

## Planning Committee

10.00 am, Thursday, 5 December 2013

### Present

Councillor Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Mowat, Robson, and Ross.

### 1. Short Stay Commercial Leisure Apartments – Review of non-Statutory Guidance

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#### (a) Deputation

The Committee agreed to hear a deputation from Liz Haggard, Bruce Borthwick and Isabel Thom from the West End Community Council, in regard to the report by the Director of Services for Communities on Short Stay Commercial Leisure Apartments review of non-statutory guidance.

The deputation thanked the Committee and the Council for the work taken forward to address concerns around short term lets and for recognising the detrimental impact that these have on the social fabric of communities.

The deputation reminded the committee that flats in new developments are often bought for use as short term lets and that this should be taken into consideration when assessing any new application for planning permission, as it was their view that that short terms lets had no place in residential areas as they were a commercial business.

They also requested that the guidance document should be made more widely available to the public in various location rather than only the the business planning section of the website as at present. The deputation felt that this suggested the Council was encouraging short term lets as a business opportunity.

In conclusion they requested that more work be undertaken to actively tackle short term lets in central Edinburgh to enable a sense of community to be brought back to the area.

## **(b) Report**

Details were provided of the work being carried out on this issue including enforcement notices issued at various locations, as well as ongoing investigations at other properties throughout the city.

### **Decision**

- 1) To thank the Deputation for the presentation.
- 2) To note the current position in respect of action by the Planning enforcement service relating to short stay commercial leisure lets and that a further review will be carried out and reported on in six months time.
- 3) The Director of Services for Communities to submit a further report on methods used to publicise the guidance to members and the public.

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

## **3. Minutes**

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### **Decision**

- 1) To approve the minutes of the Planning Committee of 3 October and 23 October 2013 as correct records.
- 2) To approve the minute of the Development Management Sub-Committee of 25 September, 23 October and 6 November 2013 as correct records.
- 3) To note the minutes of the City of Edinburgh Planning Local Review Body of 18 September, 2 and 30 October and 13 November 2013.

## **4. Supplementary Guidance: Tollcross Town Centre**

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Approval was sought for the finalised Supplementary Guidance (SG) for Tollcross Town Centre.

### **Decision**

To approve the finalised Supplementary Guidance for Tollcross Town Centre.

(References – Planning Committee 16 May 2013 (item 2); report by the Director of Services for Communities, submitted.)

## **3. Edinburgh Bioquarter and SE Wedge Parkland – Supplementary Guidance and Masterplan**

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Approval was sought for:

- 1) The finalised statutory Supplementary Guidance (SG) for the Edinburgh BioQuarter and the South East Wedge (SEW) Parkland following consultation
- 2) The non-statutory Edinburgh BioQuarter Masterplan in draft for consultation.

## **Decision**

- 1) To note the responses received on the draft Supplementary Guidance for the Edinburgh BioQuarter and South East Wedge Parkland as detailed at appendix 1 in the report by the Director of Services for Communities.
- 2) To approve the finalised Supplementary Guidance for the Edinburgh BioQuarter and the South East Wedge (SEW) Parkland as detailed at appendix 2 in the report by the Director of Services for Communities.
- 3) To approve the non-statutory Edinburgh BioQuarter Masterplan in draft for consultation as detailed at appendix 3 in the report by the Director of Services for Communities.

(References – Planning Committee 16 May 2013 (item 3); report by the Director of Services for Communities, submitted.)

## **4. Planning Guidance – Communities Infrastructure**

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The Committee were asked to approve the Communications Infrastructure Guidance, which will supersede the existing Radio Telecommunications Guideline approved in May 2006.

### **Decision**

- 1) To approve the revised Communications Infrastructure Guidance for implementation with immediate use as detailed at appendix 1 in the report by the Director of Services for Communities
- 2) The Director of Services for Communities to investigate adding prior notifications (PNTs) to the list of planning applications circulated to members.

(References – Planning Committee 18 May 2006 (item 5); report by the Director of Services for Communities, submitted)

## **5. Edinburgh Planning Guidance: Advertisements Sponsorship and City Dressing**

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Approval was sought for the revised Edinburgh Planning Guidance: Advertisements, Sponsorship and City Dressing.

### **Decision**

- 1) To approve the revised Edinburgh Planning Guidance: Advertisements, Sponsorship and City Dressing.
- 2) The Director of Services for Communities to Further report on digital advertising to the February meeting of the Committee, the report to include:

- The current guidelines for digital advertising and the procedures of the application process
- The number of applications submitted and the number granted
- Information from appropriate health professionals on the effect the screens for this type of advertising could have peoples eyesight especially young persons
- Procedures and guidance adopted by other cities

(References – Planning Committee 8 August 2013 (item 3) report by the Director of Services for Communities, submitted.)

## **6. Planning and Building Standards Service Plan 2013/14 – 6 month performance update**

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The Committee were asked to note the progress made in the delivery of the performance framework indicators and actions in the Service Plan 2013-14.

### **Decision**

- 1) To note the progress made in the delivery of the performance framework indicators and actions in the Service Plan 2013-14.
- 2) The prospective number of future applications to be considered at a hearing by the Development Management Sub-Committee to be circulated to members.
- 3) The Acting Head of Planning and Building Standards to liaise with the Committee Services Manager in respect of additional meetings of the Development Management Sub-Committee being timetabled in the council diary.

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

## **7. St James Quarter, Edinburgh – Proposed Compulsory Purchase order**

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Authority was sought to proceed with a Compulsory Purchase Order (CPO) and draft an Agency Agreement with Henderson Global in respect of the St James Quarter.

### **Decision**

- 1) To instruct the Council Solicitor to proceed with a Compulsory Purchase Order for the St James Quarter.
- 2) To instruct the Council Solicitor to negotiate a draft Agency Agreement between the Council and the Developer.

- 3) To note that the Agency Agreement will cover arrangements for the reimbursement of all costs and compensation incurred by the Council in relation to the promotion and implementation of the CPO and for the transfer of property compulsorily acquired by the Council to the Developer.
- 4) To note that the Council will continue to seek a negotiated purchase of the properties and interests in parallel with pursuing the CPO.
- 5) To note that the finalised agency agreement will be referred to the full Council for authority.
- 6) To note that the CPO in its finalised terms will be subject to the approval of the full Council.

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

## **8. Planning Scotland Seas – consultation by Marine Scotland**

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The Committee were asked to approve the Council's response to a consultation by Marine Scotland, referred to as 'Planning Scotland's Seas'.

### **Decision**

To approve the Council's responses to the consultation documents referred to as 'Planning Scotland's Seas'.

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

## **9. Scottish Planning Policy – Further Consultation – Sustainability and Planning**

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The Committee were asked to approve the Council's response to draft Scottish Planning Policy (SPP): Sustainability and Planning consultation.

### **Decision**

To approve the attached Consultation Questionnaire as the Council's response to the consultation Draft Scottish Planning Policy: 'Sustainability and Planning'.

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