

Item 4.1 - Minutes

Planning Committee

2.00pm, Wednesday 27 February 2019

Present

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

1. Minutes

Decision

To approve the minute of the Additional Planning Committee of the 23 January 2019 as a correct record.

2. Business Bulletin

The Business Bulletin of the 27 February 2019 was presented.

Decision

- 1) To note the Business Bulletin.
- 2) To agree that Appendix missing from the Business Bulletin would be appended, uploaded to the Council's website and circulated to members of the Planning Committee.

(Reference – Business Bulletin, submitted.)

3. Supplementary Guidance on Developer Contributions and Infrastructure Delivery - Update

An update was provided on the consideration of the Supplementary Guidance (SG) on Developer Contributions and Infrastructure Delivery by Scottish Ministers.

Decision

To note the report.

(References – Planning Committee, 22 August 2018 (item 11); report by the Executive Director of Place, submitted.)

4. Annual Review of Guidance

Approval was sought for minor updates to certain guidelines and details were provided of changes to planning guidance in 2018 and those intended for the coming year.

Motion

- 1) To note the progress in consolidating and updating guidance for users of the planning service detailed in Appendix 1 of the report.

- 2) To approve the updates to certain guidelines detailed in Appendix 2 of the report.
- 3) To approve the programme for work in 2019 as set out in Section 3 of the report with the addition of the review of the City Centre Retail Core Supplementary Guidance within the programme.
- 4) To note that the delivery of affordable housing was reported annually to the Housing and Economy Committee and could be referred to the Planning Committee for its information.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

- 1) To note the progress in consolidating and updating guidance for users of the planning service detailed in Appendix 1 of the report.
- 2) To approve the updates to certain guidelines in Appendix 2 of the report.
- 3) To agree that the non-statutory guidelines review of the City Centre Retail Core would be reviewed in 2019 and would take account of the new St James Centre and the Edinburgh City Centre Transformation project and the impact of online shopping on retail activity.
- 4) To agree that there would be annual review of the effectiveness of the Affordable Housing Statements to determine the effect they had on delivery of Affordable Housing units.

- moved by Councillor McLellan, seconded by Councillor Mowat.

Voting

For the motion - 7 votes

For the amendment - 4 votes

(For the motion - Councillors Child, Booth, Dixon, Gardiner, Gordon, Griffiths and Staniforth.)

For the amendment – Councillors McLellan, Mitchell, Mowat and Osler.)

Decision

- 1) To note the progress in consolidating and updating guidance for users of the planning service detailed in Appendix 1 of the report.
- 2) To approve the updates to certain guidelines detailed in Appendix 2 of the report.
- 3) To approve the programme for work in 2019 as set out in Section 3 of the report with the addition of the review of the City Centre Retail Core Supplementary Guidance within the programme.
- 4) To note that the delivery of affordable housing was reported annually to the Housing and Economy Committee and could be referred to the Planning Committee for its information.

(References – Planning Committee, 14 March 2018 (item 5); report by the Executive Director of Place, submitted.)

5. Scottish Government Feedback on Planning Performance Framework 2017/18

Committee considered a report that advised that since 2012, the Council had submitted its annual Planning Performance Framework (PPF) to Scottish Ministers. The PPF was designed to give a more balanced narrative on the range of activities delivered by the Planning service rather than just a statistical analysis of performance.

As well as reflecting on the past year's performance, the PPF included the Planning Service Improvement Plan 2018/19 approved by Committee in May 2018. PPF7 that covered 2017/2018 was submitted to Scottish Ministers in July 2018 and feedback was received on 10 January 2019.

Decision

- 1) To note the feedback from the Scottish Government to the Council's Planning Performance Framework 2017/18.
- 2) To note that a progress update on the Planning Improvement Plan would be reported to Planning Committee in May 2019.
- 3) To agree to provide more in-depth information on local developments and to provide examples of things that had taken a long time regarding local developments to the Planning Committee in May 2019.

(References – Planning Committee, 12 December 2018 (item 5); report by the Executive Director of Place, submitted.)

6. Edinburgh Urban Design Panel Annual Review

Details were provided of the findings of the Edinburgh Urban Design Panel Annual Review.

Decision

- 1) To note the findings of the Edinburgh Urban Design Panel's annual review and the intention to hold a lessons learned workshop.
- 2) To note the Edinburgh Urban Design Panel's appreciation of the voluntary contributions made by Panel members to the design review process.

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

7. Accommodating People Living with Disabilities

Details were provided of the interaction between the planning process and housing and building standards, and how development was managed in terms of accommodating people living with disabilities.

Motion

- 1) To note the report.
- 2) To note that though 14% of households had at least one member with mobility issues only 10% of affordable housing was required to be wheelchair accessible.
- 3) To note that this meant there was an increasing shortfall of accessible housing.
- 4) To note that forms of mobility impairment that did not require a wheelchair might have different needs – for example, the manoeuvring space required by a person that used two sticks or a wheeled walking aid with three or four wheels, could occupy a greater or equivalent width than someone using a wheelchair.
- 5) To note that Local Development Plan (LDP) Policy Hou 2 already provided a policy context for providing housing for special needs and requested that a section on housing for people with disabilities was added to the Edinburgh Design Guidance when the Guidance was next reviewed.
- 6) To further note that mobility difficulties were not the only manner in which a person could be disabled.

- moved by Councillor Gardiner, seconded by Councillor Child.

Amendment

- 1) To note the report.
- 2) To note that though 14% of households had at least one member with mobility issues only 10% of affordable housing was required to be wheelchair accessible.
- 3) To note that this meant there was an increasing shortfall of accessible housing.
- 4) To note that forms of mobility impairment that did not require a wheelchair might have different needs – for example, the manoeuvring space required by a person that used two sticks or a wheeled walking aid with three or four wheels, could occupy a greater or equivalent width than someone using a wheelchair.
- 5) To therefore instruct officers to present to the forthcoming City Plan a proposal to make a minimum 15% of all future housing wheelchair and reduced mobility accessible (meaning suitable for someone to live in) and 100% of all future housing should be capable of being visited by those with mobility difficulties.
- 6) To further note that mobility difficulties were not the only manner in which a person could be disabled.
- 7) To note that Local Development Plan (LDP) Policy Hou 2 already provided a policy context for providing housing for special needs and requested a section on housing for people with disabilities was added to the Edinburgh Design Guidance when that guidance was next reviewed.

- moved by Councillor Staniforth, seconded by Councillor Booth

Voting

For the motion - 8 votes
For the amendment - 3 votes

(For the motion - Councillors Child, Dixon, Gardiner, Gordon, Griffiths, McLellan,
Planning Committee – 27 February 2019

Mitchell and Mowat.)

For the amendment – Councillors Booth, Osler and Staniforth.)

Decision

- 1) To note the report.
- 2) To note that though 14% of households had at least one member with mobility issues only 10% of affordable housing was required to be wheelchair accessible.
- 3) To note that this meant there was an increasing shortfall of accessible housing.
- 4) To note that forms of mobility impairment that did not require a wheelchair might have different needs – for example, the manoeuvring space required by a person that used two sticks or a wheeled walking aid with three or four wheels, could occupy a greater or equivalent width than someone using a wheelchair.
- 5) To note that Local Development Plan (LDP) Policy Hou 2 already provided a policy context for providing housing for special needs and requested that a section on housing for people with disabilities was added to the Edinburgh Design Guidance when the Guidance was next reviewed.
- 6) To further note that mobility difficulties were not the only manner in which a person could be disabled.

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

8. Removal of Title Restrictions on Affordable Housing Policy Land for Scottish Government Mid-Market Rent Invitation Funded Projects

Approval was sought to lift the title restriction on Affordable Housing Policy (AHP) land for Scottish Government Mid-Market Rent Invitation Funded Projects in order to deliver affordable homes without subsidy.

Decision

- 1) To agree to lift the restriction on Affordable Housing Policy (AHP) land for Scottish Government Mid-Market Rent Invitation Funded Projects in order to support the delivery of affordable housing without grant subsidy.
- 2) To note that a Scottish Government loan offer, Public Sector Obligation (PSO) and Minute of Agreement would restrict the land use for affordable housing and was enforceable by the Scottish Government.
- 3) To note that the proposed Minute of Agreement would enable the Council to enforce the terms of the PSO restricting the land use for affordable housing.
- 4) To agree to receive a report within two cycles on delivery of affordable housing through AHP policy.

9. South Side Conservation Area Character Appraisal Review

Details were provided of, and approval was sought for the revised South Side Conservation Area Character Appraisal that included a proposed boundary amendment. The revised appraisal had been the subject of consultation with local

residents, businesses and institutions and city-wide amenity groups.

Decision

To approve the revised South Side Conservation Area Character Appraisal that included the proposed boundary amendment.

(References – Planning Committee, 22 August 2018 (item 12); report by the Executive Director of Place, submitted.)