

Planning Committee

10.00 am, Thursday, 2 March 2017

Present

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Cardownie, Child, Dixon (substituting for Councillor Ritchie), Gardner, Keil, McVey, Milligan and Mowat.

1. Minutes

Decision

To approve the minute of the Planning Committee of 8 December 2016 as a correct record.

2. Business Bulletin

The Planning Business Bulletin of 2 March 2017 was presented.

Decision

- 1) To note the Business Bulletin.
- 2) Regular updates on the progress of Building Standards Performance to be included as a standing item in the Committee Business Bulletin.
- 3) Details of overtime costs and shared services costs to Argyle and Bute and Aberdeen City Councils for processing applications to be circulated to committee members.

3. Open Space 2021, Open Space Action Plans

Proposals were detailed of the basis for Open Space Action Plans for each Locality to support delivery of the strategy and capture cross-sector activity contributing to the improvement of the city's green network over the next five years.

The Open Space Action Plans included analysis showing how each Locality compared to the citywide level of access to quality greenspace and play space, highlighting recent changes to provision.

Actions, including estimated costs, might be subject to review, further feasibility studies and changes following local consultations.

Through periodic review, further actions might be included as related strategies were progressed, in particular the Council's revised Allotment Strategy, Sports and Physical Activity Strategy and Play Area Action Plan.

Decision

- 1) To approve the basis of Open Space Action Plans for each Locality to support delivery of 'Open Space 2021' as detailed in Appendices 1 – 4 of the report by the Executive Director of Place.
- 2) To refer the 'Open Space 2021' and the approved Action Plans to the Corporate Policy and Strategy Committee for consideration and inclusion in the localities improvement plans

(References – Planning Committee 8 December 2016 (item 8); report by the by the Executive Director of Place; submitted.)

4. Annual Review of Guidance

The Committee was advised of changes to planning guidance in 2016 and those intended for the coming year. It proposed a pilot of a new approach to preparing guidance which would be trialled on selected guidelines in 2017.

Decision

- 1) To note progress in consolidating and updating guidance for users of the planning service as detailed in appendix 1 of the report by the Executive Director of Place.
- 2) To agree the programme for work in 2017 as set out in Section 3 of the report.

(Reference – report by the by the Executive Director of Place; submitted.)

5. Review of Edinburgh Design Guidance for Consultation

A review of three complimentary Council guidance documents: Edinburgh Design Guidance, Edinburgh Street Design Guidance, and Parking Standards for Development Management had identified opportunities to better achieve synergy and placemaking outcomes.

Issues and opportunities were determined via engagement with a broad range of officers from across the Planning and Transport service during 2016, as well as through members of both the Planning and Transport and Environment Committees. Approval was sought to consult externally on this draft revised guidance.

Decision

- 1) To approve the draft revised Edinburgh Design Guidance for consultation Purposes.

- 2) To approve the specific consultation approach proposed with regards to the Edinburgh Street Design Guidance.
- 3) To refer the draft revised Edinburgh Design Guidance to the Transport and Environment Committee for information.
- 4) The Executive Director of Place to include as part of the consultation process, proposals for a formula for City Car Club parking to replace individual car parking in developments.
- 5) The Executive Director of Place to include as part of the consultation process, design proposals for measures to mitigate conditions caused by adverse weather

(References – Planning Committee 25 February 2016 (item 3); report by the by the Executive Director of Place, submitted.)

6. Supplementary Guidance: Nicolson Street/Clerk Street, Portobello, Stockbridge – Drafts for Consultation

The Edinburgh Local Development Plan (LDP) was adopted on 24 November 2016. The LDP required statutory Supplementary Guidance to be prepared for individual town centres. It would be used to determine planning applications for the change of use of shop units to non-shop uses and help deliver the Council's wider placemaking and sustainability aims.

Decision

- 1) To approve for consultation the draft Supplementary Guidance for Nicolson Street/Clerk Street Town Centre as detailed in Appendix 1 of the report by the Executive Director of Place.
- 2) To approve for consultation the draft Supplementary Guidance for Portobello Town Centre as detailed in Appendix 2 of the report.
- 3) To approve for consultation the draft Supplementary Guidance for Stockbridge Town Centre as detailed in Appendix 3 of the report.

(References – report by the by the Executive Director of Place; submitted.)

7. Planning and Building Standards Customer Engagement Strategy – Timetable for Improvements

A timetable was provided for further changes to customer service changes within Planning and Building Standards.

The report addressed the remit from the meeting of the Planning Committee of 8 December 2016 to provide a programme for forthcoming changes as part of the refocused Planning and Building Standards Customer Engagement Strategy.

Decision

To note the timetable for improvements.

(References – Planning Committee, 8 December 2016 (Item 7); report by the by the Executive Director of Place; submitted.)

8. Short Stay Commercial Visitor Accommodation

Details were provided of the attached report by the Executive Director of Place on Short Stay Commercial Visitor Accommodation (SSCVA) providing an up to date position on

- The number of this type of properties in sensitive areas of the City;
- The categorisation (commercial or residential) of the properties in respect of waste collections etc;
- Any proposals being advanced in other cities to define this type of property in regards to commercial or non commercial, and
- The Council's enforcement action against this type of accommodation since the last update on 6 October 2016.

Edinburgh had a history of short stay letting due to its popularity as a tourist destination and the presence of the festivals. These types of properties were advertised through a variety of letting agencies, private advertisements, websites and word of mouth. Consequently, information on their extent was difficult to gather. However, the rise to prominence of Airbnb and the public availability of its data helped to provide an indication of the current situation in Edinburgh. The data highlighted the location of properties, length of time they were available for let and whether the entire apartment was available.

This market operated in a manner that was unregulated and that issues of overconcentration, public safety, neighbouring amenity, rateable value, waste collection, parking and contribution to housing supply could not be addressed.

Decision

- 1) To note the current position in respect of action taken by Planning Enforcement relating to Short Stay Commercial Visitor Accommodation (SSCVA).
- 2) To note that a standard definition of SSCVAs was not achievable as each case had to be assessed individually as to whether a change of use had occurred.

- 3) To refer the report to the Corporate Policy and Strategy Committee requesting it to make representations to the Scottish Government to;
 - (i) Amend planning legislation to classify Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year as a commercial business.
 - (ii) Either amend existing legislation in respect of rented accommodation or bring forward legislative proposals for a licensing/registration scheme for Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year

(References – Planning Committee, 6 October 2016 (item 2); report by the by the Executive Director of Place; submitted.)

9. Grants to Third Sector Organisations 2017/18

Approval was sought for the annual grant awards to Edinburgh World Heritage and to Edinburgh and Lothians Greenspace Trust. Additionally, Committee was asked to note the allocation of small grants to a range of organisations which contributed to ensuring that Edinburgh's built and natural heritage was maintained and enhanced for future generations.

Decision

- 1) To approve a grant of £46,000 to Edinburgh World Heritage and £25,800 to Edinburgh and Lothians Greenspace Trust.
- 2) To note the grant awards to the National Trust for Scotland, the Scottish Civic Trust, the Architectural Heritage Society of Scotland, the Access Panel and Archaeology Scotland.

(References – The Communities and Neighbourhoods Committee 11 February 2014 (item 1); report by the by the Executive Director of Place; submitted.)

Declarations of Interest

Councillor Mowat declared a non-financial interest in the above item as one of the Councils appointees on Edinburgh World Heritage, left the room and took no part in consideration of the item

Councillor Gardner declared a non-financial interest in the above item as one of the Councils appointees on Edinburgh and Lothians Green Space Trust, left the room and took no part in consideration of the item

10. Edinburgh Urban Design Panel: Seventh Progress Report

A summary was provided of the findings from the annual review of the Edinburgh Urban Design Panel's work. A series of recommendations and actions were proposed for Committee approval.

Decision

- 1) To agree the recommendations and actions from the annual review of the Edinburgh Urban Design Panel.
- 2) To record the Committee's appreciation of the voluntary contribution made by Panel members to the design review process.

(References – Planning Committee February 2016 (item 7); report by the by the Executive Director of Place, submitted.)

11. Finalised Old Town Conservation Area Character Appraisal

Approval had been given for a programme for reviewing key conservation area character appraisals in October 2013. This identified six priority areas for review. The Old Town and New Town Conservation Areas were not identified as priority areas, but had been brought forward in the programme in view of the current revision of the Old and New Towns of Edinburgh World Heritage Site Management Plan.

On 11 August 2016 Committee approved a consultative draft revised Old Town Conservation Character Appraisal. Consultation had taken place and the finalised document was now presented for approval.

Decision

To approve the appended finalised version of the Old Town Conservation Area Character Appraisal.

(References – Planning Committee 3 October 2013 (item 7) and 11 August 2016 (item 7); report by the by the Executive Director of Place, submitted.)

12. Planning Fees

Ratification was sought of the response to the Scottish Government consultation on Raising Planning Fees.

Details were provided of the consultation for the proposed raising of planning fees for major applications and the amount involved.

This proposed increase to the maximum fee was likely to result in a substantial increase in major application planning fee revenue for the planning authority. This additional revenue was expected to be linked to improved performance of the planning service.

Decision

- 1) To ratify the consultation response sent to the Scottish Government on raising planning fees.
- 2) To note the potential financial impact on the Council's planning resources.

(Reference – report by the by the Executive Director of Place, submitted.)

13. Edinburgh Airport Masterplan 2016-2040 Consultation Response

Edinburgh Airport has recently published a revised Masterplan which would replace its existing 2011 Masterplan. It presented a development strategy for the airport in three distinct phases. It set out a development scenario up to 2025, up to 2040 and a more speculative plan up to 2050, based on the forecast growth of the airport and the predicted expansion of the airport and it's supporting ancillary facilities. The revised Masterplan was published in draft form for consultation. The consultation ran from November to December 2016. Edinburgh Airport was aware that the Council response would be approved on 2 March 2017.

Decision

To approve Appendix 1 of the report by the Executive Director of Place as the Council's response to the consultative draft Masterplan for Edinburgh Airport 2016 - 2040.

(References – report by the by the Executive Director of Place, submitted.)

14. Edinburgh Street Design Guidance – Process for Approving Part C Detailed Design Manual – Referral from the Transport and Environment Committee

The Transport and Environment Committee on 17 January 2017 considered a report by the Executive Director of Place regarding The Edinburgh Street Design Guidance. The Committee agreed to refer the report to the Planning Committee for approval of matters within its remit (in particular reference to the design of new streets).

Decision

To consider the attached report from the Transport and Environment Committee and to approve matters within its remit (in particular reference to the design of new streets).

(References – Transport and Environment Committee on 17 January 2017 (item 12); report by the by the Executive Director of Place, submitted.)