

Committee Minutes

Planning Committee

Edinburgh, 10 August 2006

Present:- Councillors Davies (Convener), Child, Hunter, Laing, Longstaff, Lowrie, Marshall, Munro, Murray (Vice-Convener), Tritton and Wigglesworth.

1 Minutes

1.1 Planning Committees

The minutes of the Planning Committees of 18 May and 15 June 2006 were approved as correct records.

1.2 Development Quality Sub-Committees

The minutes of the Development Quality Sub-Committees of 24 and 31 May, 7, 14, 21 and 28 June and 5 July 2006 were approved as a correct record.

1.3 Development Quality Sub-Committee Visits

The record of the visits made by the Development Quality Sub-Committee of 11 May and 8 June 2006 were noted.

2 Rural West Edinburgh Local Plan – Action Plan Update July 2006

The Council had previously adopted the Rural West Edinburgh Local Plan.

Committee was advised that a legal challenge had been made by FSH Airport (Edinburgh) Services Limited following advertisement of the adoption of the Local Plan in respect of the flooding designation of a particular site adjacent to the airport.

Approval was now sought for an updated version of the supporting Action Plan, which indicated how the policies in the Local Plan were to be implemented. The Action Plan had been amended to take account of changes in infrastructure

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provision in the Rural West Edinburgh area since the original Action Plan was published.

Decision

- 1) To note that the Council had adopted the Rural West Edinburgh Local Plan,
- 2) To note the position regarding FSH (Edinburgh) Airport Services Ltd's legal challenge against the flooding designation of land close to the airport,
- 3) To approve the Action Plan as a supporting document to the Rural West Edinburgh Local Plan.

(References – Council 1 June 2006 (Act of Council No 13); report no PC/025/06-07/CD by the Director of City Development, submitted).

Declaration of Interests

Councillor Longstaff declared a non-financial interest in this item as an objector to the Local Plan.

3 Finalised Midlothian Local Plan

The Committee had previously approved the Council's response to Midlothian Council's Preferred Development Strategy.

Midlothian Council had not made changes to the Local Plan in light of the Council's concerns. A Finalised Local Plan had been placed 'on deposit' to enable any formal objections to be made.

Decision

To approve the Council's formal response to the Finalised Midlothian Local Plan.

(References – Planning Committee 12 January 2006 (item 2), report no PC/026/06-07/CD by the Director of City Development, submitted).

4 Living in South Edinburgh

The South Local Development Committee had held a themed session on issues of concern to the student population living in South Edinburgh.

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The South LDC had referred the minute of the meeting and associated notes to the Committee to aid future policymaking.

Decision

- 1) To note the report,
- 2) To ask the Director of City Development to take account of the information in preparation of the Edinburgh City Local Plan and Houses in Multiple Occupation Policy.

(Reference – report PC/041/06-07/SLDC by the South Local Development Committee, submitted).

5 Monitoring of Planning Service Charters

Details were provided of a review of the Planning Service Charters during the past year.

The annual review of the Charters followed the recognised format set in previous years, examining achievements and identifying issues for the future. It was proposed that none of the Charters would be republished this year and that for the majority the new planning regime associated with the Planning etc (Scotland) Bill would be awaited.

Decision

- 1) To note the progress made to date,
- 2) To refer the report to the Development of the City Scrutiny Panel to note the continued monitoring and review of the Planning Services Charters.

(Reference – report no PC/027/06-07/CD by the Director of City Development, submitted).

6 Re-use of Telephone Boxes: Revision of ATM Policy Guidelines

The Committee had previously approved a revised guideline on the re-use of redundant telephone boxes for consultation.

Details were provided on the outcome of the consultation process and the Committee was asked to approve the finalised revised guideline as supplementary evidence to be included in the Development Quality Handbook.

Decision

- 1) To approve the finalised revised guideline for inclusion in the Development Quality Handbook,
- 2) To note that the Director of City Development would brief the Convener at the conclusion of discussions with the operators on the removal of advertisements from telephone boxes.

(References – Planning Committee 9 March 2006 (item 13); report no PC/028/06-07/CD by the Director of City Development, submitted).

7 Containerisation: Siting of Waste Containers – Consultation Draft of Guideline

The Committee had previously noted that the Guideline on the siting of waste containers would be revised in line with the findings of the World Heritage Site survey.

In light of experience in implementing the changes to waste management the planning guidance on the siting of trade and domestic containers had been revised. The revised guideline sought to control the location of containers to minimise their impact on visual amenity and to ensure road safety.

Decision

To approve the draft guideline for consultation with key stakeholders, subject to inclusion of a statement that recycling was central to all waste management.

(References – Planning Committee 16 June 2005 (item 9); report no PC/029/06-07/CD by the Director of City Development, submitted).

8 Casinos and the Use Classes Order

The Development Quality Sub-Committee had sought clarification on the Scottish Executive's consultation on proposed Class 11 uses.

Details were provided of the Scottish Executive's Consultation Paper "Casinos and the Use Classes Order".

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Decision

To agree to forward to the Scottish Executive the Committee's firm view that all casinos should be treated as sui generis with no permitted development rights.

(References – Development Quality Sub-Committee 10 May 2006 (Appendix, item 5); report no PC/030/06-07/CD by the Director of City Development, submitted).

9 Development Control Procedures

Clarification was given of a number of procedures and other related issues, which had arisen during consideration of planning applications. Issues raised included the removal of Crown Immunity from Planning control, advice in respect of visual material in support of applications, major developments affecting the public realm and hot food takeaways.

Decision

- 1) To note the report,
- 2) To agree the various actions identified in the report and discharge the relevant remits.
- 3) To approve the revised guideline for presentation material.

(Reference – report no PC/031/06-07/CD by the Director of City Development, submitted).

10 Castleview Grove Renumbering

The Committee were advised that due to development of the Peffermill School site, the cul-de-sac at Castleview Grove was to be opened up to form a through street. Approval was sought to renumber existing houses one to twenty four to ensure that both new and existent addresses ran in a logical manner.

Decision

To approve the renumbering of the existing house numbers one to twenty four Castleview Grove.

(Reference – report no PC/032/06-07/CD by the Director of City Development, submitted).

11 Inverleith Conservation Area Finalised Character Appraisal

The Committee had previously approved the draft Character Appraisal for the Inverleith Conservation Area for public consultation.

Details were provided of the results of the consultation exercise and amendments made to the Inverleith Conservation Area Character Appraisal as a result.

Approval was sought of the final version of the Appraisal.

Decision

To approve the Inverleith Conservation Area Character Appraisal as a final document.

(References – Planning Committee 12 January 2006 (item 14); report no PC/033/06-07/CD by the Director of City Development, submitted).

12 Morningside Conservation Area Draft Character Appraisal

The Committee had previously approved the processes to be adopted for the preparation of character appraisals for Edinburgh's 38 Conservation Areas.

Approval was sought for the draft Morningside Conservation Area Character Appraisal, for public consultation.

Decision

To approve the Morningside Conservation Area Character Appraisal as a draft for consultation.

(References – Planning Committee 6 November 1997 (item 20); report no PC/034/06-07/CD by the Director of City Development, submitted).

13 The Leith Conservation Area Draft Management Plan

Details were provided of a draft Conservation Area Management Plan for the Leith Area, drawn up for submission to the Heritage Lottery Fund to ensure that the benefits of the Leith Townscape Heritage Initiative would be maintained after completion.

Committee approval was sought for the draft Management Plan for the Leith Conservation Area to be used as a basis for consultation.

Decision

To approve the draft Management Plan for the Leith Conservation Area as a basis for consultation, subject to editing changes to paragraphs 2.7 and 4.1 to bring them up to date.

(Reference – report no PC/035/06-07/CD by the Director of City Development, submitted).

14 Allocation of the Conservation and Conservation Area Enhancement Grants

Details were provided of proposals to allocate grant assistance in 2006/2007 from the main Conservation and Conservation Area Enhancement Grant budgets to help achieve the Council objectives of conservation and enhancement of the historic environment.

Decision

To approve the allocation of the Conservation and Conservation Area Enhancement Grants for 2006/07 as detailed in the report by the Director of City Development.

(Reference – report no PC/036/06-07/CD by the Director of City Development, submitted).

15 Policy on Architecture: Consultation

Details were provided of the Scottish Executive's review of the objectives, priorities and effectiveness of its Policy on Architecture.

Decision

To approve the Council's response to the Scottish Executive's consultation on the Policy for Architecture.

(Reference – report no PC/037/06-07/CD by the Director of City Development, submitted).

16 Small Business Premises: Design and Supply

The Committee had previously considered a Small Business Study, which identified trends and challenges in ensuring that adequate supplies of small industrial or business premises were available and offered a range of options

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for planning policy and market support. The Committee had approved Policy Option 2, which required land to be allocated for particular types of small industrial and business development in certain areas.

The Small Business Premises Design Study was now complete and ready for use as guidance by developers on relevant sites.

Decision

- 1) To note the pressures for predominantly residential development of the inner-city industrial land resource and that ways of restricting this pressure will be included in the preparation of the Edinburgh City Local Plan ,
- 2) To approve the Small Business Premises Design Study as a reference for future private sector and Council proposals and use in the preparation of development briefs,
- 3) To request a further report identifying potential small industrial and business projects for the Council to develop, and sources of funding for masterplanning of inner-city Business and Industry areas, and that this be the subject of a workshop with business interests.
- 4) To indicate concern at the loss of small business premises and to ask that the masterplanning of industrial land is accelerated.

(References – Planning Committee, 12 January 2006 (item 3); report no PC/038/06-07/CD by the Director of City Development, submitted).

17 The Re-use of Historic Buildings

An update was provided on encouraging the re-use of historic buildings in the city and of the changes over the past year to the Edinburgh properties on the National Register of Historic Buildings, maintained by the Scottish Civic Trust.

Decision

- 1) To agree to forward the report to the Scottish Civic Trust as comment for this year's Register,
- 2) To request that the Register is kept up to date to ensure attention is focused where action is needed.

(Reference – report no PC/039/06-07/CD by the Director of City Development, submitted).

18 Scottish Executive Consultation – The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2006

The Scottish Executive had asked for comments on their consultation paper 'The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2006', which set out a number of proposed changes to the existing regulations.

The Committee was asked to approve the Council's response to the consultation document.

Decision

To approve the Council's response to the Scottish Executive's consultation paper on The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2006.

(Reference – report no PC/040/06-07/CD by the Director of City Development, submitted).

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Edinburgh, 13 September 2006

Present:- Councillors Davies (Convener), The Hon David Guest, Laing, Longstaff, Marshall, Munro, Murray (Vice-Convener), Tritton, Walker and Wigglesworth.

1 A Delivery Process for Streetscape

The Committee had previously considered a consultation response report on the draft Standards for Streets and had agreed, amongst other things, to a review of the current Streetscape Working Group with a view to improving the processes for delivery of Streetscape, and to ask for a further report on the appointment of an independent Chair.

In order to address these issues, and others highlighted through the consultation process, committee approval was sought for the outline of a proposed structure to facilitate the co-ordinated and directed delivery of a high quality public realm and streetscape within the city.

Decision

- 1) To endorse the principles for the new structure for streetscape.
- 2) To invite those organisations currently involved in delivering the streetscape agenda for the city, and the Convener of the Regulatory Committee, to take part in this structure.
- 3) To ask that a report be brought back to Committee by the end of the year setting out the Streetscape Board's vision for the public realm and actions taken to ensure implementation.

(References – Planning Committee – 18 May 2006 (minute item 14), joint report by the Directors of City Development and Services for Communities, submitted).