

Committee Minutes

Planning Committee

Edinburgh, 9 August 2007

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

Also Present:- Councillor Henderson.

1 Minutes

1.1 Planning Committees

The minutes of the Planning Committees of 6 and 14 June 2007 were approved as correct records.

1.2 Development Quality Sub-Committees

The minutes of the Development Quality Sub-Committees of 6, 13, 20 and 27 June, and 4, 18 and 25 July 2007 were approved as correct records.

1.3 Edinburgh and Lothians Structure Plan Joint Liaison Committee

The minute of the Edinburgh and Lothians Structure Plan Joint Liaison Committee of 25 June 2007 was noted.

1.4 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 25 June 2007 was noted.

2 Freelands Road Development Brief – Consultation Draft

a) Deputations

Deputation requests had been received from Ratho and District Community Council and the Freelands Road Residents' Association.

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The Committee agreed to hear the deputations at this stage by 7 votes to 3.

(References – emails dated 5 and 6 August 2007 from Ratho and District Community Council and the Freelands Road Residents' Association.)

(i) Ratho and District Community Council

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

The deputation indicated concern about the modification of the Local Plan to include the site at Freelands Road for a strategic housing allocation and highlighted the following specific issues:

- That the community had not been consulted on the modification during the local plan inquiry.
- That the site had not been included by the Council in the finalised local plan.
- That there was concern over the accuracy of location and environmental information which was considered when making the decision to adopt the modification.
- That there was perceived disenfranchisement of the community by the former local ward Councillor's declaration of interest and subsequent decision that the nature of that interest was such that he should take no part in the discussion of the item.
- That there had been a lack of local consultation throughout the process and in the preparation of the development brief.
- That emerging discussion papers identified the Union Canal corridor as being afforded greater protection.
- That the Committee should alter the local plan to delete the housing allocation of the site, not accept any applications and not proceed further with the development brief until the outcome of the alteration is known.

(ii) Freelands Road Residents' Association

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

The deputation raised concerns on the designation of the site for housing and in particular:

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- That the Association had not been consulted on the preparation of the development brief.
- That Scottish Planning Policy 21 indicated that release of land from the green belt should be taken forward as part of a long term settlement strategy to ensure debate on the future shape of settlements.
- That the Union Canal should be protected as an identifiable and defensible green belt boundary.
- That the proposals failed to integrate with the village, given restricted access.
- That the Inquiry had not adequately addressed issues relating to the rural nature of the north bank and landfill.

b) Report by the Director of City Development

Details were provided of a consultative draft Development Brief for a site at Freeland's Road, Ratho identified as a housing proposal in the Rural West Edinburgh Local Plan.

The brief set out the key aims and development principles for housing, a marina and open space. The consultation period would run through September and October and would involve circulating details of the brief to all Ratho households, a wide range of organisations and local politicians. Comments would be reported to the Committee prior to adoption of the brief in its final form.

Councillor Henderson was heard as a local ward member.

The Committee was asked to approve the Freeland's Road Development Brief for consultation purposes.

Motion

To approve the Freeland's Road Development Brief as detailed in the report by the Director of City Development for consultation purposes.

- moved by Councillor Lowrie, seconded by Councillor Morris

Amendment

That Committee:

- 1) Notes the strength of local feeling in regard to the inclusion of the modification into the Rural West Edinburgh Local Plan and the perceived lack of local involvement in the procedure which led thereto.

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- 2) Recognises that the reason for rejecting at least one objection to its inclusion was based upon a factual error contained in the Public Local Inquiry report.
- 3) Acknowledges that new evidence has emerged since its inclusion, namely:
 - a) Proof that the infill on the Freelands Road site is not, as stated in the Report, inactive.
 - b) The emergence of “2020-2040 – A Vision for Growth” as Council policy, which explicitly identifies the Union Canal corridor as a “green wedge” wherein the green belt is to be given added protection; the only one so identified.
- 4) Accordingly, directs that the Local Plan be altered to delete the housing designation in respect of the Freelands Road site.
- 5) Additionally, resolves not to proceed any further with the Planning Brief until the outcome of a possible Public Local Inquiry into this proposed alteration is known.

- moved by Councillor Paisley, seconded by Councillor Keir

Voting

For the motion - 7 votes
For the amendment - 6 votes

Decision

To approve the Freelands Road Development Brief as detailed in the report by the Director of City Development for consultation purposes.

(Reference –report no PC/011/07-08/CD by the Director of City Development, submitted.)

3 Edinburgh and Lothians Structure Plan Joint Liaison Committee: Strategic Planning Issues and Procedures

Details were given of proposed improvements to the process for referring planning applications to neighbouring authorities, which would allow focus on proposals that raised issues of a strategic nature.

The appointment of an interim project manager to drive forward preparatory work for a new Strategic Development Plan was also proposed.

Decision

- 1) To agree the changes to the Code of Practice on Planning Application Referrals set out in the report by the Director of City Development and authorise its implementation subject to consulted authorities being given a reasonable time to respond at Stage 2.
- 2) To agree to the appointment of an interim Project Manager to drive forward preparations for a new Strategic Development Plan.
- 3) To note the commissioning of a Green Belt Study.

(Reference – report no PC/009/07-08/CD by the Director of City Development, submitted.)

4 West Edinburgh Design Workshop

Details were provided of the outcome of the West Edinburgh Design Workshop, which brought together representatives of various local interests for the sharing of ideas and information with a view to reaching consensus on local and strategic development for west Edinburgh.

Decision

- 1) To note the results of the west Edinburgh Design Workshop.
- 2) To note that the workshop's findings would feed into a consultant's brief for an A8 corridor wide design framework study, and that this work and integrated planning in the area generally would continue to engage key stakeholders and the local community.

(Reference –report no PC/010/07-08/CD by the Director of City Development, submitted.)

5 The Design Initiative: Work Programme

Details were given of a review of the work programme for the Design Initiative.

The work programme would help to ensure that the Initiative reached its potential and continued to influence quality of life in the city.

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Decision

To agree the 2007/08 work programme for the Design Initiative as set out in the report by the Director of City Development.

(Reference – report no PC/011/07-08/CD by the Director of City Development, submitted.)

6 Planning Charter: Enforcement

Details were given of a review of the Planning Enforcement Charter as a result of changes introduced by the Planning Etc (Scotland) Act 2006.

The existing charter met with Scottish Executive guidance in relation to the mandatory preparation of such charters, and would therefore be subject to only minimum revision at present. A further report would be brought to Committee in spring 2008, once detailed regulations had been put in place by the Scottish Executive.

Decision

- 1) To agree the programme of revisions to the Planning Enforcement Charter set out in the report by the Director of City Development.
- 2) To note that a further report considering a review of the Planning Enforcement Charter would be brought forward in spring 2008 in anticipation of the estimated commencement of new powers contained in the Planning Etc (Scotland) Act 2006.

(Reference – report no PC/012/07-08/CD by the Director of City Development, submitted.)

7 Allocation of Statutory Addresses

Details were given of proposed changes to the process of allocating street names.

Allocation of street names was currently delegated to the Head of Planning and Strategy in consultation with the individual ward member, with referral to the Planning Committee for consideration where agreement could not be reached.

To address pressures of the development process, the introduction of multi-member wards, and to improve local consultation, this process required to be updated. Proposals to improve efficiency included consultation through the

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Neighbourhood Partnerships and referral of any resultant issues to the Development Management Sub-Committee.

Decision

- 1) To approve the report by the Director of City Development.
- 2) To recommend to the Council that a revision is made to the Scheme of Delegation for the naming and renaming of streets whereby they will be considered by the Development Management Sub-Committee.

(Reference – report no PC/013/07-08/CD by the Director of City Development, submitted.)

8 Planning Charter : Statutory Addressing

Details were submitted of a review of the existing Street Naming Charter which aimed to replace it with a Statutory Addressing Charter as a result of the introduction of new multi-member wards.

Decision

To agree the programme of revisions to the Planning Charter for Statutory Addressing as set out in the report by the Director of City Development.

(Reference – report no PC/014/07-08/CD by the Director of City Development, submitted.)

9 Non Statutory Guidelines: Draft Revised Replacement Windows and Doors

The Committee had previously approved a draft revised Development Management Guideline on replacement windows and doors for consultation purposes.

A number of agencies and organisations had now been consulted and minor alterations had been made to the guideline to reflect relevant comments.

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Decision

To approve the finalised version of the revised Development Management Guideline on Replacement of Windows and Doors as detailed in the report by the Director of City Development and agree to its publication.

(References – Planning Committee 19 April 2007, item 9; report no PC/015/07-08/CD by the Director of City Development, submitted.)

10 Leith Townscape Heritage Initiative (Stage Two): Progress Report

Details were provided of the background to the Leith Townscape Heritage Initiative (Stage Two), a regeneration strategy which aimed to create a well balanced, mixed community within a high-quality environment, and of approval of funding from the Heritage Lottery Fund.

Decision

- 1) To note the success of the work undertaken on the Townscape Heritage projects to date.
- 2) To note the achievement made with the approval of the Stage 2 grant funding from the Heritage Lottery Fund.
- 3) To note that the Departments of City Development, Corporate Services, Services for Communities and Children and Families would work together to facilitate the efficient and effective implementation of the Leith Townscape Heritage Initiative 2.
- 4) To note that a report would be submitted to the Executive or successor body setting out the wider financial and programming implications for approval.

(Reference – joint report no PC/016/07-08/CD by the Directors of Services for Communities and City Development, submitted.)

Declaration of Interest

Councillor Munn declared a non-financial interest in the above item as a member of the Management Committee of the Citadel Youth Club.

11 Proposed Extension to Marchmont and Meadows Conservation Area

The Committee had previously indicated that it was minded to designate a conservation area at Bruntsfield through incorporation into the existing Marchmont and Meadows Conservation Area, subject to local views.

In addition to circulating details of the proposed extension to a number of local representatives, groups and elected members, an exhibition and open evening had been held. The comments received were summarised.

Committee was asked to approve the character appraisal to initiate the formal process to extend the conservation area to form the new Marchmont, Meadows and Bruntsfield Conservation Area.

Decision

- 1) To approve the Character Appraisal for the Bruntsfield area and the proposed extension to the Marchmont and Meadows Conservation Area.
- 2) To agree to begin the formal process to designate the Marchmont, Meadows and Bruntsfield Conservation Area.

(References – Planning Committee 19 April 2007, item 12; report no PC/017/07-08/CD by the Director of City Development, submitted.)

12 Allocation of the Conservation Grant, including the Portobello and South Side Town Schemes, and the Conservation Area Enhancement Grant

Details were provided of the allocation of the main Conservation Grant budget, including the Portobello and South Side Town Schemes, and the Conservation Area Enhancement grants for 2006-2007, as well as proposed allocations for 2007-2008.

Decision

To approve the recommendations contained in the report by the Director of City Development in relation to conservation grant budgets.

(Reference – report no PC/018/07-08/CD by the Director of City Development, submitted.)

13 Article 4 Direction Orders

Details were provided of the position regarding Article 4 Direction Orders, which allowed the planning authority, with approval from the Scottish Executive, to control the proliferation of minor alterations to buildings in conservation areas, with a view to safeguarding the historic and architectural character of conservation areas.

Decision

To approve the report by the Director of City Development as a basis for seeking Article 4 Direction Orders from the Scottish Executive.

(Reference – report no PC/019/07-08/CD by the Director of City Development, submitted.)

14 Whitehouse Public House, 70 Niddrie Mains Road

The service of a Repairs Notice was recommended in respect of the category 'B' listed Whitehouse Public House at 70 Niddrie Mains Road, in order to halt the deterioration of the building.

Decision

To authorise the service of a Notice under Section 43 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in respect of the Whitehouse Public House, 70 Niddrie Mains Road, should a satisfactory plan of action and remedial works not be submitted by the owners.

(Reference – report no PC/020/07-08/CD by the Director of City Development, submitted.)