

Minutes

Planning Committee

2.00pm, Wednesday 22 August 2018

Present

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

1. Deputation – The Save Leith Walk Campaign Group

The Committee agreed to hear a deputation from the Save Leith Walk Campaign Group to raise concerns about the process for members of the community to have a say on the future of popular local buildings whether there was an outstanding planning application on them or not.

The deputation highlighted the following:

- Concerns were raised about the future of the building at 106-154 Leith Walk, Edinburgh.
- Historic Environment Scotland (HES) had considered the building for listing but it did not meet the strict criteria of architectural design or historical significance. However, HES did say that the diversity of buildings on the west side of Leith Walk was significant, which was where 106-154 Leith Walk was located.
- It was the view of The Save Leith Walk Campaign that cultural, economic and social values should play a part in determining the future of particular buildings in our community.
- It was acknowledged that there was a new community planning structure being implemented but this would not prevent developers that were refused planning permission to demolish buildings submitting new applications for approval.
- It was suggested by the deputation that if the Planning Committee agreed that the demolition of a public building was not in the interests of the community, there should be a moratorium on future planning applications for demolitions for 5 years.
- The deputation also suggested that the Council should consider building maintenance orders to prevent buildings from becoming neglected and falling into disrepair.

The Convener thanked the deputation and invited them to stay in the public gallery for the remainder of the meeting.

2. Minutes

Decision

To approve the minute of the Planning Committee of the 30 May 2018 as a correct record.

3. Zero Carbon New Buildings - Feasibility

Planning Committee on the 11 December 2017 agreed a motion to receive a report in 3 cycles that set out the feasibility of introducing an Edinburgh Standard for Zero Carbon New Buildings.

Committee considered a report that assessed the feasibility of such a policy and set out how best the Council could ensure that new buildings in Edinburgh achieved zero carbon.

Motion

To approve a review of the Council's approach to achieving zero carbon new buildings in Edinburgh as part of the preparation of the next local development plan.

- Moved by Councillor Gardiner, seconded by Councillor Child

Amendment 1

To approve a review of the Council's approach to achieving zero carbon new buildings in Edinburgh as part of the preparation of the next local development plan, and therefore to agree to consult as part of the main issues report on how greater sustainability could be achieved in new developments in Edinburgh by requiring new domestic and non-domestic developments to achieve gold or platinum level sustainability criteria in some or all of the 8 aspects set out in the Scottish Building Standards handbook, together with a timetable for achieving this, and consideration of a mechanism to periodically review the standards and the sustainability levels required.

- Moved by Councillor Booth, seconded by Councillor Staniforth

In terms of Standing Order 21(11), the amendment was accepted as an addendum to the motion.

Amendment 2

To approve a review of the Council's approach to achieving zero carbon new buildings in Edinburgh as part of the preparation of the next local development plan.

- Moved by Councillor Mowat, seconded by Councillor McLellan

Voting

For the motion - 8 votes

For the amendment - 3 votes

(For the motion – Councillors Booth, Child, Dixon, Gardiner, Gordon, Griffiths, Osler and Staniforth.

For the amendment - Councillors McLellan, Mitchell and Mowat).

Decision

To approve a review of the Council's approach to achieving zero carbon new buildings in Edinburgh as part of the preparation of the next local development plan, and therefore to agree to consult as part of the main issues report on how greater sustainability could be achieved in new developments in Edinburgh by requiring new domestic and non-domestic developments to achieve gold or platinum level sustainability criteria in some or all of the 8 aspects set out in the Scottish Building Standards handbook, together with a timetable for achieving this, and consideration of a mechanism to periodically review the standards and the sustainability levels required.

(References – Planning Committee, 11 December 2017 (item 6); report by the Executive Director of Place, submitted.)

4. SESplan Governance

Committee considered a report on amendments that were made to the SESplan Constitution, Financial Rules, Scheme of Delegation and Standing Orders that were approved by the SESplan Joint Committee at their meeting on 25 June 2018. Ratification was sought of the decision made by SESplan.

Decision

To ratify the decision of the SESplan Joint Committee to amend the SESplan Constitution, Scheme of Delegation, Standing Orders and Financial Rules.

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

5. Planning and Building Standards Improvement Plans

Details were provided of the progress made on the Planning and Building Standards Improvement Plans.

Decision

- 1) To note the Building Standards Service Improvement Plan 2018/21.
- 2) To note that a further report would be brought to the Planning Committee on the Planning Improvement Plan.
- 3) To refer the report to the Governance, Risk and Best Value Committee for information.

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

6. Training and Awareness Raising Programme

Committee considered a report detailing a training and awareness programme for elected members involved in planning policy and development management decision making, to build on the training events and workshops in 2017/18.

Decision

To approve the priorities for training and awareness raising over the next 12 months
Planning Committee – 22 August 2018

and the indicative programme of workshops.

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

7. Urban Gull Control Options

On 17 May 2018 the Transport and Environment Committee considered a report by the Executive Director of Place on options for the control of urban gulls and work which could be done to tackle the problem of gulls colonising in urban areas of Edinburgh. The report was referred to the Planning Committee for consideration.

Decision

- 1) To agree that the Planning Committee would consider the roof structures on new builds and refurbishments to minimise their attraction to nesting gulls.
- 2) To agree that a paragraph would be added to the Edinburgh Design Guidance on consideration of the roof structure of new builds to discourage gulls from nesting.
- 3) To note that a report on Edinburgh Design Guidance would be brought to the Planning Committee in October 2018 and this would make reference to the addition to the Guidance.

(References – Transport and Environment Committee 17 May 2018 (item 16); report by the Executive Director of Place; submitted.)

8. Development Plan Scheme

Approval was sought for a new Development Plan Scheme. Planning authorities had to publish a scheme at least once a year to set out their programme for preparing their local development plan. The last such scheme was approved and published in September 2017.

Decision

- 1) To approve the new Development Plan Scheme detailed in Appendix 1 of the report for publication.
- 2) To refer the report to the Housing and Economy Committee for information.

(References – Housing and Economy Committee, 7 June 2018 (item 9); report by the Executive Director of Place, submitted.)

9. Local Development Plan – Elected Member Involvement – referral from the Housing and Economy Committee

On 7 June 2018 the Housing and Economy Committee considered an update report by the Executive Director of Place on opportunities for elected members to be involved in the project to prepare a new local development plan for the city.

The Convener ruled that the decision taken by Council on 28 June 2018 to transfer political responsibility for the strategic development (LDP) from the Housing and Economy Committee to the Planning Committee represented a material change in circumstance, as described in paragraph 28(1a) of the Council's Standing Orders.

Decision

- 1) To note the earlier decision of the Housing and Economy Committee and endorse the setting up of an elected member forum.
- 2) To agree that in view of the Council decision of 28 June 2018 to transfer political responsibility for the strategic development (LDP) from the Housing and Economy Committee to the Planning Committee that it would now be more appropriate if the forum comprised the Conveners and Vice-Conveners of the Planning and Housing and Economy Committees, the Convener of the Transport and Environment Committee, and six opposition members (3 Conservative, 2 Green and 1 Liberal Democrat).
- 3) To note that the Housing and Economy and Planning Committees had been invited to confirm the adjustment to the membership of the elected member forum and that the Convener had ruled that the June 2018 Council decision represented a material change in circumstance.

(References – Housing and Economy Committee 7 June 2018 (item 9); report by the Executive Director of Place, submitted.)

10. Supplementary Guidance: Heat Opportunities Mapping

Approval was sought for the finalised Supplementary Guidance on Heat Opportunities Mapping. The Supplementary Guidance (SG) had been prepared in line with the Local Development Plan's requirement for SG regarding heat mapping and district heating opportunities.

Decision

- 1) To approve the finalised Supplementary Guidance on Heat Opportunities Mapping detailed in Appendix 1 of the report.
- 2) To note that the Supplementary Guidance on Heat Opportunities Mapping would be adopted as part of the statutory development plan following procedural steps.

(References – Planning Committee, 14 March 2018 (item 4); report by the Executive Director of Place, submitted.)

11. Supplementary Guidance: Developer Contributions and Infrastructure Delivery

Details were provided of a report that sought approval of the final version of Supplementary Guidance (SG) on Developer Contributions and Infrastructure Delivery. The SG had been prepared to support the Local Development Plan's (LDP) policies on infrastructure and developer contributions, and to deliver the infrastructure actions set out in the Action Programme.

Decision

- 1) To approve the finalised Supplementary Guidance on Developer Contributions and Infrastructure delivery detailed in Appendix 3 of the report.

- 2) To note that the finalised Supplementary Guidance on Developer Contributions and Infrastructure delivery would be adopted as part of the statutory development plan following procedural steps.

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

12. Review of Conservation Area Character Appraisals

Approval was sought for an updated programme of review of the existing conservation area character appraisals. The rationale behind the proposed programme based on a prioritisation exercise was explained.

Decision

- 1) To approve the proposed review programme for conservation area character appraisals.
- 2) To agree that priority would be given to the review of the conservation area character appraisals in the Trinity area and to include Granton Road, Granton Square and Wardie Road as part of the review.

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