

Committee Minutes

Planning Committee

Edinburgh, 21 April 2005

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

Also Present:- Councillor Shiels.

1 Minutes

1.1 Planning Committee

The minute of the Planning Committee of 10 February 2005 was approved as a correct record.

1.2 Development Quality Sub-Committees

The minutes of the Development Quality Sub-Committees of 2, 9, 16, 23 February 2005, 2, 9, 16, 30 March 2005 and 6 April 2005 were approved as correct records.

1.3 Development Quality Sub-Committee Visits

The records of visits by the Development Quality Sub-Committee of 3 February 2005 and 3 March 2005 were noted.

2 South East Edinburgh Local Plan: Objections to Proposed Modifications

A public local inquiry into the objections to the South East Edinburgh Local Plan, had taken place from 30 September 2003 to 18 November 2003.

The Committee had previously approved the Council's statement of decisions on the Inquiry Reporter's recommendations and a list of proposed modifications

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to the Local Plan, to be advertised and placed on deposit as required by the relevant regulations.

Details were provided of the objections received to the proposed modifications to the South East Edinburgh Local Plan, relating to housing, open space and retailing matters. As the objections were related to matters already considered at the Public Local Inquiry, the Council was not required to hold a further public Inquiry.

Approval was sought of the Council's formal response to the objections received.

Decision

- 1) To agree not to accept the objections submitted to the proposed modifications for the reasons given in Appendix 1 to the report by the Director of City Development, subject to the response to the objections to modification SEELP11 being expanded to explain the protection offered to the open space at Jewel and Esk Valley College by Policy GE6 and the objectors to be informed accordingly.
- 2) To agree to take steps to secure the adoption of the Plan with the modifications agreed at the meeting of the Planning Committee of 25 November 2004.
- 3) To agree that a report be submitted to the Council in due course, recommending formal adoption of the Plan.

(References – Planning Committees 13 June 2002 (item 3); 8 September 2004 (item 3); 25 November 2004 (item 2); report no PC/070/04-05/CD by the Director of City Development, submitted.)

3 2001 Census Key Trends

Details were provided of the main findings from the Census 2001 topic analysis carried out within the City Development Department, including migration and travel to work patterns. The ways in which census data would inform a range of future work were also outlined.

Decision

To note the key trends emerging from the Census 2001 topic analysis and the importance of this work in informing the review of development plans and in shaping the Council's overall service delivery.

(References – Planning Committee 5 February 2004 (item 5); report no PC/071/04-05/CD by the Director of City Development, submitted.)

4 West Tollcross Development Brief – Consultation Draft

The Committee had previously approved a final development brief for the Fountainbridge area and had noted that an additional study would be undertaken to examine the redevelopment opportunities and the potential to achieve high quality linkages between Fountainbridge and Tollcross.

The Committee was asked to approve a draft planning brief for the West Tollcross area for consultation purposes. The purpose of the brief was to highlight the potential for improvement in the area and to provide a framework to guide future planning proposals.

Councillor Shiels was heard as local ward member.

Decision

- 1) To approve the Draft West Tollcross Development Brief for consultation purposes.
- 2) To ask that the Draft Development Brief be made available for public inspection in Tollcross Community Centre during the consultation period.
- 3) To ask the Director of City Development to consider the following issues when assessing the public responses:
 - (a) Local traffic movement;
 - (b) Parking provision in the area; and
 - (c) Potential leverage of utilising Council land ownership to achieve the brief's objectives.

(Reference – Planning Committee 3 November 2004 (item 2); report no PC/072/04-05-CD by the Director of City Development, submitted.)

5 Fife Structure Plan – Consultative Draft

Fife Council had undertaken a consultation exercise on a draft replacement Fife Structure Plan, which was intended to guide development in Fife in the period 2006 to 2026 and also proposed to grow Fife's population by 5%.

The Committee was asked to approve the Council's proposed response to the consultation exercise on the draft replacement Fife Structure Plan.

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Decision

- 1) To approve the report by the Director of City Development for submission to Fife Council as the views of the City of Edinburgh Council on the Draft Fife Structure Plan 2006-2026, subject to the response being amended to clarify that population growth must be in tandem with economic growth to ensure sustainable development.
- 2) That the Council's response to be forwarded to the Scottish Executive.

(Reference – report no PC/073/04-05-CD by the Director of City Development, submitted.)

6 Housing Land Update

The Committee had previously considered the joint report by the Directors of City Development and Housing on the conclusion of two exercises, The Barker Review and The Finalised Housing Land Audit 2003, which affected the issue of land supply for housing in Edinburgh and the Lothians.

At that time, the Committee agreed, amongst other things, to instruct the Head of Planning and Strategy to report to an early meeting of the Committee on the challenges in bringing forward sufficient land for both affordable and private housing and the work programme necessary to address those challenges.

Details were provided of the position on three key elements of the planning for housing strategy: the latest information on the region-wide housing land supply as set out in the Housing Land Audit 2004, the current position on the delivery of affordable housing, and the progress of the region-wide Housing Needs Assessment.

Decision

- 1) To note the current level of the established and effective housing land supply in the Lothians and Edinburgh.
- 2) To note the slow progress to date in delivering affordable housing.
- 3) To note the progress of the region-wide Housing Needs Assessment.

(References – Planning Committee 3 June 2004 (item 9); report no PC/074/04-05/CD by the Director of City Development, submitted.)

7 Delayed Discharge and Winter Services

At its meeting on 15 March 2005, the Executive noted a range of joint initiatives with NHS Lothian to address the issue of hospital discharge. The Executive agreed, amongst other things that an urgent report be prepared on the opportunities presented by the Housing Stock Transfer and the Royal Victoria and Leith Docks initiatives to develop innovative care housing services to alleviate accommodation pressures and, in this context, that the that the Planning Committee consider the need for adaptable housing within any affordable housing developments,

Decision

- 1) To note the decision of the Executive.
- 2) To ask the Director of City Development to include the matter of the need for adaptable housing within affordable housing developments in his forthcoming report on the delivery and implementation of affordable housing.

(References – Community Services and Social Justice and Older People Scrutiny Panel 22 February 2005 (item 2); Executive of the Council of 15 March 2005 (item 36); report no PC/075/04-05/E by the Executive of the Council, submitted.)

8 Decision-Making Processes

The decision-making processes in relation to planning applications were reviewed.

Decision

- 1) To agree that, for a trial period, up until the next review of the Hearings procedure, the maximum time available for applicants to speak at a Hearing be increased to five minutes.
- 2) To approve the procedure to be followed as set out in paragraphs 3.14 and 3.15 of the report by the Director of City Development when the Sub-Committee are minded to refuse an application contrary to the recommendation of the Director of City Development.
- 3) To note that a further report would be prepared on the relationship between Sub-Committee procedures and Standing Orders.

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- 4) To note the successful operation of the Scheme of Delegation and that further analysis would be undertaken with a view to establishing the potential for further improvements in performance when handling planning applications.
- 5) To ask the Director of City Development to review the criteria for presentations to the Development Quality Sub-Committee in consultation with the Convener and opposition spokespersons.
- 6) To ask the Director of City Development to examine measures to ensure that Council Departments provide sufficient information to allow assessment of proposals.

(References – Planning Committee 7 August 2003 (item 7); Planning Committee 5 February 2004 (item 17); report no PC/076/04-05/CD by the Director of City Development, submitted.)

9 Scottish Awards for Quality in Planning

Details were given of the success of the City's planning service in the Scottish Awards for Quality and Planning 2004, presented by the Scottish Executive in association with the Royal Town Planning Institute in Scotland.

Decision

To note the planning awards to the City Council and congratulate those staff involved in the projects.

(Reference – report no PC/077/04-05/CD by the Director of City Development, submitted.)

10 Trial for Advertising on Scaffolding

Approval was sought for a review of the current policy guidance relating to advertising on scaffolding. This would include a trial for a minimum size of advertising banner on scaffolding shrouding, commencing with a current site at St Giles Street, as part of the Council's property conservation contract.

Decision

To agree to a one year trial for advertising on scaffolding shrouding, where the sites are too small to conform to the present policy guideline and to ask for a six month review to test the effects on visual amenity and architectural quality.

(References – Planning Committee 3 October 2002 (item 5); report no PC/078/04-05/CD by the Director of City Development, submitted.)

11 Edinburgh World Heritage Site Management Plan

The Committee had previously approved the draft Edinburgh World Heritage Site Management Plan for consultation purposes.

Details were provided of the modifications to the Management Plan in light of the comments received during an extensive consultation exercise carried out by the Edinburgh World Heritage Trust.

Approval was sought of the revised Edinburgh World Heritage Site Management Plan.

Decision

To approve the text of the draft Edinburgh World Heritage Site Management Plan so that it could be fully illustrated and forwarded to the Department of Culture, Media and Sport.

(References – Planning Committee 5 August 2004 (item 12); report no PC/079/04-05/CD by the Director of City Development, submitted.)

Declaration of Interests

Councillor Davies declared a non-financial interest in the above item as he had been appointed by the Council to the Board of the Edinburgh World Heritage Trust.

12 Edinburgh World Heritage: Review of Conservation Grant Funding

Details were provided of the outcome of a Review of Conservation Grant Funding carried out for Edinburgh World Heritage by DTZ Piedad Consulting.

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Edinburgh World Heritage proposed to change their existing funding priorities and the way in which schemes were funded and also distinguish between project funding and grant funding so that there would be a move towards a regime of repayable grants.

Motion

- 1) To note the outcome of the review of the Edinburgh World Heritage Conservation Grant funding and support the proposed changes.
- 2) To note that there were issues that the Edinburgh World Heritage Trust needed to resolve over the question of consultation.

- moved by Councillor Davies, seconded by Councillor Tritton.

Amendment

To note the outcome of the review of the Edinburgh World Heritage Conservation grant funding as a basis for consultation with associations and individuals.

- moved by Councillor The Hon David Guest, seconded by Councillor Laing.

Voting

The motion was carried by 8 votes to 3.

Decision

- 1) To note the outcome of the review of the Edinburgh World Heritage Conservation grant funding and support the proposed changes.
- 2) To note that there were issues that the Edinburgh World Heritage Trust needed to resolve over the question of consultation.

(Reference – report no PC/080/04-05/CD by the Director of City Development, submitted.)

Declaration of Interest

Councillor Davies declared a non-financial interest in the above item as he had been appointed by the Council to the Board of the Edinburgh World Heritage Trust.

13 Leith and Portobello Shop Front Improvement Scheme: Progress Report

Details were provided of the progress of the Leith and Portobello Shop Front Improvement Scheme for 2004-2005, the proposed allocations for 2005-2006 and proposals to widen the area in which the grant scheme operated.

Decision

- 1) To note the progress of the shop front improvement scheme in 2004 and 2005.
- 2) To agree to enlarge the area within which the shop front improvement scheme operates to include all retail properties within Portobello Conservation Area and properties from Duke Street to Great Junction Street and within the remainder of the Leith Conservation Area to the north.

(References – Planning Committee 5 February 2004 (item 24); report no PC/081/04-05/CD by the Director of Corporate Services, submitted.)

14 Allocation of Conservation Grants

Details were submitted of the allocation of the main conservation grant budget, which included the Portobello and Southside town schemes, conservation enhancement grants for 2004-2005 and the proposed town scheme allocations for 2005-2006.

Decision

To approve the allocation of conservation grant assistance in 2005-2006 to the following schemes:

- (a) Portobello Town Scheme - £20,000
- (b) Southside Town Scheme - £15,000

(Reference – report no PC/082/04-05/CD by the Director of City Development, submitted).

15 Advocate's Close – Development Brief

The Committee had previously approved a draft development brief for the land and buildings located in and around Advocate's Close for consultation purposes.

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Details were provided of the result of the consultation exercise on the draft brief, which set out the main planning and urban design principles on which development in the area would be based and also identified the listed buildings in the area and the principle considerations relevant to these.

Decision

To approve Appendix 2 to the report by the Director of City Development as the development brief for Advocate's Close.

(References – Planning Committee 10 February 2005 (item 8); report no PC/083/04-05/CD by the Director of City Development, submitted).

16 West End Conservation Area Draft 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 the draft West End Conservation Area Character Appraisal, for public consultation.

Decision

- 1) To approve the West End Conservation Area Character Appraisal as a draft for consultation purposes.
- 2) To thank staff for the high standard of Conservation Area Character Appraisals.

(References – Planning Committee 6 November 1997 (item 20); report no PC/084/04-05/CD by the Director of City Development, submitted).

17 Coltbridge and Wester Coates Conservation Area Draft 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 the draft Coltbridge and Wester Coates Conservation Area Character Appraisal, for public consultation.

Decision

- 1) To approve the Coltbridge and Wester Coates Conservation Area Character Appraisal as a draft for consultation purposes.

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- 2) To thank staff for the high standard of Conservation Area Character Appraisals.

(References – Planning Committee 6 November 1997 (item 20); report no PC/085/04-05/CD by the Director of City Development, submitted).

18 Design Initiative – The Quality of Urban Design, Championing High Standards

An update was given on the progress of the design initiative in applying the recommendations of the Urban Design Working Group. Tasks that had been carried out or influenced by the design initiative were also outlined.

Decision

- 1) To note that the recommendations of the Urban Design Working Group were being taken forward by the City's design initiative.
- 2) To refer the report to the Youth Services Advisory Committee for information, in particular highlighting the City Tiles Process to be presented to Council in May 2005.

(References – Planning Committee 3 June 2004 (item 22); report no PC/086/04-05/CD by the Director of City Development, submitted).

19 Waterfront Communities Project: Year 1 Progress Report

The Committee had supported a project on sustainable urban development and the submission of an application for European Union funding and had previously noted the progress made with the subsequent Waterfront Communities Project.

An update was given on the progress made with the Waterfront Communities Project after its first year of operation and details provided of the project's activities for the next financial year. This was the first annual update on the project to date.

Decision

To note the progress with the Waterfront Communities Project set out in a report by the Director of City Development.

(References – Planning Committee 7 August 2003 (item 17); Planning Committee 5 February 2004 (item 8); Planning Committee 5 August 2004 (item 17); report no PC/087/04-05/CD by the Director of City Development, submitted).

20 Annual Planning Committee Tour

Details were provided of the proposed annual Planning Committee tour for the year 2005, which was designed to be a continuation of the Councillor training in planning issues programme and aimed to offer a comparative study of design issues in Gateshead and Newcastle.

Decision

To agree the proposed annual Planning Committee tour proposals.

(Reference – report no PC/088/04-05/CD by the Director of City Development, submitted).

21 Grant to Planning Related Organisations 2005-2006

Details were provided of the decisions made under the Scheme of Delegation regarding the distribution of grants to a range of voluntary planning related organisations, whose work benefited the delivery of statutory planning services of the Council. The activities of the Edinburgh Green Belt Trust, the Water of Leith Trust and the Edinburgh World Heritage Trust were also outlined.

Decision

- 1) To note the proposed payments of grants for 2005-2006 to the organisations listed in the report by the Director of City Development.
- 2) To note that the Director of City Development would disperse any remaining funds in a comparable manner.
- 3) To note the continued valuable work carried out by the three major recipients of grants: the Edinburgh Green Belt Trust, the Water of Leith Conservation Trust and the Edinburgh World Heritage Trust.

(Reference – report no PC/089/04-05/CD by the Director of City Development, submitted).

Declaration of Interests

Councillor Child declared a non-financial interest in the above item as a Director of the Edinburgh Green Belt Trust.

Councillor Hunter declared a non-financial interest in the above item as a Director of the Water of Leith Conservation Trust.