lothians Greenspace Trust.

7 New Street Names

The Committee had agreed to recommend to Council a change to the Scheme of Delegation to allow the naming and renaming of streets to be consulted on through Neighbourhood Partnerships (NPs), with referral of resultant issues to the Development Management Sub-Committee.

Committee was informed that an amendment to this process was required to fit in with the emerging arrangements for Neighbourhood Partnerships. Proposals included the building up of a bank of potential names for each NP area and interim arrangements for consulting with local ward members. Additional

changes to the Council's Charter for Street naming were likely to be required and these would form the basis of a further report.

Decision

- 1) To agree to the establishment of a bank system of new street names in consultation with the local Neighbourhood Partnerships.
- 2) To agree to the introduction of a temporary consultation procedure with ward councillors for approximately 12 months.
- 3) To refer the Street naming Charter to Neighbourhood Partnerships.

(References – Planning Committee minute of 9 August 2007, item 7; report by the Director of City Development, submitted.)

8 Major Planning Applications: Resources

Details were provided of how additional funds for major planning applications in the Council's approved budget would be allocated.

Decision

- 1) To note the intention to provide additional technical support to case management.
- 2) To approve the additional posts and structure set out in the report by the Director of City Development.

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

9 Development Management Guideline – Development in the Green Belt and Countryside (Finalised Version)

Committee had previously approved a draft Development Management Guideline on Development in the Green Belt and Countryside for consultation purposes.

The guideline, which supported and amplified Local Plan policy, aimed to support appropriate development and protect the character and appearance of the Green Belt and the countryside, had been revised in light of comments received during the consultation period.

Committee was now asked to approve the finalised guideline.

Decision

To approve the finalised guideline on Development in the Green Belt and Countryside for use as supplementary planning guidance.

(References – Planning Committee, 4 October 2007 (item 15); report by the Director of City Development, submitted.)

10 Development Management Guideline – Car Parking in Front Gardens (Draft)

Details were provided of a draft Development Management Guideline on car parking in front gardens which required to be updated as part of the annual review of supplementary planning guidelines.

The guideline, first published in 1999, aimed to minimise the impact on character and visual amenity from the formation of car parking bays in front gardens.

Decision

To approve the draft revised guideline on Car Parking in Front Gardens for consultation purposes.

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

11 Design Champion Seminar – Motion by Councillor Hinds

The following motion by Councillor Hinds was submitted in terms of Standing Order 28:

“That the Planning Committee:

- (a) Congratulates Terry Farrell and his team for the work carried out as Design Champion.
- (b) Following his report, to ask the Director of City Development to organise a seminar with all interested organisations to discuss the way forward for a Design Champion, the work, priorities, partnership working, and role within the Council.”

Decision

To approve the motion by Councillor Hinds, and to ask the Director of City Development to report further on arrangements for the proposed International Urban Design and Placemaking Conference.

W2/PL/PL200308/CR-CE