

Planning Committee

2.00 pm, Wednesday 14 March 2018

Present

Councillors Gardiner (Convener), Booth, Child, Dixon, Gordon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

1. Community engagement in planning – detailing proposals

1.1 Deputation – Planning Aid Scotland/Leith Academy

The Committee agreed to hear a deputation from Erin Fulton Planning Aid Scotland and Ria Ellison, Eleanor Brennan and Molly Upward, Leith Academy in relation to the report by the Executive Director for Place on community engagement in planning.

The deputation advised of their experience of a workshop organized by the Council on ways to improve the area where they lived and around the waterfront.

The workshop consisted of comparing maps of the area and highlighting the important points in the locality, Leith Links, Ocean Terminal and the school.

The workshop gave young people who were often ignored the opportunity to express their views, the workshop also had an interactive question and answer session which allowed them to express their views on improvements to the area. The points highlighted in this were traffic congestion, public safety and lack of recreational facilities. The points highlighted as good were Leith Links for recreation, public transport to and from the area, Ocean Terminal as a community hub, however there was need for improvement in the shopping experience, there was also a high level of local identity in the community.

Areas highlighted for improvement were care and maintenance of property, waste collection, litter and social interaction facilities for young people.

In conclusion they highlighted the lack of consultation to seek the views of young people, and asked that a concerted effort be made to make all consultations more inclusive that took in the views of all.

1.2 Report by the Executive Director of Place

Details were provided of proposals for improving engagement in the planning system.

Decision

1. To note the content of the report by the Executive Director of Place in terms of how the planning service intends to improve engagement in the planning process;
2. To agree the proposals to involve more children and young people in planning projects and processes;
3. To note that the planning service would work with the development community to encourage the involvement of children and young people at pre-application stages of major planning applications;
4. To agree to engage with the process to increase participation in the planning system; and
5. A progress report be presented to Planning Committee on the outcomes of these engagement processes in 12 months.
6. The guidance for pre-applications to be amended to encourage developers to engage with young people.

(Reference – Planning Committee 17 August 2017 (item 6) and 12 October 2017 (item 8); report by the Executive Director of Place, submitted)

2. Minute

Decision

To approve the minute of the Planning Committee of 11 December 2017 as a correct record.

3. Business Bulletin

The Planning Business Bulletin of 14 March 2018 was presented.

Decision

To note the Business Bulletin

4. Supplementary Guidance: Heat Opportunities Mapping

The Edinburgh Local Development Plan was adopted in November 2016. The Local Development Plan requires statutory Supplementary Guidance to be prepared regarding heat mapping and district heating opportunities.

Approval was sought of the draft Supplementary Guidance on Heat Opportunities Mapping for consultation purposes.

Decision

1. To approve appendix 1 of the report by the Executive Director of Place as draft Supplementary Guidance on Heat Opportunities Mapping for consultation purposes; and
2. To refer appendix 1 of the report by the Executive Director of Place to the Housing and Economy Committee for approval prior to consultation.

3. To note that there would be a committee workshop for members arranged during the consultation period on this issue.

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

5. Annual Review of Guidance

Details were provided of changes to planning guidance in 2017 and those intended for the coming year, and approval was sought for minor updates to certain guidelines.

Decision

1. To note the progress in consolidating and updating guidance for users of the planning service (appendix 1 of the report by the Executive Director of Place);
2. To approve the attached minor updates to certain guidelines (appendix 2 of the report by the Executive Director of Place);
3. To approve the programme for work in 2018 as set out in Section 3 of the report of the report by the Executive Director of Place; and
4. To approve the new streamlined process for the preparation and review of non-statutory guidance, which was trialed during 2017 (appendix 3 of the report by the Executive Director of Place).

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

6. Planning and Building Standards Performance and Service Improvements

An update was provided on the Planning and Building Standards Customer Engagement Strategy and Building Standards Improvement Plan.

Proposals for a number of service improvements to help improve performance and efficiency including changes to the Scheme of Delegation and various procedural changes were detailed.

Decision

1. To note the Minister's response to the Council's 2016/17 Planning Performance Framework;
2. To note performance issues in Planning and Building Standards;
3. To note progress with the delivery of the Planning and Building Standards Customer Engagement Strategy;
4. To recommend the Council that the proposed amendments to the Statutory Scheme of Delegation, as detailed below, are referred to Scottish Ministers for approval and thereafter adopted should such approval be forthcoming:
 - i. The Chief Planning Officer shall have delegated powers to determine householder development planning applications, where not more than 20

representations or a petition have been received, provided other parts of the scheme of delegation do not apply

- ii. The Chief Planning Officer shall have delegated powers to determine local applications for refusal, where not more than 20 representations in support have been received, subject to certain provisos, including the issues raised.
 - iii. The Chief Planning Officer shall have delegated powers to determine planning applications, other than householder development, where a petition has been submitted properly headed with material planning considerations and it has not more than 20 signatures of objection in relation to recommendations for approval and not more than 20 signatures of support in relation to recommendations for refusal
 - iv. The Chief Planning Officer's delegated powers will not apply if there are outstanding unresolved objections from statutory consultees, including community councils, in relation to applications recommended for approval. Where the community council supports an application and it is recommended for refusal, delegated powers shall not apply;
 - v. Full delegated powers shall be given to the Chief Planning Officer to determine whether a change to a granted planning application is material or not; and
 - vi. The term non-statutory Council adopted policy shall be removed from the Scheme of Delegation.
5. To recommend to the Council that the proposed amendments to the Council's Scheme of Delegation, as detailed below, are included in the next review of the Scheme:
- a) The Chief Planning Officer shall have delegated powers to determine all listed building consent applications conterminous with an associated householder development where not more than 20 representations or a petition have been received, provided other parts of the scheme of delegation do not apply
 - b) The Chief Planning Officer shall have delegated powers to determine planning applications where a petition has been submitted properly headed with material planning considerations and it has not more than 20 signatures of objection in relation to recommendations for approval and not more than 20 signatures of support in relation to recommendations for refusal.
 - c) The Chief Planning Officer's delegated powers will not apply if there are outstanding unresolved objections from statutory consultees, including community councils, in relation to applications recommended for approval. Where the community council supports an application and it is recommended for refusal, delegated powers shall not apply;
 - d) Full delegated powers shall be given to the Chief Planning Officer to determine whether a change to a granted planning application is material or not;

- e) The term non-statutory Council adopted policy shall be removed from the Scheme of Delegation;
 - f) The Chief Planning Officer shall have delegated powers to extend the six month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved; and
 - g) The Chief Planning Officer shall have delegated powers to publish the Local Development Plan as Modified following Examination
6. To cease the informal arrangement whereby all applications for replacement large scale adverts and school extensions be determined by Committee as summarised in paragraph 3.38 of the report by the Executive Director of Place
7. To approve changes to Development Management Sub-Committee procedures as detailed below:
- A. Pre-application reports will only be presented if a member of the DM Sub-Committee requests a presentation;
 - B. Interested parties invited to hearings will be defined as only those who have commented on the planning application;
 - C. Committee reports will be made more concise with electronic links to relevant information;
 - D. The practice of making paper copies of representations available in the party group rooms will cease; and
 - E. Members of the Development Management Sub-Committee will have the opportunity to request a short presentation rather than a full presentation.
 - F. To note the practicalities of C and E above would be determined at a workshop of the Planning Committee.
8. To approve operational changes to deliver service efficiencies as detailed below:
- I. Assessment of an application including neighbour notification, advertising and consultations will not start until all the information is submitted; and
 - II. No changes be made to the consultation and notification requirements for amendments and variations.
9. To note that a detailed service improvement plan for both Planning and Building Standards will be reported to the next meeting of Committee;
10. To approve changes to the Streetnaming Charter as detailed in paragraph 3.73 of the report by the Executive Director of Place; and
11. To note the response to the review of planning documentation to assist the visually impaired.

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

7. Grants to Third Sector Organisations 2018/19

Approval was sought for the annual grant awards to Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust.

Decision

1. To approve grants for £46,000 to Edinburgh World Heritage and £25,833 to Edinburgh and Lothians Greenspace Trust; and
2. To note the grant awards to the Cockburn Association, the Scottish Civic Trust, Architectural Heritage Society for Scotland, the Edinburgh Access Panel and Archaeology Scotland as outlined in appendix 1 of the report by the Executive Director of Place.

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

Declaration of Interests

Councillor Child declared a non-financial interest in this item as one of the Councils appointees on Edinburgh World Heritage and Lothians Greenspace Trust.

Councillor Gardiner declared a non-financial interest in this item as he had been nominated to be one of the Councils appointees on Edinburgh World Heritage and Lothians Greenspace Trust

8. Developer Contributions: update and new Supplementary Guidance

The Council on 26 October 2017 approved a motion by Councillor Ritchie on Developer Contributions

The Housing and Economy Committee on 18 January 2018 considered a report by the Executive Director of Place on various issues relating to developer contributions, including the implications of the 'Elsick' decision on the Council's approach to developer contributions.

The Committee was requested to discharge the motion by Councillor Ritchie

Decision

To discharge the motion by Councillor Ritchie

(Reference – report by the Head of Strategy and Insight; submitted.)

9. Edinburgh Urban Design Panel: Eighth Progress Report

The annual review of the Edinburgh Urban Design Panel's work was provided

Decision

1. To approve the recommendations and actions from the annual review of the Edinburgh Urban Design Panel; and
2. To record its appreciation of the voluntary contribution made by Panel members to the design review process.

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