



RIAS

The Royal Incorporation
of Architects in Scotland

Planning Committee

Tuesday 30th April 2019 at 14:00

Council Room
15 Rutland Square

DRAFT Minutes

1 Present & Apologies

- ✓ = in attendance 0 = no apologies
A = apology submitted - = was not / is no longer a member
P = part only

1.
1.
2

	1	2	3	4
	5 th February	30 th April	6 th August	12 th November
Aberdeen	Gordon Smith			
Dundee	Joe Dagen			
Edinburgh	Hugh Crawford	Convener		
	Les Howson			
Glasgow	Vacant			
Inverness	Adrian Fatol			
Stirling	Peter Riddoch			
Student Rep	Vacant			
	Alastair Hackland			
	Suzanne MacIntosh			
	Maryse Richardson	Practice Manager		

1. Apologies and Minutes of Previous Meeting

Apologies for absence are noted on the matrix above. The minutes of the previous meeting held on 5th February 2019 were accepted as a true record.

2. Matters arising

3. Planning Matters

3.1 Planning Bill Stage 3: Increased costs and complexity

The Committee discussed Stage 3 of the Planning Bill. The Bill has been heavily amended, with 230 amendments which will add 91 additional duties at an estimated cost of 74 M over 10 years. (RTPI statistics). The Planning (Scotland) Bill Stage 3 is due in 'late spring' and will probably happen in June. Revised Explanatory Notes have been published by the Scottish Government to reflect those amendments. HC commented that a definition of 'planning' fronts the Bill. Members asked about the status of the Planning Update which went to RIAS Council. They noted their disappointment that the RIAS has made no substantive contribution to the debate and they feared that the opportunity had been missed as there is now only limited potential to influence matters.

There was a round table discussion on lobbying opportunities for MSPs. JD reminded the committee of his previous initiative and the fact that you can only write to an MSP if you are a constituent. There is a need to target effective lobbying. However it was pointed out that this was possible at the evidence gathering stage and this had now passed.

HC drew the committee attention to a few new points:

Infrastructure levy

There is the power to introduce a levy in respect of development to fund infrastructure

Masterplan consent areas

Replacement for simplified planning zones – the provisions have been amended to provide for land value capture by compulsory purchase

Development management

Planning permission required for short term holiday lets

Consideration to be given to the health effects of national or major developments

Development on green belt land not to be permitted without assessment of brownfield alternatives.

Noted that there is no longer a requirement for councillor training and proposed new measures for the monitoring and assessment of planning authorities' performance.

No amendment to change the appeal system were successful and the RTPI is advocating an enhanced community engagement package. The RTPI is also supporting the appointment of a Planning Champion to support skills and capacity building over the sector and improve the quality of community engagement.

HC noted that secondary legislation will be required to enforce the Act and there may be opportunities to influence this.

3.2 Report from DPEA Stakeholders Group Meeting

HC reported on the outcome of the DPEA meeting which he attended on behalf of RIAS. There were 600 cases of planning related appeal, housing being the biggest category. The success rate is just under 50% and take on average 12.6 weeks to settle. The Electricity Act which is needed for

the distribution and delivery of electric services was discussed. It was noted that neighbouring authorities are getting together to produce a strategic framework. There will also be a webcasting of hearings.

3.3 Pre- application consultation and charging

CEC is proposing to charge for pre-application advice and a consultation is under way. LH reported that he had attended the Edinburgh City Planning advice workshop on this topic on 20th March. He had prepared a report for ECAN. He went over the main points. At the moment, the pre application service is unsatisfactory. However, the reasons for introducing charges for the services are mainly financial. Actual charges are likely to be based on a percentage of the project cost and set against the cost of the service to the Council.

It was noted that pre-application consultation for Householder projects is excluded.

LS stressed that the first approach should be formalised by the use of an appropriate form to avoid ad hoc approaches. LH circulated the EAA response to the consultation. It was noted with interest.

Once the pre-application consultation has taken place, a formal letter will be issued. LH commented that the ' formal letter ' is no guarantee of Planning submission. However, it ' must have value ' so that applicants can feel confident to move projects forward to a submission for full Planning permission. The pre application advice should be explicit, reliable as well as consistent across the pre application service

The committee discussed pre-application charging. It was agreed that people would be prepared to pay for it if it saved time. GS asked if there were statistics about the range of charges in various LAs and wondered if the money raised would be ring-fenced.

[pmn]

LH forwarded the statement below received from David R Leslie, Chief Planning Officer which he had hoped to receive prior to the RIAS Planning Committee meeting.

The CEC Planning Committee will receive a report at its meeting on 15 May which considers the proposed changes to the pre-application service and a draft revised Edinburgh Planning Concordat. The Concordat will then be discussed the meetings of the Edinburgh Civic Forum on 4 June and Edinburgh Development Forum on 11 June with the aim of having it agreed by the summer.

4. Scottish Government consultations and publications

4.1 Exploring the Influence of Land Reform on the Scottish Planning System - Land Commission Report-

HC referred to the RTPi article *Lessons from Singapore about land value capture* available at <https://www.rtpi.org.uk/briefing-room/rtpi-blog/lessons-from-singapore-about-land-value-capture/>. He stressed that there was a need for transparency in the system.

4.2 Energy Efficient Scotland: consultation

This was noted. Members are encouraged to submit a response via the online portal at: <https://consult.gov.scot/better-homes-division/energy-efficient/>

5. Community Planning and Community involvement

5.1 City Plan 2030 Morning Seminar

Regrettably, HC and SMcl were unable to attend.

6. AOCB

6.1 Design Collaboration: design quality and effect on communities – In SMcl's absence, this is carried forward.

6.2 Ecological Urbanism

MR to circulate documentation.

MR

6.3 SUDS

AH reported that there is now more emphasis on SUDS being above ground. Edinburgh Council is writing a new design guide on above ground SUDS systems. There will be a waiver system for schemes which are already in progress.

AH to keep a watching brief.

6.4 Waverley Masterplan

HC reported that he had been contacted by an RIAS member who had concerns about the Masterplan for Waverley Station produced by Network Rail (with Transport Scotland, City of Edinburgh Council, Visit Scotland & Edinburgh Chamber of Commerce). He was aware that the Cockburn Association has objected to the plan. The committee agreed that any concerns about specific projects should be channelled through the Chapters, in this instance the EAA. He would get back to the enquirer to advise on protocol.

HC

7. Date of next meeting

6th August

All meetings at 14.00.

8. Meeting Summary

- Discussed Stage 3 of the Planning Bill and significant proposals affecting infrastructure levy, land value capture and development management
- Discussed efficient methods of lobbying on key aspects and keeping a watching brief on secondary legislation
- Represented RIAS on the DPEA Stakeholders Meeting and

provided statistics on Planning Appeals

- Considered a report on Pre-application charging proposals by City of Edinburgh Council
- Keeping a watching brief on new SUDS systems requirements
- Discussed Community Planning and Community involvement with a report on the work of the European Council of Spatial Planners