

Committee Minutes

Planning Committee

Edinburgh, 10 February 2005

Present:- Councillors Davies (Convener), Child, Gilmore, The Hon David Guest, Harrold, Hunter, Laing, Longstaff, Lowrie, Marshall, Munro, Murray and Tritton.

1 Minutes

1.1 Planning Committees

The minutes of the Planning Committees of 25 November and 22 December 2004 were approved as correct records.

1.2 Development Quality Sub-Committees

The minutes of the Development Quality Sub-Committees of 17, 24 November, 1, 8, 15, 22 December 2004, 12, 19, 26 January 2005 were approved as correct records.

1.3 Development Quality Sub-Committee Visits

The records of visits by the Development Quality Sub-Committee of 16 December 2004 and 13 January 2005 were noted.

2 Leith Docks Development Framework

The Committee had previously approved Stage Two of the Leith Docks Development Framework, with additional matters, as a draft for consultation purposes and asked the Director of City Development to report further on the process of detailed master planning.

Details were provided of the results of the consultation exercise on the draft Leith Docks Development Framework, which set out a vision for the long-term redevelopment of Leith Docks and a framework for phased development to achieve it.

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Approval was sought of the finalised Leith Docks Development Framework.

Decision

- 1) To welcome the Leith Docks Development Framework and to approve it as supplementary planning guidance (as detailed in appendices 1 and 2 to the report by the Director of City Development), subject to the submitted errata and subject to the Director of City Development revising paragraph 6.3 to strengthen the guidelines in regard to the provision of "family housing".
- 2) To request a further report on the public realm strategy to complement the Development Framework.
- 3) To congratulate Forth Ports Plc on their approach and co-operation with the Council.
- 4) To recognise the work undertaken by the Council officers in preparing and submitting the Framework to Committee.
- 5) To commend the Framework as an exemplar of best practice which could be adopted for other developments.
- 6) To agree that, should it be decided to locate a waste management facility in this development, the Director of City Development be instructed to co-ordinate Council departments in resolving this issue in a manner which adopts the above approaches taking into account the principles outlined in the Director's report and in particular those outlined in the Ove Arup report.
- 7) To note the importance of the need to examine the provision of small business and community facilities at a later stage in the process.

(References – Planning Committees 3 June 2004 (item 10); 8 September 2004 (item 1); report no PC/060/04-05/CD by the Director of City Development and errata, submitted).

3 Environmental Assessment of Planning Applications

The Development Quality Sub-Committee had previously requested a report to the Planning Committee on the Department of Environmental and Consumer Services input to the statutory planning process in terms of Town and Country Planning (Scotland) Act 1997, following concerns that Environmental and Consumer Services had been unable to comment on some applications due to budgetary constraints.

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Details were provided of the performance of the Environmental and Consumer Services Department in meeting its service plan objectives by responding to applications requiring an assessment of environmental impact. Due to significant budgetary constraints it had been necessary to prioritise applications likely to have more significant impact and the Department had been able to comment on 60% of applications against a Departmental Service Plan objective of 80%. It was estimated that the number of applications requiring assessment would increase by 24% in the current year.

Decision

- 1) To note the report.
- 2) To note that the Council had now made budgetary provision to restore resources in order to aid the environmental assessment of planning applications.
- 3) To request that the Director of Environmental and Consumer Services submit a monitoring report on the input of his department to the planning process to the Planning Committee in November 2005.

(Reference – report no PC/061/04-05/ECS by the Director of Environmental and Consumers Services, submitted).

4 Development Control Procedures

Details were submitted of the clarification of a number of procedural and other related issues, which had arisen during the consideration of planning applications at meetings of the Development Quality Sub-Committee. Areas where changes to procedures were necessary, particularly in the use of conditions, were also identified.

Decision

- 1) To note the report.
- 2) To agree the individual actions identified in the report by the Director of City Development and discharge the relevant remits with regard to the following:
 - The relationship between enforcement notices and certificates of lawful use;
 - The prior notification of house demolitions;
 - The process for the service of Tree Preservation Orders (TPOs);
 - Issues arising from the processing of submission in respect of the development at Cramond Campus;

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- The use of the standard condition on waste management and recycling;
 - The financial implications of the decision by the Ombudsman concerning a conservatory;
 - The presentation material at the Development Quality Sub-Committee meetings; and
 - The location of ancillary equipment for telecommunications system and the implications of recent comments on the associated health issues.
- 3) To request that the revised guidelines on the submission of materials in support of planning applications be submitted to the Planning Committee for approval.
 - 4) To ask the Director of City Development to include a condition requiring the removal of redundant telecommunications equipment in appropriate planning consents.
 - 5) To ask the Director of City Development to raise the concerns of the Planning Committee regarding telecommunications systems with the Scottish Executive, in consultation with the Convener and opposition spokespersons.
 - 6) To ask the Director of City Development to review any procedural and related issues raised by the Development Sub-Committee and to submit a bi-annual report to the Planning Committee.

(Reference – report no PC/062/04-05/CD by the Director of City Development, submitted).

5 Development Quality Handbook: Annual Review

The Committee had previously agreed that the Development Quality (DQ) Handbook be audited on an annual basis.

Details were provided of the changes made to the supplementary planning guidance contained in the DQ handbook over the period January 2004 to January 2005 and also of the work programme for the coming year.

Decision

- 1) To agree that the objectives set last year remain valid.
- 2) To approve the priorities and work programme proposed in the report by the Director of City Development.

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- 3) To agree that the handbook be audited on an annual basis, gathering together the individual monitoring arrangements for each guidance, and note that the next report will therefore be in early 2006.
- 4) To agree that the outstanding remit relating to guidance on bungalows and dormer windows be addressed through the review of the House Extension and Alterations Guidelines.

(Reference – Planning Committee 5 February 2004 (item 13); report no PC/063/04-05/CD by the Director of City Development, submitted).

6 Bus Friendly Design Guide

Details were submitted of the Bus Friendly Design Guide, which had been produced in order to set out good design practice aimed at improving the quality of bus infrastructure, including bus stops and the accessibility of the environment immediately adjacent to bus stops.

Decision

To continue consideration for the Director of City Development to examine the wording and presentation of the guide:

- a) To emphasise that the guide forms part of the suite of documents providing guidance on highway infrastructure;
- b) To ensure that the guide communicates its aims to both members of the public and professionals.

(Reference – report no PC/064/04-05/CD by the Director of City Development, submitted).

7 Tree Preservation Orders: Scottish Executive Development Department Consultation

Details were provided of a consultation paper from the Scottish Executive on “Tree Preservation Orders”, which set out a number of specific proposals for changes to the Town and Country Planning (Scotland) Act 1997 and the Tree Preservation Order and Trees in Conservation Areas Regulations.

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

Decision

To agree that the report by the Director of City Development and its appendix be forwarded to the Scottish Executive as the Council's formal response to the Scottish Executive consultation paper on Tree Preservation Orders.

(Reference – report no PC/065/04-05/CD by the Director of City Development, submitted).

8 Advocate's Close – Draft Development Brief

Details were provided of a draft development brief for the land and buildings located in and around Advocate's Close, which had been prepared for consultation purposes.

The brief set out the main planning and urban design principles on which development in the area would be based. The Council owned and occupied buildings located in and around Advocate's Close would become surplus to Council needs once its new office accommodation is completed towards the end of 2006. The brief also identified the listed buildings in the area and the principle considerations relevant to these.

Decision

To approve the draft development brief as detailed in Appendix 1 to the report by the Director of City Development for consultation purposes.

(Reference – report no PC/066/04-05/CD by the Director of City Development, submitted).

9 Streetscape in the World Heritage Site

The Development Quality Sub-Committee had previously requested, in light of proposals for the enhancement of Castle Street, a report on the wider streetscape proposals for the World Heritage Site and the inter-relationship of the proposals with the draft Edinburgh Standards for Streets.

Details were provided of the progress on the World Heritage Site Streetscape and approval was sought for the development of the framework that would provide a context for future streetscape work in the World Heritage Site, and would cover both design objectives and design processes.

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Decision

- 1) To approve the production of a framework indicating:
 - the Council's design objectives for the streets in the World Heritage Site;
 - current proposals for streetscape within the World Heritage Site;
 - a programme of further work to address the impact and opportunities of major transport schemes;
 - the processes required to build consensus and deliver the design objectives.
- 2) To amend Point 3 in the Draft Principles for Good Streetscape Design to indicate that within the World Heritage Site innovative design must sit within the parameters of historic fabric in design terms.
- 3) To ask the Director of City Development to organise a workshop for members of the Planning Committee and representatives from the World Heritage Trust and the City Centre Management Company.
- 4) To ask the consultants to comment on the proposals for Castle Street to ensure that they are in keeping with the overall World Heritage Site Streetscape proposals.
- 5) To underline the necessity for the Central Edinburgh Traffic Management Scheme to fit with the principles and draft standards.

(References – Development Quality Sub-Committee 15 December 2004 (Appendix 1 item 8); report no PC/067/04-05/CD by the Director of City Development, submitted).

10 New Town Draft Conservation Area Character Appraisal

The Committee had previously approved the processes to be adopted for the preparation of character appraisals for Edinburgh's 38 conservation areas.

Approval was sought for a draft New Town Conservation Area Character Appraisal for public consultation.

Decision

To approve the New Town Conservation Area Character Appraisal as a draft for consultation purposes.

(References – Planning Committee 6 November 1997 (item 20); report no PC/0668/04-05/CD by the Director of City Development, submitted).