

Planning Committee

10.00 am, Thursday, 1 October 2015

Development Management Procedures for Major Applications

Item number	6.1
Report number	
Executive/routine	Routine
Wards	All

Executive summary

This report proposes that a review of the current arrangements for informing the Development Management Sub-Committee of the issues involved in determining major planning applications should be undertaken. It suggests that members should hold a workshop as part of the Committee's development programme to discuss the matter in more detail and consider any measures for improvement.

Links

Coalition pledges	
Council outcomes	CO19 CO25
Single Outcome Agreement	SO4

Development Management Procedures for Major Applications

Recommendations

- 1.1 It is recommended that the Committee agrees to hold a workshop to explore options for how the Development Management Sub-Committee is informed of the issues involved in determining major planning applications and to consider any measures for improvement.

Background

- 2.1 As the economy improves, the number of major applications received is increasing. This is likely to continue as the local development plan moves into its implementation phase.
- 2.2 Major applications can raise a number of complex planning issues that must be considered by the Development Management Sub-Committee in making a determination. Such decisions generate a lot of publicity and can have far reaching consequences for the city. It is important that each member of the Sub-Committee is fully aware of these issues and has had time to reflect on them before arriving at the meeting.
- 2.3 The current arrangements for enabling this are as follows:
 - Proposal of Application Notice (PAN) – a report is made to the Sub-Committee on the submission of a PAN which allows members to identify some of the key issues. Member may also attend pre-application consultation events;
 - Weekly List – members are able to identify major developments of interest and inspect the supporting documents on the Council's on-line public access facility;
 - Sub-Committee Site Visits – members are able to visit the site in question prior to the meeting and be guided to key viewpoints by planning officers;
 - The Sub-Committee Report – planning officials present a report that assesses the application against the development plan policies and material considerations and makes a recommendation. Members receive this a week before the meeting;

- Hearings – planning officers present the proposal to the Sub-Committee, highlighting the key issues informing their recommendation, and the applicant and other interested parties are able to present their views. Immediately following this, the Sub-Committee determines the application.

Main report

- 3.1 In view of the increasing level of development activity, it is appropriate to review these arrangements for informing the Sub-Committee’s decision. It is proposed that the Committee agrees to hold a workshop as part of the Committee’s development programme to discuss the matter in detail and consider what changes in procedure might be necessary.

Measures of success

- 4.1 Informed, transparent decision-making by the Development Management Sub-Committee.

Financial impact

- 5.1 There are no financial impacts associated with this report.

Risk, policy, compliance and governance impact

- 6.1 Any changes in procedure should be compatible with the two Schemes of Delegation, Council Standing Orders and the Members Code of Conduct.

Equalities impact

- 7.1 There are no equalities impacts from this report.

Sustainability impact

- 8.1 There are no sustainability impacts from this report.

Consultation and engagement

- 9.1 There is no requirement for consultation on changes to Committee procedures. Any changes would need to be agreed by a subsequent meeting of the Planning Committee.

Background reading/external references

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Links

Coalition pledges

Council outcomes CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm
CO25 The Council has efficient and effective services that deliver on objectives

Single Outcome Agreement SO4 Edinburgh's communities are safer and have improved physical and social fabric

Appendices None