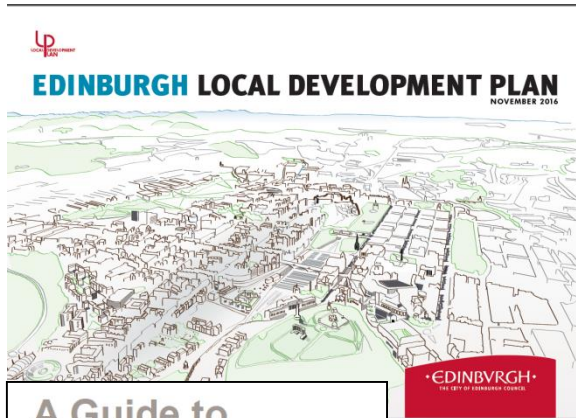


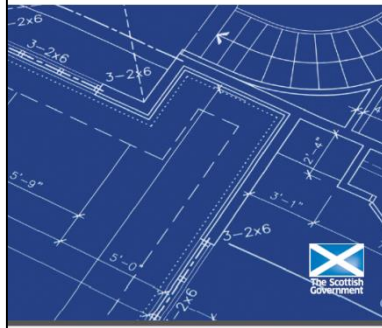
# **Community Council Engagement with the Planning Service**

April 2017

# Welcome by David Leslie, Chief Planning Officer



## A Guide to the Planning System in Scotland



### The SSCI Charrette Series

A month-long series of interactive, public design workshops, the SSCI Charrette Series was a ground-breaking programme for the Scottish Government. The series involved three sites across Scotland, which had been selected for their potential as exemplar communities. Differing in size, location and socioeconomic circumstance, the three sites provided a range of challenges resulting in design approaches and solutions applicable to similar sites across Scotland. An exercise of this type has never before been executed at a national level.

The SSCI Charrettes were unique not only in their scope but also in their approach to community engagement and participation. In each charrette, an international design team, led by urban design practice Quayle Fraser, Clark & Company, engaged directly with each of the three local communities to determine the optimal approach to the masterplanning assignment. Each charrette featured meetings with a wide variety of groups, including both the general public and specialist professionals, with community feedback incorporated directly into the masterplans. Between and even during the meetings, the design team prepared the necessary plans, illustrations, architectural plans and diagrams. All were presented on site within each 14-day charrette in the presence of the public. The materials within this report were generated on site at the charrettes and presented to the public, often within minutes of completion.



Final drawings from all three charrettes were presented at the end of the Charrette Series in Edinburgh, one month after the opening of the charrette.



Members of the public met a design team at a charrette.



Attendees and visitors gathered at a general meeting in the Laidlaw Charrette Studio.

### Planning in practice

#### Talk Prestwick – Town Centre Charrette

South Ayrshire Council organised community engagement events in Prestwick to discuss priorities relating to local heritage, regenerating the town centre, and health and social care services. Before the events, the council set up a steering group of residents and public sector partners to work with urban design specialists. The group were clear that they wanted meaningful engagement to shape future development in the town. Their involvement in all aspects of the planning process made sure that the engagement was pitched at the right level and the voices of Prestwick residents were heard within the process of developing local plans.

#### Upper Eskdale Development Group – Health and Social Care

The local community development trust in the Upper Eskdale area set out to find out about the experiences and future needs of the community regarding health and social care services. With independent community development support the trust set up a planning group which included their own members and members of the wider community who had an interest in health and social care. The group decided what questions they wanted to ask the community, the methods for engagement (knocking on doors, postal surveys and public meetings), who should be involved and the timescales for the process. The results of the engagement identified a number of opportunities for improving health and social care services for the area, including both community-led and public sector responses.



## National Standards for Community Engagement

The National Standards for Community Engagement 15

### 3/2010 COMMUNITY ENGAGEMENT



#### PLANNING TIMES

Planning Review Note  
October 2011 – Department

#### PLANNING SERIES

Scottish Planning Policy (SPP) is the statement of Scottish Government policy on nationally important land use planning matters.

National Planning Framework (NPF) is the Scottish Government's strategy for Scotland's long-term spatial development.

• EDINBURGH •  
YOUR COUNCIL – YOUR CITY

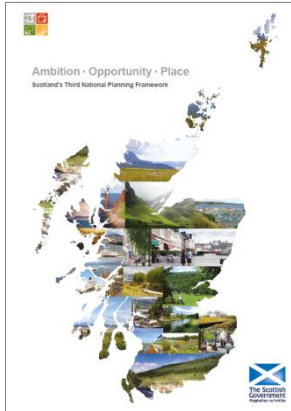
# Aims of the Session

- To discuss what makes our City and communities special
- To discuss the challenges of a growing City
- To look at how the Development Plan shapes our City
- To help you understand how planning decisions are made
- To discuss your role in this as a community councillor

# Discussion Session

- What makes your community special?
- What are the challenges you face?
- What does this mean for how you engage with the Planning service?

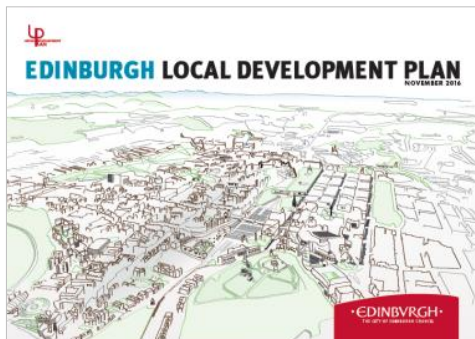
# Planning Policy Hierarchy



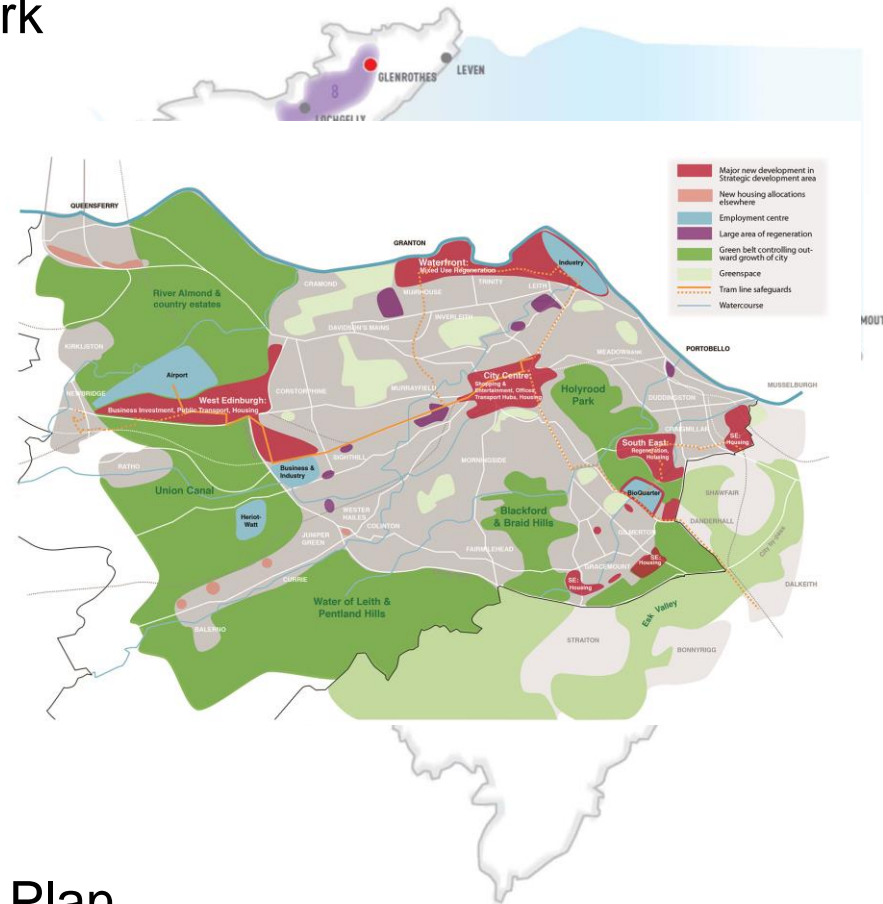
National Planning Framework  
(Scottish Government)



Strategic Development Plan  
(SESplan)

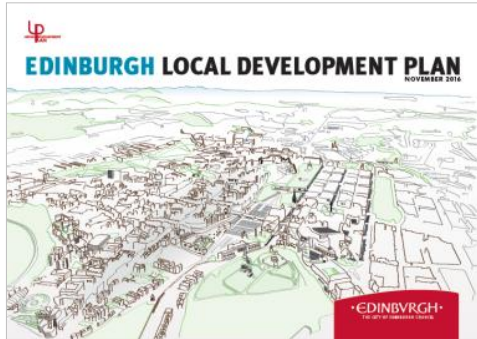


Local Development Plan  
(City of Edinburgh Council)



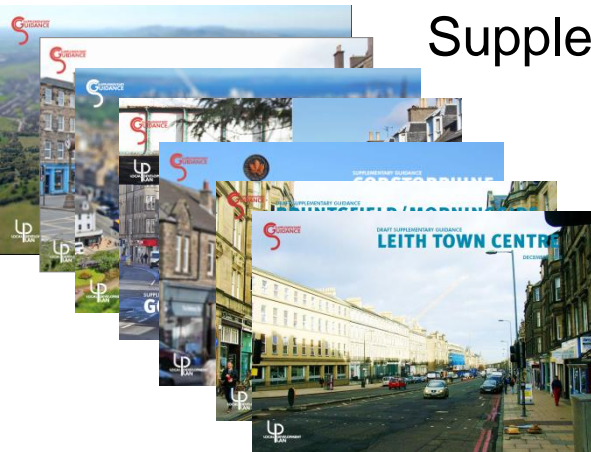


# Planning Policy Hierarchy



Local Development Plan

Supplementary Guidance



Non-Statutory Guidance



Part of the  
development  
plan

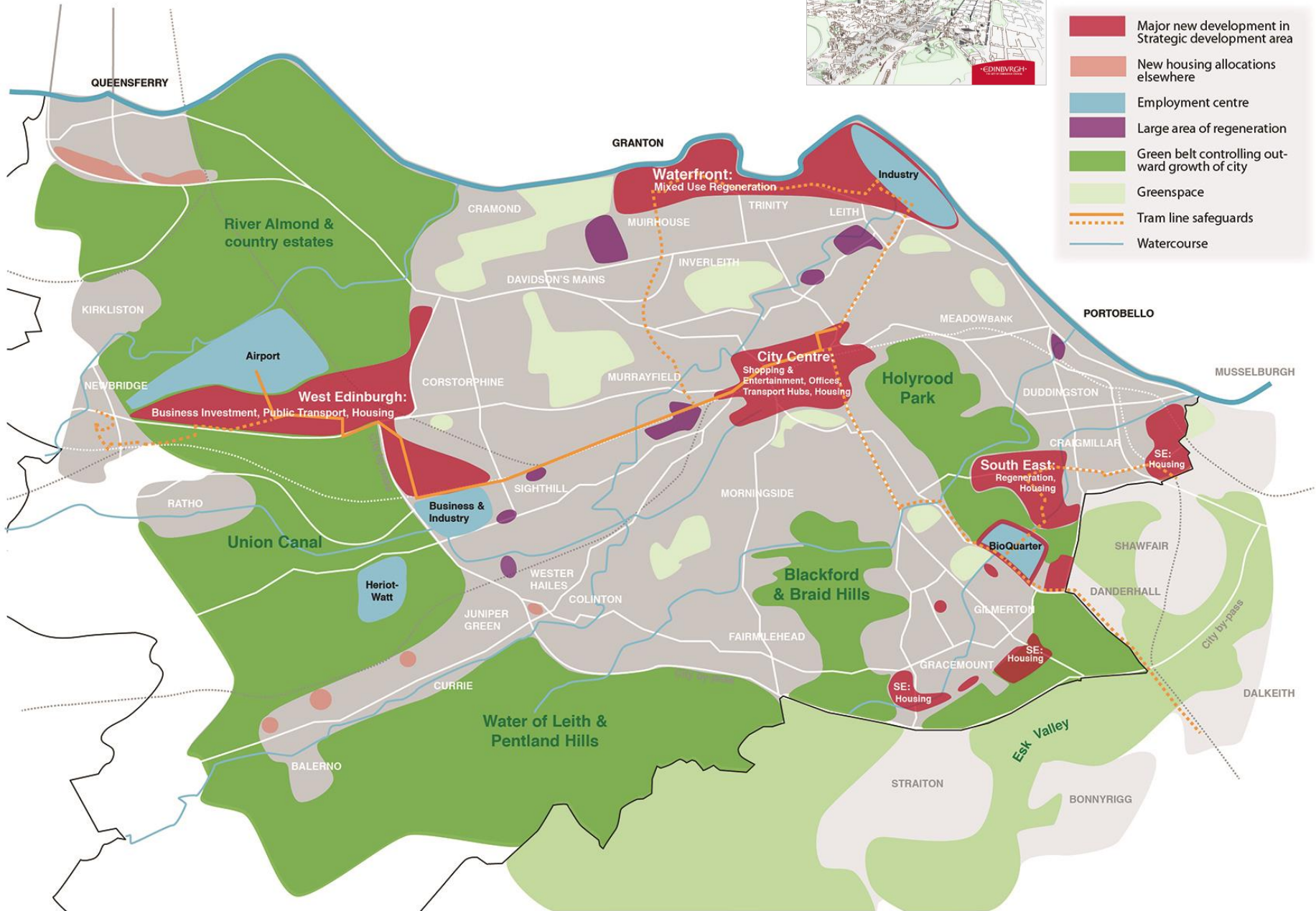
# Challenges facing Edinburgh



- Supporting growth of city
- Pressure to provide sufficient housing
- Delivering new infrastructure
- Protecting built and natural environment



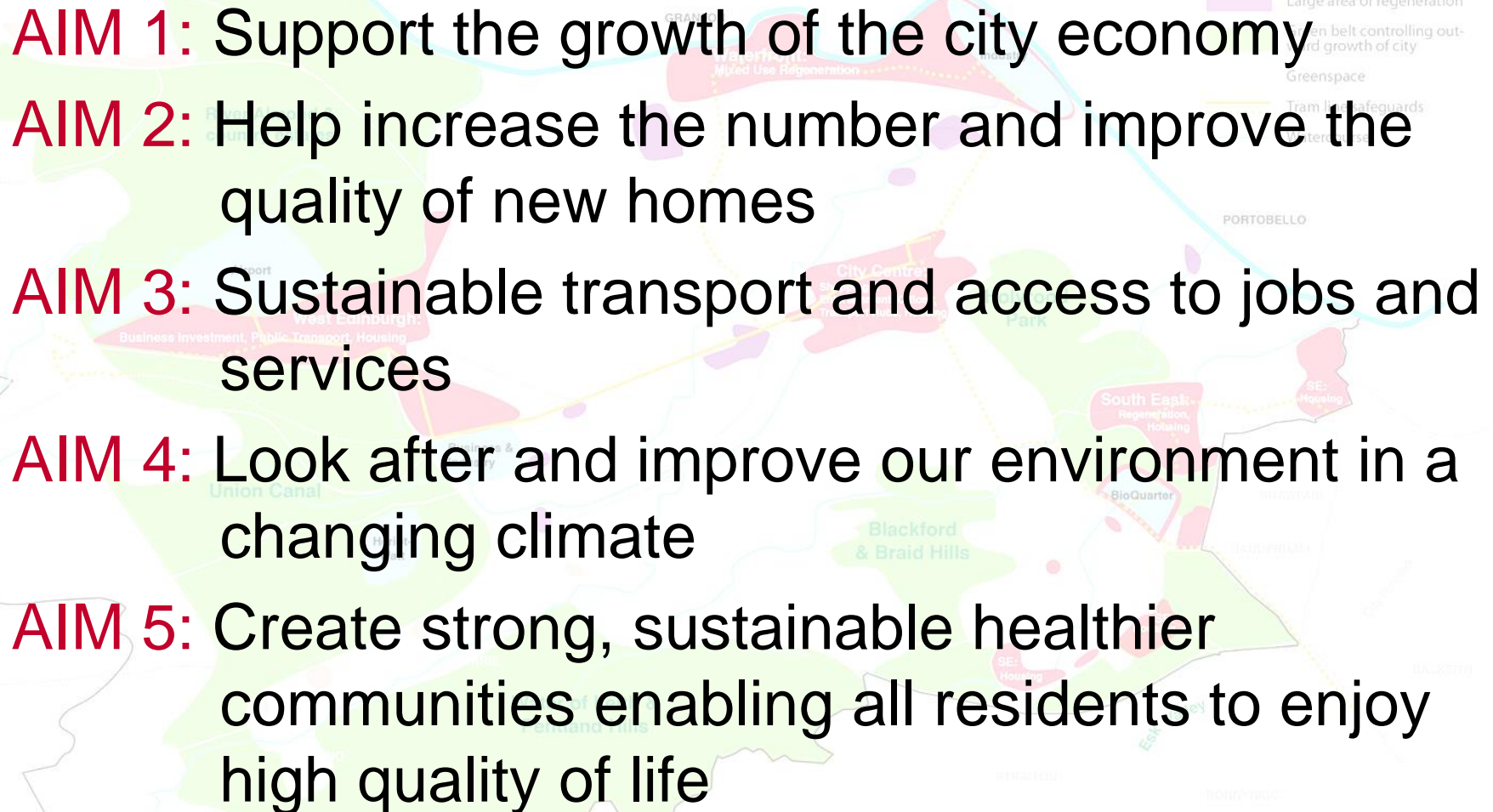
# LDP Spatial Strategy





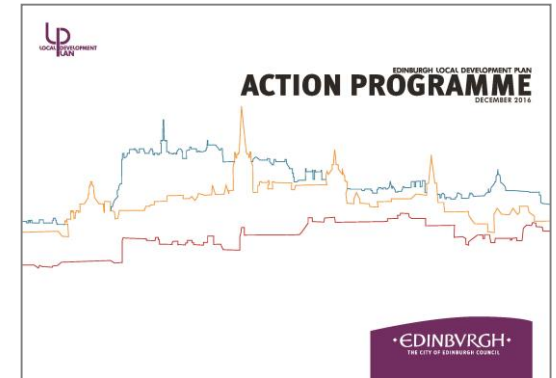
# Aims

Infrastructure Growth

- 
- AIM 1:** Support the growth of the city economy
  - AIM 2:** Help increase the number and improve the quality of new homes
  - AIM 3:** Sustainable transport and access to jobs and services
  - AIM 4:** Look after and improve our environment in a changing climate
  - AIM 5:** Create strong, sustainable healthier communities enabling all residents to enjoy high quality of life

# LDP Action Programme

- Cumulative impacts:
  - Transport, education, other
- Contribution Zones
- Identifies actions & costings
- Links to Supplementary Guidance
- Developer contributions will not cover all costs – funding gaps
- Update annually



# Planning Edinburgh Blog

<https://plannededinburgh.com/>

## Maps (again)

Posted on [02/03/2017](#)

Apologies for the erratic nature of my blogging, but as the student in the office, I'm working on a whole range of topics which gives me the chance to experience lots of planning issues. I'm not just here to make tea! HOWEVER, I have (fortunately for you, reader) found the time to write and henceforth publish yet another blog post.

## Emma's blog post #3: Maps (again)

[The City of Edinburgh Council's brand new all singing, all dancing interactive Local Development Plan \(LDP\) Proposals Map](#)



## Edinburgh Local Development Plan Process Online Survey

Posted on [09/12/2016](#)

Hello All,

Following the last [blog post](#) about the Edinburgh Local Development Plan, you will know that the Plan has now been adopted. The process to prepare and adopt the Plan was lengthy and complex and included input from thousands of people at a number of stages. To help us find out what worked and what could be improved, we'd like to get your feedback. So if you were involved in the Plan process or know someone who was, then you can have your say about the project using our [online survey](#).



Main Issues Report engagement in Leith



Retail workshop for Main Issues Report



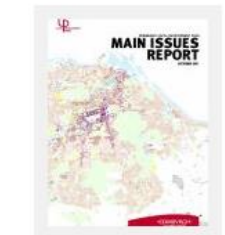
"The most dangerous place to design a city is from behind a desk" – Kirsten Wilkins



How it could all fit together



20 questions for people engaging in the process



Main Issues Report Front Cover





@planningedin

[www.edinburgh.gov.uk/localdevelopmentplan](http://www.edinburgh.gov.uk/localdevelopmentplan)





# QUESTIONS?

# Discussion session

You have a planning proposal at your table. In your groups, discuss:

- What are the main issues you would want to comment on?
- Are they planning issues?

# Planning Decisions



gg58154235 www.gograph.com

# Facts and Figures

- Every year we deal with around 5000 planning applications
- Just under 90% of householder applications are dealt with within 2 months
- Other types of applications such as housing developments and listed building consent can take longer
- About 94% of applications are decided by Council officers rather than councillors
- About 85% of applications are now made online



# Decision-making Context

- Planning decisions are quasi- judicial
- Decisions can be subject to judicial review and set aside if not determined in accordance with statutory tests
- Decisions can also be subject to appeal or review by applicant – there is no 3<sup>rd</sup> party right of appeal in Scotland.



# Decision-making Process

- Identify all provisions of the Development Plan which are relevant to the application
- Assess whether or not the application accords with the Development Plan
- Identify and consider all other material considerations relevant to the application and the weight to be given to each one
- Assess whether these material considerations are of sufficient weight to indicate that there should be a departure from the Development Plan
- Reach a conclusion based on the above approach

# Scheme of Delegation

- Gives the Chief Planning Officer delegated powers to approve or refuse applications
- If more than 6 representations are in conflict with the recommendation, application is decided by councillors
- Councillor can ask for application to go to committee for a decision
- Contentious or complex applications will normally go to Committee.
- Hearings are held for the more significant applications

# Appeals and Reviews

- Applicants can ask for an appeal or review if permission is refused
- Appeals – major applications, listed building consent, committee refusals
- Reviews – local developments refused by planning officers
- Same decision-making tests apply.



# Material Considerations

No statutory definition. However:

- Should be related to the development and use of land
- Should fairly and reasonably relate to the particular application.

# Material Planning Considerations

- Compliance with Development Plan
- Compatibility of use
- Design – form, appearance, materials, massing, scale, density
- Amenity – privacy, overshadowing, noise, open space
- Landscape and biodiversity
- Historic context
- Parking, access
- Air quality
- Infrastructure
- Developer contributions
- Economic benefits

# Non-Material Planning Considerations

- Loss of house value
- Land ownership
- Loss of private view
- Structural issues
- Precedent
- Moral, political, ideological views/dislikes



# Representations

- Planner has to decide if they are material or not
- If they are material, what weight or influence should they have in the decision.
- Representations based on Development Plan policies are likely to carry more weight
- Substance rather than numbers are important

# QUESTIONS?



# Discussion Group

- How do you come to a decision on what to comment on?
- How can you represent the views of your local community?
- Are there other ways you can get the community's views?

# The Role of the Community Council

- Legislation gives community councils the right to be a statutory consultee
- In Edinburgh, community councils are made statutory consultees on major applications automatically
- Otherwise, this has to be requested.
- Planning Advice Note 47 gives guidance on when to request this status
- Community councils can simply choose to make representations rather than be a consultee

# Requesting Consultee Status

- In all cases, community councils are advised to limit their attention to proposals which raise issues of genuine community interest: householder applications will rarely involve issues of this kind(PAN 47)
- Contact the case officer with your request

# Major Planning Applications

- Community Councils also have a statutory right to be engaged at pre-application stage on major applications
- This is the responsibility of the developer but in Edinburgh we proactively encourage positive engagement through the Concordat



# QUESTIONS?