

# MINUTE

# B - Public

## Development Committee

Room 10, Islesburgh Community Centre, Lerwick

Monday 6 March 2017 at 11.30am

### Present:

A Cooper	M Burgess
B Fox	R Henderson
A Manson	F Robertson
G Robinson	T Smith
M Stout	A Westlake

### Apologies

None

### In Attendance (Officers):

N Grant, Director of Development Services  
D Irvine, Executive Manager – Economic Development  
S Shearer, Team Leader – Development Plans  
H Tait, Team Leader – Accountancy  
J Dunn, Project Manager  
S Keith, Project Manager  
J Macleod, Performance and Improvement Adviser  
A Tait, Solicitor  
C Anderson, Senior Communications Officer  
L Adamson, Committee Officer

### Chair:

Mr A Cooper, Chair of the Committee, presided.

### Circular:

The circular calling the meeting was held as read.

### Declarations of Interest

Mr Burgess declared a non pecuniary interest in Item 7 “Support for Inshore Fisheries Management – Shetland Islands Regulated Fishery (Scotland) Order”, as a Council appointed Trustee to Shetland Fisheries Training Centre Trust. He referred to the Council exemption which applies in that regard, and advised on his intention to remain in the meeting.

Ms Westlake declared an interest in Item 7, “Support for Inshore Fisheries Management – Shetland Islands Regulated Fishery (Scotland) Order” as a Director of the Shetland Shellfish Management Organisation.

### Minutes

Subject to the following, the Committee approved the minutes of the meeting held on 8 February 2017 on the motion of Mr Robertson, seconded by Mr Henderson.

- Mr Stout had returned to the meeting following the discussion and decision on Item 10/17 “Fair Isle Electricity Scheme – New Electricity Scheme for Fair Isle.

**Development Services Directorate Performance Report – 9 Month/3<sup>rd</sup> Quarter 2016/17**

The Committee considered a report by the Director of Development Services (DV-18-17-F), which presented progress against Council priorities from the Council's Corporate Plan by the Development Services Directorate.

*(Mr G Robinson attended the meeting).*

The Director of Development Services introduced the report, and he advised on progress on a number of the actions and projects included in Appendix 1. In referring to the Performance Indicators, he highlighted the significant improvement in Quarter 3 reporting on Building Warrants where 100% of first reports have been issued within the 20 day target date. He advised that current reporting includes applicant/agent response times, however future reporting on this indicator will only include the Planning Service' response time and the time taken for the applicant/agent to respond will not be taken into account. In response to a question, the Director of Development Services advised that one post remains vacant within Building Standards, however the post is being recruited to at this time.

The Director of Development Services outlined the improvements relating to Indicator GP-03 in terms of the Planning Performance Framework, which he said was a credit to the staff in the Planning Service. In referring to Appendix C, the Director of Development Services advised on the progress made in dealing with complaints, where all but one have been responded to and closed during this last quarter.

In response to a question, the Director of Development Services confirmed that the Housing Needs and Demand Assessment will be made publicly available in the near future, following approval by the Scottish Government.

In referring to Action "DP134, Improve High Speed Broadband and Mobile Connections", comment was made on the areas within Shetland unlikely to achieve the Government's stipulated target for Broadband. In that regard, it was advised that dialogue has taken place with Ofcom who are committed to an approach to sub let licences from the main providers to try to find solutions in the rural areas. The Director of Development Services advised that a business case is being worked on for the Shetland Telecom project going forward to fit with the Scottish Government's R100 target, to reach 100% of all households by 2021.

During the discussion, reference was made to the inclusion in the report of the activity on the Shetland Investment Fund, at Appendix 4, which was considered a vital aspect for circulation to Committee.

Reference was made to Appendix 3, and to Risk C0026 "One of more communities fail to be sustainable", where it was stated that this needs to be an area of focus for the new Council. The Director of Development Services advised on the resources in place to assist small island groups to develop sustainable plans for their future.

In response to comments regarding the need to address the length of time in temporary accommodation for homeless cases, as reported in Action 'GH-05' of Appendix 1, the Director of Development Services acknowledged the current issue being the shortage of 1-2 bedroom units. However he advised from the recent

presentation of the Strategic Housing Investment Plan (SHIP) that 250 social affordable homes will be built in the next 5 years. There is also opportunity to open up mid market rents, and also provide more certainty to developers for speculative build projects. The Leader advised on the disappointment in terms of Scottish Government's funding for housing, and on the need for the Council to continue to support Hjaltsland Housing Association. He also advised that the Council may be able to donate land for housing to be built under the Rural Housing Funding, which he suggested could be considered further should a proposal come forward from the community.

In response to a question, the Director of Development Services undertook to provide further detail to Mr Burgess on the Performance against Key Marker – Processing Agreements, at Appendix 5.

During debate, reference was made to the National Planning Performance Framework reporting at Appendix 5, where following improvements in performance by Local Authorities there are now proposals to increase planning fees for non-domestic projects. Comments were also made on areas that will need to be addressed by the new Council, including housing, transport and broadband.

### **Decision:**

The Development Committee discussed the contents of the report and made relevant comments on progress against priorities to inform further activity within the remainder of this year, and the planning process for next and future years.

15/17

### **Development Services Directorate Plan 2017-2020**

The Committee considered a report by the Director of Development Services (DV-02-17-F), which presented the Development Services Directorate Plan for 2017-20, setting out the strategic action to be taken to deliver the Council's Corporate Plan and Medium Term Financial Plan.

The Director of Development Services summarised the main terms of the report. He advised on the hugely important actions within the Plan, including the 10 year plan to attract more people to Shetland to live, study and work. In that regard, he informed on the key areas and challenges to achieve the target set to attract 700 young people to Shetland by 2028. He also informed on the financial restrictions going forward and on the need for the Council corporately to identify areas where key savings can be made.

In response to questions, the Director of Development Services advised on the approach that will be taken to attract 700 people to live and work in Shetland by 2028. During the discussion, comments were made on the importance for affordable housing to be available, affordable and reliable transport links, Broadband/mobile coverage and for the creation of jobs and employment opportunities. In that regard, it was noted that there was no reference in the Plan to job creation, and it was agreed that the Plan be amended to include aims on how to create sustainable employment opportunities to encourage young people to live and work in Shetland.

During the discussion, comment was made that Brexit Groups have been set up within a number of Local Authorities. A suggestion was made for a Brexit Group to

be constituted in the new Council to allow internal debate and understanding on the potential affects.

Reference was made to Page 4 of the Plan, where a suggestion was made on the need to amend the wording in the section 'Connectivity', at the 2<sup>nd</sup> bullet point, to better reflect the progress that will be made.

**Decision:**

The Committee **RESOLVED** to endorse the Directorate Plan, recognising that the Director of Development Services will make any adjustments required to ensure it is fully aligned with the final version of the Council's Corporate Plan approved by Council.

*(Mr Robertson left the meeting).*

16/17     **Management Accounts for Development Committee 2016/17 – Projected Outturn at Quarter 3**

The Committee considered a report by the Executive Manager –Finance (F-21-17-F), which enabled the Committee to review the Management Accounts showing the projected outturn at Quarter 3.

The Team Leader – Accountancy introduced the report.

The Committee noted the report.

**Decision:**

The Committee **RESOLVED** to review the Management Accounts showing the projected outturn position at Quarter 3.

17/17     **Shetland Place Standard Final Public Report: “How Good Is Our Place?”**

The Committee considered a report by the Director of Development Services (DV-24-17-F), which presented the final analysis of data obtained by the Shetland Place Standard Public consultation carried out in summer 2016.

The Director of Development Services summarised the main terms of the report. He added that the feedback provides a helpful guide on areas of focus, and that the top three priorities from communities were public transport, jobs and housing.

*(Mr Fox left the meeting).*

In response to questions, the Director of Development Services advised that the analysis undertaken on the 7 localities provides a good evidence base to act on and will inform on priorities and areas for change.

During the discussion, Members advised that they welcomed the final analysis from the consultation. A comment was made for the new Council to utilise the findings to target priorities with reduced resources.

*(Mr Robertson returned to the meeting).*

*(Mr Burgess left the meeting).*

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

**Decision:**

The Committee **RESOLVED** to:-

- Consider and agree the contents of the “How Good Is Your Place?”, Shetland Place Standard Final Report.
- Commend the “How Good Is Your Place?” final report to the Shetland Partnership.

18/17

**Economic Development Policy Statement 2013-17: Review 2015-17**

The Committee noted a report by the Executive Manager – Economic Development (DV-21-17-F) which presented the Outcomes/Targets Review 2015-17 from the Economic Development Policy Statement 2013-17.

After hearing the Executive Manager – Economic Development introduce the report, the review was commended as a good piece of work. The Committee noted the report.

**Decision:**

The Committee **NOTED** the contents of the Outcomes/ Targets Review 2015-17.

19/17

**Local Development Plan 2 – Vision Statement**

The Committee considered a report by the Team Leader – Development Plans (DV-25-17-F) which presented the Vision for Shetland’s new Local Development Plan 2.

The Team Leader – Development Plans introduced the report.

In referring to Appendix 3, the Chair highlighted the summary from the recent workshop held with the key stakeholders in the LDP process.

Mr Robertson commented that the Vision was very ambitious however he advised on the importance to pass on a positive process to the new Council. He added that community involvement and engagement would be one of the major aspects of the next Council and in that regard he advised on the need for Community Councils to be invigorated to be able to engage positively.

During the discussion, clarity was sought in terms of the decision required in the report. The Director of Development Services advised that the recommendation for the Committee to commend the LDP Vision to an early meeting of the Council was more a timing issue, to ensure that the new Council at its highest level adopts the Vision and the process. The Chair however reported on the need for the Council to acknowledge the work undertaken to develop the Vision, and to endorse the Vision at this time. In that regard, Mr Cooper moved that the Committee endorse the Local Development Plan Vision and recommended that the new Council considers the Vision in early course. Mr Robertson seconded.

**Decision:**

The Committee **ENDORSED** the Local Development Plan Vision and recommended that the new Council considers the Vision in early course.

*(Ms Westlake left the meeting).*

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

*(Mr Henderson declared an interest in the following item, and left the meeting).*

20/17      **Support for Inshore Fisheries Management – Shetland Islands Regulatory Fishery (Scotland) Order**

The Committee considered a report by the Executive Manager – Economic Development which concerned grant funding towards the operation of the Regulating Order through the Shetland Shellfish Management Organisation, and research work conducted by the NAFC Marine Centre.

The Executive Manager – Economic Development introduced the report, which he advised had been deferred from Committee in February to allow discussion to take place on harbour and pier dues. During the brief discussion, Mr Cooper commented on the efforts of the Shetland Shellfish Management Organisation (SSMO) to find a timeous resolution.

On the motion of Mr Cooper, seconded by Mr Robertson, the Committee approved the recommendations in the report.

**Decision:**

The Committee **RESOLVED** to approve the recommendations in the report.

21/17      **Management Agreement for Community Quota Scheme**

The Committee considered a report by the Executive Managers – Economic Development and Finance, which presented the Management Agreement between the Council and the Shetland Fish Producers Organisation Ltd (SFPO) for the Community Quota scheme.

In introducing the report, the Executive Manager – Economic Development outlined the terms of the Management Agreement.

*(Mr Henderson returned to the meeting).*

Following a brief discussion, it was agreed that detail on the income generated to the white fish sector would be reported as part of the Economic Development Policy Statement reviews.

On the motion of Mr Cooper seconded by Mr T Smith the Committee approved the recommendation in the report.

**Decision:**

The Committee **RECOMMENDED** to Policy and Resources Committee to approve the updated Management Agreement between the Shetland Islands Council (Council) and Shetland Fish Producers Organisation Ltd (SFPO) for the Community Quota Scheme (the Scheme).

The meeting concluded at 1.20pm

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Chair