

MINUTES

B - Public

Development Committee
Council Chamber, Town Hall, Lerwick
Tuesday 5 March 2019 at 10am

Present:

M Burgess	P Campbell
A Cooper	A Duncan
J Fraser	S Leask
A Manson	A Priest
T Smith	

Apologies

S Coutts

In Attendance (Officers):

N Grant, Director of Development Services
A Jamieson, Executive Manager – Housing
I McDiarmid, Executive Manager – Planning
V Simpson, Executive Manager – Community Planning and Development
R Sinclair, Executive Manager – Capital Programme
T Coutts, Team Leader – Business Development
S Shearer, Team Leader – Development Plans and Heritage
K Nicolson, Project Manager
J Macleod, Performance and Improvement Adviser
S Duncan, Management Accountant
M Hodgson, Solicitor
B Kerr, Communications Officer
L Adamson, Committee Officer

Also in Attendance

M Bell
E Macdonald
D Sandison
G Smith
R Thomson
E Anderson, 7N Architects

Chair:

Mr Cooper, Chair of the Committee, presided.

Circular:

The circular calling the meeting was held as read.

The Chair ruled, in accordance with Section 43(2) of the Local Government in Scotland Act 2003, the attendance of Councillor Burgess during the proceedings be permitted by telephone link.

The Chair said with the additional Members in attendance for the Knab Masterplan – Consultation, the report at Item 3 would be taken first.

Declarations of Interest

None

Minutes

The Committee approved the minutes of the meeting held on 11 December 2018 on the motion of Mr Campbell, seconded by Mr Leask.

3/19 Knab Masterplan - Consultation

The Committee considered a joint report by the Director of Development Services and the Executive Manager – Capital Programme (CPS-04-19-F) that sought approval for an eight week period of public and stakeholder consultation on the draft Knab Masterplan.

The Chair commented on the development of the Knab site being one of the most significant projects the Committee will consider during the time of this Council.

In introducing the report, the Executive Manager – Capital Programme provided a brief history of the project and advised on the various consultations that have taken place to date. He said that should the Committee approve the period of consultation for the draft Masterplan as proposed, details on the timescales for feedback, the drop in sessions and public presentations would be reported in the local media later this week.

Mr E Anderson, 7N Architects, gave a detailed presentation which informed on the key issues of the project, the Policy and Development Brief and on the outcomes from the community workshops. The presentation illustrated the proposed landscape and mixed use of the site, housing typologies, access and movement through the site, vehicle and pedestrian connectivity and parking proposals. During the presentation, Mr Anderson advised on the purpose of the Masterplan to provide a framework on how the new developments at the Knab fits into the physical and social context of Lerwick. Mr Anderson also reported on the intention to re-purpose the existing buildings, he informed on the proposed phasing of the development, and on the next steps should Members agree to proceed to public consultation on the draft Masterplan.

The Chair thanked Mr Anderson for the presentation.

The Executive Manager – Housing advised the Committee on the proposed mixed housing types proposed as part of the development of the Knab site, and she confirmed that affordability and flexible options have been taken into account.

In response to a question, the Executive Manager – Capital Programme reported that no decision would be made on the existing buildings on site until such time as the Masterplan was approved. He advised on the work to be undertaken to ascertain whether there would be any community/partnership interest in any of the existing buildings, where the future use of the listed buildings would depend on ideas coming from the community. He confirmed that any proposals on future use of the listed buildings would be presented to Members on 11 June 2019 as part of the new Asset Strategy. He also advised on the maintenance budget in place to repair the Listed Buildings, and in that regard he referred to the work required to stabilise the condition of the Bruce Hostel for future use.

During the discussion, a Member cautioned on the proposal to utilise sheet metal roofing, particularly in the Shetland climate. Assurance was however given on the advancements in sheet metal roofing, and it was also confirmed that the proposals at this time were not intended to be prescriptive on the design of the buildings. Comment was also made on the proposal to plant sycamore trees, being quite domineering and requiring ongoing maintenance. In responding, Mr Anderson advised that the sycamore was however durable in the Shetland climate, and it was his understanding the trees would be maintained by the Council. Comment was also made to the significant capital cost and liability relating to the proposed aspirational garden ground at the Bruce Hostel and former AHS. The Executive Manager – Capital Programme advised that the garden areas was an enabling part of the project, rather than being linked to the development of any particular building, and he stressed the importance for the proposals in the Masterplan to be considered as a guide at this time.

In responding to a concern that there were no proposals for any private house sites, the Executive Manager – Housing explained that there were however a number of different options on house ownership, including low cost proposals.

In responding to a question, the Director of Development Services confirmed the dialogue undertaken with Living Lerwick, who are supportive of the proposals, and regard the proposed pedestrian links as contributing to the foot fall and being beneficial to the town centre.

In response to questions, Members were given an overview of the process and timescales for engagement on the draft Masterplan. The intention being to seek approval of the provisional budget for the demolition work to the meeting on 11 June 2019, with the main demolition works taking place during 2020. In terms of the Masterplan to be adopted as Supplementary Guidance to the Local Development Plan, the proposal would be to report before the summer recess, with a recommendation from Development Committee to Policy and Resources Committee and the Council.

In response to questions, reassurance was sought that the consultation would involve the whole of the Shetland community and not only Lerwick, and with the proposal to develop the site over 10 years, on the importance for engagement with younger generation. Comment was made on the integrated and innovative developments within the site, and in that regard, for the focus of the consultation to be on all the areas within the Knab site and not solely the aspirations for the existing buildings.

During the discussion, Members commented that they welcomed the inclusion of the student accommodation in the draft Masterplan, and it was queried whether an early decision could be taken to progress that opportunity. In response to a question, the Executive Manager – Capital Programme advised that the brief included residentially compatible business units, however these were not to be in conflict, but compatible, with the businesses on the street.

In responding to a question regarding any additional public transport provision, it was advised that there were proposals for a further bus stop near the coastguard station, however there would be a need to first understand the level of demand. It was confirmed that a process would be worked through separately for additional public transport provision, which would link with the pedestrian routes.

During the discussion, reference was made to the small car parking spaces as proposed, which it was advised would not be suitable for larger commercial vehicles. The Executive Manager – Capital Programme acknowledged that the Masterplan has been ambitious on the size and number of parking spaces. He said however that the proposal has been developed followed design guidance relative to the number and tenure of properties, and to promote the use of public transport and electric vehicles.

In responding to a comment regarding the proposed play area on the site, the Executive Manager – Capital Programme advised that insight could be sought from Children's Services on the proposed types of play equipment to be installed.

During debate, some concern was expressed whether the proposed traffic and parking provision would serve the needs of the community, and that it could be difficult to direct individuals to use public transport, rather than owning a car, or to buy a smaller vehicle or an electric vehicle. It was however suggested that young people would be more aware of the carbon reduction agenda, and could be supportive of a step change to make less use of cars and to reduce the carbon footprint. In that regard, the Chair advised on the importance to maintain the principles of the design brief at this time, and to ensure provision is in place so that people living close to all facilities in Lerwick do not necessarily need to own a car. Comment was made that the ambition of this initiative will only be realised if integration can happen and residents feel connected to the other services in Lerwick. In that regard, the key was the linkages with other areas, so this site was not seen as being in isolation, and to get young people on board to regard the Knab as an attractive place to live, work and study.

In commenting on the proposals in place for meaningful and robust consultation on the draft Masterplan, Mr Fraser moved that the Committee approve the recommendation in the report. Mr Leask seconded, and the Committee concurred.

The Chair thanked the additional Members for their attendance and contributions made.

Decision:

The Committee RESOLVED to approve an eight week period of public and stakeholder consultation on the draft Knab Masterplan

4/19

Development Services Directorate Performance Report - 9 Month/3rd Quarter 2018/19

The Committee considered a report by the Director of Development Services (DV-04-19-F) summarising the activity and performance of the Development Directorate for the third quarter of 2018/19.

In introducing the report, the Director of Development Services provided an update on progress on a number of the Directorate Projects and Actions as set out in Appendix A. In referring Appendix B, he highlighted Performance Indicator GD-03, where at Quarter 3 a total of £1,216,346 of external funding has been secured by community groups. He also referred to the new format of reports, which includes financial performance, and in that regard he advised on the outturn position of a

balanced budget for the services within the remit of the Development Directorate and for the Housing Revenue Account.

There were no questions or debate, and the Committee noted the recommendation in the report.

Decision:

The Committee NOTED the contents of the report, and the requirement for an increased contribution to ZetTrans of up to £0.484m to fund the additional cost of running the public bus and air services; and consultancy costs to carry out the public transport network re-design.

5/19

Local Development Plan - Development Plans Scheme 2019

The Committee considered a report by the Team Leader - Development Plans and Heritage (DV-05-19-F) that presented the Development Plan Scheme 2019, for approval.

In introducing the report, the Team Leader – Development Plans and Heritage advised on the decision to extend the Call for Sites process to the end of June 2019, and on the proposed timescales for the next Local Development Plan with the proposed submission in 2020.

In response to questions, the Team Leader – Development Plans and Heritage advised that land owners have been engaging positively during the Call for Sites process and understand the value of more detailed submissions to be made. She added that sites have come forward from a variety of areas, and it was also being relayed that windfall sites were still an important part of the Plan.

In response to a question regarding any policy in place to deter new build developments on arable land, the Team Leader – Development Plans and Heritage advised that while the LDP does not include a policy to protect arable land, advice is sought from the Crofters Commission, being a consultee on the Call for Sites submissions.

During the discussion, reference was made to the detailed and user friendly set of on-line maps as part of the LDP Scheme, which illustrates proposed housing and other developments in each area. In that regard, it was advised that certain areas included in the Call for Sites would appear to be at odds with the outcome of the recent Recreate Scalloway consultation. The Team Leader – Development Plans and Heritage advised that the outcome from the Recreate Scalloway project would inform the LDP process to best reflect Scalloway when making planning principles.

Mr T Smith moved that the Committee approve the recommendation in the report. In seconding, Mr Cooper acknowledged that the LDP2 was behind schedule, however he said that following approval of the Knab Masterplan and with staff being in place in the Planning Service, the LDP should be kept on track for a 2020 delivery.

Decision:

The Committee RESOLVED to approve the Development Plan Scheme.

6/19

Rapid Rehousing Transition Plan

The Committee considered a report by the Executive Manager - Housing (DV-08-19-F) that sought approval of the Housing Service inaugural Rapid Rehousing Transition Plan with effect from 1 April 2019.

In introducing the report, the Executive Manager - Housing advised on the background and concept to develop a Rapid Rehousing Transition Plan (RRTP). She advised that the Council's RRTP had been submitted to the Scottish Government prior to the deadline of the end of December 2018, and was currently being evaluated. In that regard, she advised that approval of the RRTP was being sought from Committee, with delegated authority to take account of comments from the Scottish Government.

In responding to a question, the Executive Manager – Housing explained that while rough sleeping was not an issue in Shetland, the statistical returns have to include any instances where individuals have spent a night outwith a home, for example, in a car or vehicle, before presenting as homeless the next day.

During the discussion, the Executive Manager – Housing reported that the focus on prevention of homelessness has proved very successful, including work on family mediation and to reduce repeated homelessness.

The Chair advised on the importance for support to be in place for the most vulnerable people when they get a tenancy, and in that regard he referred to the level of joint working proposed with the Integration Joint Board. The Executive Manager – Housing advised on the statutory duty of the Council to support individuals who present as homeless to assist, empower, enable and sign post them to get the support needed, and on the focus to join up services with the Integration Joint Board.

On the motion of Mr Cooper, seconded by Mr Leask, the Committee approved the recommendation in the report.

Decision:

The Committee RESOLVED to:

- approve the Housing Service' inaugural Rapid Rehousing Transition Plan with effect from 1 April 2019; and
- grant delegated authority to the Executive Manager – Housing to update the plan to take account of any comments and feedback from the Scottish Government.

In order to avoid the disclosure of exempt information, Mr Cooper moved, Mr Leask seconded, and the Committee agreed to exclude the public in terms of the relevant legislation during consideration of the following items of business.

(Mr Burgess left the meeting).

7/19

SSQC Ltd - Funding 2019/20

The Committee considered a report by the Project Manager that presented information on an application from SSQC Ltd for core grant funding for the financial year 2019/20.

The Team Leader – Business Development summarised the main terms of the report, and responded to questions from Members.

During debate, Mr Leask moved that the Committee approve recommendation 1.1.1 and 1.1.3 only. Mr Duncan seconded.

Mr Campbell moved as an amendment that the Committee approve recommendations 1.1.1, 1.1.2 and 1.1.3 in the report. Mr Priest seconded.

Following summing up, voting took place by a show of hands, and the result was as follows:

Amendment (Mr Campbell)	4
Motion (Mr Leask)	2

Decision:

The Committee RESOLVED to approve the recommendations in the report.

8/19

Support for Inshore Fisheries Management - Shetland Islands Regulated Fishery (Scotland) Order 2019/20

The Committee considered a report by the Project Manager that presented information on an application for grant funding to ensure the collaborative operation of Shetland Islands Regulated Fishery (Scotland) Order (RO) through the Shetland Shellfish Management organisation Limited (SSMO) and research work conducted by NAFC Marine Centre.

The Team Leader – Business Development summarised the main terms of the report, and responded to questions from Members.

During debate, Mr T Smith moved that the Committee approve the recommendations in the report. Ms Manson seconded.

Decision:

The Committee RESOLVED to approve the recommendations in the report.

The meeting concluded at 12.40pm

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Chair