

Committee Minutes

Planning Committee

Edinburgh, 3 September 2009

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

1 Minutes

Decision

- 1) To approve the minutes of the Planning Committee of 6 August 2009 as correct record.
- 2) To approve the minutes of the Development Management Sub-Committees of 29 July, 5 and 12 August 2009 as correct records.

2 Edinburgh City Local Plan (ECLP) – Proposed Modifications

a) Deputations

The Committee agreed to hear deputations from PPCA Ltd, Newcraighall Tenants/Residents Association, Newcraighall Heritage Society, Gilberstoun Residents, Corstorphine Community Council, Murrayfield Community Council, Corstorphine Trust, Friends of Corstorphine Hill, Kaimes Road Resident Association, Prestonfield Golf Club and Edinburgh Zoo.

(i) PPCA Ltd

To note deputation request had been withdrawn.

(ii) Newcraighall Tenants/Residents Association

The deputation advised that it did not support the Reporters' recommendations in regard to HSG13 and HSG14 in respect of proposed development at Newcraighall, and were of the opinion that the reduction of the overall housing development allocation from 420 units to 230 units was inadequate and that consideration be given to removing these sites completely from the ECLP.

Planning Committee
3 September 2009

There were significant constraints on these sites for residential development in particular ground conditions, power lines and access arrangements. The assessment of the site did have regard for the impact on the existing local community and local services.

In conclusion the deputation requested that these sites be deleted from the local plan.

(iii) Gilberstoun Residents

Mr Hamilton advised on behalf of Gilberstoun Residents that they opposed the recommendations in the respect of HSG13 and HSG14 as the Reporter had not taken into account the views of the local community and had produced no evidence to support his conclusions.

Any development would lead to an increase in traffic and over burden the local services and amenities with a loss of identity for the local community.

In conclusion the deputation indicated that they were not against change but felt that their area had taken its fair share of development over recent times and any development should be undertaken in other parts of the City and the green belt in this area should be maintained.

(iv) Prestonfield Golf Club

Prestonfield Golf Club (est 1920) has 608 members resident within close proximity of the club. There is equality and non-discrimination of membership and a junior section, containing young people from schools in the local area. The club is a well established, "not for profit" organisation and has responsibly maintained a valuable provision within the community for a considerable period of time. They also provide employment for seven full time and six part time staff.

Approximately five acres of land at Peffermill Road, which are surplus to the golf club's requirements, had been zoned Greenbelt, Area of Landscape Value and Open Space. In addition, the land was zoned as being part of the Flood Plain. The Council agreed at the Inquiry that approximately two acres of the land, immediately adjacent to the road, fell outwith the Flood Plain designation.

The sale of the identified surplus ground is the only remedy open to maintain the clubs historic future, employment level and the not insubstantial contribution that the playing area of the course makes to the planning designations within the City Local Plan.

Planning Committee
3 September 2009

The club would wish the Planning Committee to release the designation of part of the surplus ground to permit development for residential purposes.

(v) Corstorphine Community Council, Murrayfield Community Council, Corstorphine Trust, Friends of Corstorphine Hill and Kaimes Road Resident Group

The deputation advised that they accepted that the Zoo's need for money made a case for some housing to be allowed on the site as an intrusion into the Green Belt, but were totally opposed to the proposal.

There may sometimes be a valid argument for adding some houses to a village in the Green Belt, if most of the residents think it will improve their community; in the case of the Zoo's houses, as the Reporters made clear, there is no demand for them on planning grounds, the local community is most strongly against them, and they are merely a device to allow the Zoo to acquire some capital.

Since the Reporter's proposal is completely vague, the Zoo will no doubt try to smuggle in as many houses as they can get away with; this will destroy more of the trees, bushes and ground cover, which form a major part of Corstorphine Hill's appeal and importance in the Edinburgh landscape.

It will also increase the traffic problems created by the very narrow entrance from Kaimes Road and the additional cars from this entrance adding to the many cars already using Kaimes Road as a rat run to avoid the Clermiston Road – St John's Road lights and the increase in traffic generated by the Queen Margaret University site housing development.

The whole reason the Zoo seeks to gain support for its housing development no longer applies to this modified proposal. The money it would gain would be a very small part of the whole sum required for their development plan and would no longer be a critical part of that plan. Why enrage the local community for the sake of no significant gain to the Zoo.

Finally, the Green Belt and Local Nature Reserve are also under threat from the Zoo on its Eastern side from the Zoo extending its ground Eastwards into the area of the park on Corstorphine Road opposite Balgreen Road. It is highly valued as rough open ground, with lots of gorse and few trees, of a sort rare in the city and ideal for family recreation. Local organisations and people are vehemently against losing this recreational green space. The deputation requested the Committee to resist this proposed extension of the Zoo into a valuable public park.

Planning Committee
3 September 2009

(vi) Edinburgh Zoo

The deputation advised that development of this site was essential in order for the Zoo to continue to grow as a world renowned visitor and educational centre that made a significant contribution to the city's economy and requested that the Committee supported the reporter's decision to allow development.

(vii) Local Members

The Committee also heard from Councillors Balfour, Edie, Rust, Elaine Aitken, Murray and Snowden; as local ward members.

(b) Report by the Director of City Development

Details were provided on the recommendations and proposed list of modifications following the reporters' inquiry held to deal with objections to the Edinburgh City Local Plan (ECLP).

In October 2007 the Planning Committee considered objections to the ECLP. It provisionally agreed to make some changes to the plan, on the basis of which, objectors could be asked to withdraw their objections. In respect of others, they Committee decided that before taking any further action it would offer objectors a hearing at a public local inquiry. The services of two government reporters were then requested, to speed up the process. Reporters were appointed in January 2008.

In summer 2008, in the run-up to the inquiry, the changes to the Plan already provisionally agreed by the Committee were themselves given publicity as pre-inquiry modifications and placed 'on deposit' for a six week period. These pre-inquiry modifications were approved by Committee in May 2008. During this period, further objections were made to these. Up until the start of the inquiry, the Council was in discussion with many objectors, to discuss what other changes might be acceptable without undermining the integrity of the Plan.

The regulations now require the Council to consider the report of the inquiry, decide whether or not to take any action on the Plan in the light of the report and each recommendation and prepare a statement of its decisions with its reasons. If the Council proposes to modify the plan, it must prepare a list of the proposed modifications, giving its reasons for making them. Together with the statement of decisions and the report of inquiry, it must deposit this list in public places for a period of six weeks and make it available for inspection. During this period objections may be submitted to the proposed modifications. Where objections to proposed modifications are not withdrawn and do not relate to a matter which has already been considered at a local inquiry, and if the objector so requires, the planning authority must arrange a public inquiry. Where, however, an

Planning Committee
3 September 2009

objection relates to a matter which has already been considered at a local inquiry the planning authority has discretion as to whether a local inquiry should be held.

The Convener having heard representations from members of the Committee agreed that the Zoo proposal be treated as a separate matter and a vote to be taken on this only; thereafter a decision be taken on the rest of the report.

Motion

To accept the recommendation of the Reporter to modify the ECLP in regard to the Zoo site, as detailed in the Director of City Development's report.

- moved by Councillor Mowat, seconded by Councillor Rose

Amendment

Not to accept the recommendation of the Reporter to modify the ECLP in regard to the Zoo site, as detailed in the Director of City Development's report.

- moved by Councillor Morris, seconded by Councillor Peacock

Voting

The voting was as follows:

For the motion	8 votes
For the amendment	6 votes

Decision 1

To accept the recommendation of the Reporter to modify the ECLP in regard to the Zoo site, as detailed in the Director of City Development's report.

Decision 2

In respect of the remainder of the ECLP:

- 1) To accept the recommendation of the Reporter to modify the ECLP as detailed in the Director of City Development's report.
- 2) To approve the appended statement of decisions with the exception of issues 13, 14, 16 and 17 which concern strategic housing allocations.

Planning Committee
3 September 2009

- 3) To approve the proposed modifications with exception of modifications 33, 49, 50, 51 and 52 which relate to the above issues.
- 4) To ask the Director of City Development to evaluate further the Reporters' reasons for modifications to the capacity of housing sites HSG13 and HSG14 and for including the other two sites at Dreghorn and Burdiehouse and to report back at the earliest opportunity.
- 5) To agree that the proposed modifications should be placed on deposit once the matter of strategic housing allocations is resolved.

Declarations of Interest

Councillor Child (non financial) as a Board Member of EDI.

Councillor Hinds (non financial) as a Board Member of EDI and as a relative of a person residing in the proximity of one of the proposed housing sites.

Councillor Rose (non financial) as a Director of CEC Holdings.

(References –supporting statements from Newcraighall Tenants/Residents Association, Friends of Corstorphine Hill, Murrayfield and Corstorphine Community Councils, Corstorphine Trust, Kaimes Road Residents Association and Prestonfield Golf Club; report by the Director of City Development, submitted; Planning Committee 22 March 2007 (item 6); Planning Committee 4 October 2007 (item 4); Planning Committee 15 May 2008 (item 5)).

4 Planning Committee Training and Awareness Raising Programme

Proposals for the next series of training and awareness raising workshops for the Planning Committee as part of the programme of culture changing in planning were presented.

Decision

- 1) To approve the Training and Awareness Programme to run from September to December 2009, as set out in the Director's report.

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

5 Modernising Planning – Local Review Bodies

Proposed arrangements for the operation of the City of Edinburgh Planning Local Review Body which would consider requests for reviews of those decisions on local developments which had been made under delegated powers. The report was a follow up to the earlier report on Schemes of

Planning Committee
3 September 2009

Delegation and Local Review Bodies approved by the Planning Committee in May 2009.

Decision

- 1) (a) agrees to the form of, and arrangements for, the Local Review Body as described in this report, in particular the proposal that there should be three groups of five elected members operating on a rotational basis;
 - (b) agrees to the necessary training being provided for members to enable them to carry out their duties;
 - (c) notes that the processes are in place and all relevant stakeholders have been briefed on proposed changes in order to minimise any negative effect on the development process; and
 - (d) agrees to review the arrangements in six months time.
- 2) To note the membership of the three Panels:
- Panel 1 - Councillors McIvor, Dundas, Child, Lowrie and Rose
 - Panel 2 – Councillors Mowat, Milligan, Morris, Munn and Keir
 - Panel 3 – Councillors Burgess, Hinds, Paisley, Peacock and Thomas.

(Reference – Planning Committee 14 May 2009 (item 16); report by the Director of City Development, submitted.)