

MINUTE of MEETING of the DEVELOPMENT AND TRANSPORT POLICY DEVELOPMENT AND SCRUTINY PANEL of WEST LoTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LoTHIAN CIVIC CENTRE, on 5 DECEMBER 2016.

Present – Councillors Cathy Muldoon (Chair), Tony Boyle, Harry Cartmill, Alexander Davidson, Robert De Bold, Greg McCarra

1. ORDER OF BUSINESS, INCLUDING NOTICE OF URGENT BUSINESS

The panel agreed to hear a deputation by Helena Paul and Ian Mate in relation to the Consultation on Edinburgh Airport Draft Masterplan after consideration of the minute.

The panel also agreed to consider Agenda Item 7 – Edinburgh Airport Draft Masterplan Consultation after hearing the deputation.

2. DECLARATIONS OF INTEREST

Agenda Item 7 – Consultation on Edinburgh Airport Draft Masterplan Consultation – Councillor Cathy Muldoon declared a non-financial interest in that she was an employee of Virgin Trains.

3. MINUTE

The panel confirmed the Minute of its meeting held on 31 October 2016 as a correct record. The Minute was thereafter signed by the Chair.

4. Deputation

The panel heard Helena Paul and Ian Mate from Edinburgh Airport Watch speak in relation to the Edinburgh Airport Masterplan. The panel then asked a number of questions in relation to the contents of their presentation.

EDINBURGH AIRPORT – DRAFT MASTERPLAN FOR CONSULTATION

The panel considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration providing the draft version of the third Masterplan for Edinburgh Airport and the proposed response which was detailed in appendix 1 to the report.

The report recalled that the UK Government's 2003 White Paper entitled The Future of Air Transport set out the long-term framework for the development of UK airports over a 30-year period. It required all UK

airports to produce new or revised airport masterplans to reflect the contents of the White Paper and explain how they proposed to take forward the development of airport facilities.

The National Planning Framework (NPF3) set the context for development planning in Scotland and provided a framework for the spatial development of Scotland as a whole. The NPF3 recognised the importance of Scotland's airports as locations for investment and supported their enhancement. NPF3 supported Edinburgh Airport's gateway role which stated would bring economic and connectivity benefits. It also supported the reconfiguration of land use around Edinburgh Airport to accommodate future expansion.

This was the third Edinburgh Airport Masterplan which the council had been consulted on and once published would replace the 2011 Masterplan. The closing date for responding to the consultation was 23 December 2016.

The report went on to provide a summary of recent and proposed developments and the issues and implications for West Lothian.

In conclusion it was advised that the draft Masterplan provided an overview of the proposed growth and enhancement of Edinburgh Airport in the period up to 2040, taking into account revised passenger forecasts.

The development of the airport was likely to have positive economic implications for West Lothian and it was recommended that the council indicated that it supported the Edinburgh Airport Masterplan.

It was proposed that the council should continue to be actively involved in consultations regarding the future development of Edinburgh Airport to ensure that the wider strategic dimension was reflected and that West Lothian interests were protected and advanced.

The report recommended that the panel note and consider the following recommendations which were intended to be submitted to Council Executive for approval:

1. Welcome the opportunity to comment on the masterplan and recognise that the continued expansion of airport operations would offer many economic benefits to West Lothian as well as better serving the area in terms of access to improved levels of passenger and air cargo services;
2. Note that the expansion of services and ground operations, including transport infrastructure, could have negative environmental in West Lothian;
3. Note that there were a number of matters that the council would require to be continuously consulted on as proposals develop; and
4. Agree a proposed response to the consultation document as set out in Appendix 1 to the report.

A number of views were expressed by the panel as follows:

1. That reference be included to the A71 and B7015 as roads which may potentially be affected by the expansion of Edinburgh Airport;
2. Clarification was required that the economic activity generated by the airport would support 23,000 jobs across Scotland and how this disaggregated on a West Lothian Basis
3. Concerns were raised on the negative environment impact that might ensue if night flights were to increase as a consequence of airport expansion.

#### Decision

1. To note the terms of the report and the views expressed by members of the panel: and
2. Agreed that the report be forwarded to the next appropriate meeting of the Council Executive for approval.

#### 5. REVISED SUPPLEMENTARY PLANNING GUIDANCE: PLANNING AND NOISE

The panel considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration advising on the revised Supplementary Guidance (SG): Planning and Noise.

The report recalled that Supplementary Guidance Planning and Noise was adopted by the council in 2008 in support of the West Lothian Local Plan. Since that time updated guidance had been published in the form Planning Advice Note (PAN 1/2011) Planning and Noise. In addition, the council had prepared the Proposed Plan for the West Lothian Local Development Plan (LDP) which would replace the WLLP.

The Head of Planning, Economic Development and Regeneration explained that to reflect the requirements of PAN1/2011, and in support of the LDP, a draft supplementary guidance on noise was prepared to update the council's current guidance. Consultation was yet to take place as the focus had been on preparing the LDP for Examination.

The revised guidance was aimed at helping to prevent and limit the adverse effects of noise and applied to where new noise sensitive developments were planned near to existing noise sources and where potentially noisy developments were introduced into existing noise sensitive areas.

The inclusion of reference to entertainment premises would allow the potential for development near to pubs and clubs on infill sites in town centre locations to be assessed with a closed window, thereby increasing the possibility of achieving satisfactory internal noise levels within dwellings next to entertainment venues.

The revised guidance was fully consistent with the terms of Scottish Planning Policy 2014 (SPP) and Planning Advice Note (PAN 1/2011) Planning and Noise.

The report concluded that the revised draft SG was consistent with the latest national policy guidance, relevant noise guidance and standards and would form statutory supplementary guidance in support of the LDP.

The report recommended that the panel note the contents of the report and the following recommendation which would be submitted to Council Executive for approval;

- Approve the content of the revised guidance and notes its compliance with Scottish Planning Policy (SPP) 2014 and Planning Advice Note 1/2011 Planning and Noise

#### Decision

1. To note the terms of the report; and
2. Agreed that the report be forwarded to the next appropriate meeting of the Council Executive for approval.

#### 6. CONTINUATION OF DEVELOPER CONTRIBUTIONS FOR PUBLIC ART

The panel considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration providing information on the continuation of the reduced rate of developer contributions towards public art.

The report recalled that West Lothian Council adopted the West Lothian Local Plan in January 2009. The plan proposed major growth and as a consequence, substantial developer contributions were required to support the development strategy.

The local plan was prepared at a time of strong economic growth, but as a consequence of the recession, the strength of the national and local economy declined significantly. While some indicators identified parts of the economy had returned to pre-recession levels, the construction sector and particularly housebuilding activity had still to recover to the same level.

The council approved its Housing Recovery Action Plan (2) in February 2013 which included a commitment to consider if there was scope to reduce further the developer contribution burden for housing developments.

The Head of Planning, Economic Development and Regeneration explained that as a response to this, the Development and Transport PDSP considered proposed changes to developer contributions on 14 November 2013 and noted that consultation would be carried out. In April 2014 reduced rates of public art contributions were continued to March

2015, along with the removal of the contribution for affordable housing providers.

The outcome of the consultation was reported to Council Executive on 8 December 2015 and the reduction in public art contributions were approved for one year until 31 December 2016.

As economic conditions continued to remain challenging for the construction industry it was proposed to continue with the reduced developer contribution rates for public art until 31 December 2019.

Given the continued high priority given by the council to deliver affordable housing it was recommended that all affordable housing and land should continue to be exempt from public art contributions.

In conclusion the report advised that the proposed continuation in developer contributions for public art would improve development viability and would continue to send out the message that West Lothian was open for business.

The report recommended that the panel note:

1. That the temporary changes previously agreed by Council Executive regarding developer contributions for public art come to an end on 31 December 2016;
2. Note that, subject to public consultation, it was proposed that the current reduced public art contributions were continued for a three year period until 31 December 2019, when they would be reviewed again; and
3. Note that public consultation would be carried out early 2017 on maintaining the reduced level of contributions with the outcome reported to Council Executive

It was proposed by the panel that a report be submitted to the Council Executive prior to 31 December 2016, proposing as an interim measure the reduced rate of contributions be applied beyond 31 December 2016, until such time as public consultation had been carried out and comments reported back to the Council Executive for decision to extend the rate of contributions until 31 December 2019.

### Decision

To note the terms of the report.

## 7. MODEL CHANGES TO BUILDING STANDARDS FEES

The panel considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration advising of the Scottish Government's consultation on proposed changes to building warrant fees.

The report advised that the Scottish Government had issued a consultation on building standards fees, with a proposed implementation date of 1 April 2017. This was the first change in statutory building standards fees since 1 May 2005.

The aim of the proposed changes was to raise fee income to provide additional resources to local authorities to support building standards service improvements.

The report provided a summary of the proposed changes.

The Head of Planning and Economic Development explained that Scottish Government grant funding was not sufficient to meet the increasing costs and demands for council services. As a result, the council had to deliver £20.955 million of budget saving measures in 2016/17 and 2017/18 to ensure that the council achieved a balanced revenue budget for these years.

The report recommended that the panel note and consider the following recommendations which were intended to be submitted to Council Executive for approval on 20 December 2016;

1. Welcome the intention to change building standards fees to ensure that building standards was adequately funded to deliver a system that was accessible, affordable and which provided a high quality service to those who used it;
2. Note that, subject to public consultation, the model changes to building standards fees were to be introduced from 1 April 2017;
3. Note that, subject to public consultation, the changes to the building standards fees incentivise the use of certification schemes through increased discounts;
4. Note that, subject to public consultation, the changes to the building standards fees penalise unauthorised works through increased surcharges; and
5. Approve the report and appendix as the council's formal response to the consultation.

#### Decision

To note the terms of the report

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#### WORKPLAN

The Panel considered a list of items that would form the basis of the Panel's work over the coming months.

#### Decision

To note the contents of the workplan