

ENVIRONMENT, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT COMMITTEE

Minute of hybrid meeting of the Environment, Infrastructure and Economic Development Committee held in the Council Chambers on Wednesday 31 May 2023 at 9.30am.

Present: Bailies A Bailey, C McLaren and M Williamson, Councillors K Allan, S Carr, D Cuthbert (substituting for Councillor W Robertson), J Duff, A Forbes, K Harvey, N Khogali, G Laing (substituting for Councillor R Watters), A Parrott, F Smith, C Stewart, and J Welch.

In Attendance: B Renton, Executive Director (Communities) (from Item 7 onwards), D Littlejohn (Head of Planning and Development); M Butterworth (Head of Environmental and Consumer Services); B Cargill, D McKeown, B Watt, J McCrone, L Sumner, B Wilson, S Durning, S Coyle and K Walker (all Communities); A Taylor, M Pasternak, and R Ramsay (all Corporate and Democratic Services).

Apologies for Absence: W Robertson and R Watters.

Councillor A Parrott, Convener, Presiding.

1. WELCOME AND APOLOGIES

Councillor A Parrott welcomed everyone to the meeting. Apologies for absence and substitutions were noted as above.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

3. MINUTE OF MEETING OF ENVIRONMENT, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT COMMITTEE OF 29 MARCH 2023

The minute of the meeting of the Environment, Infrastructure and Economic Development Committee of 29 March 2023 was submitted and approved as a correct record.

4. OUTSTANDING BUSINESS STATEMENT

Resolved:

The Outstanding Business Statement be noted and updated accordingly.

5. DEVELOPER CONTRIBUTIONS AND AFFORDABLE HOUSING SUPPLEMENTARY GUIDANCE UPDATES

There was submitted a report by Head of Planning and Development (23/170) presenting the proposed updates to the Developer Contributions and Affordable Housing Supplementary Guidance (2020).

Resolved:

- (i) It be noted that the paper was discussed at and supported by the Affordable Housing Member Officer Working Group at their recent meeting.
- (ii) The recommended updates to the Developer Contributions and Affordable Housing Supplementary Guidance to initiate a period of public consultation in June 2023; be approved.
- (iii) A report be brought back to this Committee on the outcomes of proposed public consultation, with any further changes to the Supplementary Guidance, prior to submission to Scottish Ministers for adoption, be agreed.

6. COMMUNITIES SERVICE ANNUAL PERFORMANCE REPORT 2022/23

There was submitted a report by the Executive Director (Communities) (23/168) presenting the Service Annual Performance Report 2022/23 for Communities and detailing progress against targets and improvement actions over the last year against the 2022/23 Service Business Management Improvement Plan.

Resolved:

The Communities Service Annual Performance Report 2022/23, as detailed in Appendix 1 to Report 23/168, specifically the areas which fall within the remit of the Environment, Infrastructure and Economic Development Committee, be approved.

7. SHORT-TERM LET CONTROL AREA: PROPOSALS FOR CONSULTATION

There was submitted a report by Head of Planning and Development (23/171) seeking approval of (1) to consult on the principle of introducing a short-term let control area for Highland Perthshire and part of Eastern Perthshire, and (2) of the consultative draft non-statutory guidance on how planning applications for short term lets will be assessed in Perth and Kinross.

Motion (Councillor A Parrott and Bailie M Williamson)

- (i) **The short term lets evidence paper as detailed in Appendix 1 of Report 23/171, be noted.**
- (ii) **The public consultation on the principle of a short-term let control area for Highland Perthshire and part of Eastern Perthshire, be approved.**
- (iii) **The public consultation on proposed non-statutory planning guidance on short-term lets as detailed in Appendix 2 or Report 23/171, be approved.**

Amendment (Councillors A Forbes and D Cuthbert)

This Committee acknowledges that there is a shortage of affordable housing in Perth and Kinross, particularly in the Greater Perth Housing Market Area and in rural areas and that the Council should seek to maximise the number of affordable

houses within the local authority area. However, the data contained within the Committee Report on Short Term Let Control Zones is not sufficiently robust enough at this time to evidence to the satisfaction of members that a Control Zone is necessary or will have the desired effect in respect of increasing the availability of affordable homes. On the contrary, a Control Zone may be detrimental to local economies which are dependent on the tourist trade and result in an increase in empty second homes. Therefore, there is a need to establish clearer evidence of the situation prior to making such a decision.

Accurate data in relation to the number, type and location of short term let accommodation within Perth and Kinross will be available for analysis following the closing date for existing short term let businesses to register for a Short Term Let Licence (1 October 2023). After this date, the available data could be used to accurately establish the correct number, type and location of short term let properties within Perth and Kinross and better inform members of the exact situation before deciding if and where Control Zones are required.

Members would also like to see further details on the effectiveness of the Control Zone in operation in the Highland Council area of Badenoch and Strathspey prior to making a decision.

This Committee therefore proposes:

1. That further analysis of the data on short term let properties is carried out once the registration of existing properties is complete on 1 October 2023.
2. That officers liaise with their counterparts in Badenoch and Strathspey to establish the impact of a Control Zone on a rural location and the lessons to be learned from the experience.
3. That the Administration takes full advantage of the opportunities to build or buy back affordable housing and ensures that use of its existing council housing stock is maximised.
4. That an updated paper utilising the improved data on short term lets within Perth and Kinross is brought back to this Committee in 9 months' time. The paper when it returns should contain the proposed questions which will form the consultation.

In terms of Standing Order 21.1 a roll call vote was taken.

8 Members voted for the Motion as follows:

Bailies A Bailey, C McLaren and M Williamson, Councillors S Carr, K Harvey, G Laing, A Parrott and J Welch

7 Members voted for the Amendment as follows:

Councillors K Allan, D Cuthbert, J Duff, A Forbes, N Khogali, F Smith and C Stewart

Resolved:

In accordance with the Motion.

THERE FOLLOWED A SHORT RECESS AND THE MEETING RECONVENED AT 12.05

8. PERTH CITY OF LIGHT ACTION PLAN UPDATE 2023

There was submitted a report by Head of Planning and Development (23/172) (1) providing an update on the City of Light Action Plan; (2) reviewing the outputs and outcome of the work undertaken to date, relative to the original objectives; and (3) outlining works which have not yet been committed within the Framework Contract linked to the current pause on spend on the Lighting Strategy capital programme.

Motion (Councillor A Parrott and Bailie M Williamson)

- (i) The contents of Report 23/172 and appendices which provide information on the background to the City of Light Action Plan, outputs and outcomes achieved, be noted.**
- (ii) The remaining proposed lighting at St John's Kirk, City Gateways, Perth Vennels and required maintenance costs which have yet to be committed, be noted.**
- (iii) The remaining proposed projects be considered with any decision on future spend being referred to the Finance and Resources Committee.**

Amendment (Councillors C Stewart and D Cuthbert)

That this Committee cancels the remaining monies to be used for the remaining proposed projects in the lighting programme.

THERE FOLLOWED A 5 MINUTE RECESS AND THE MEETING RECONVENED AT 12.42PM.

In terms of Standing Order 21.1 a roll call vote was taken.

12 Members voted for the Motion as follows:

Baillies McLaren and M Williamson, Councillors K Allan, S Carr, J Duff, A Forbes, K Harvey, N Khogali, G Laing, A Parrott, F Smith and J Welch.

3 Members voted for the Amendment as follows:

Bailie A Bailey, Councillors D Cuthbert and C Stewart

Resolved:

In accordance with the Motion.

9. PROPOSED 20MPH SPEED LIMITS

Three was submitted a report by Head of Environmental and Consumer Services (23/173) (1) summarising objections received on the proposed 20mph speed limits for various towns and villages across the Perth and Kinross Council area, and (2) recommending Committee set aside the objections and that the Order be made as advertised.

Resolved:

- (i) The objections received, as detailed in Appendix 2 of Report 23/172, be set aside.
- (ii) The Orders to introduce the new 20mph Speed Limits as advertised, be approved.

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