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**Our Ref:** ASSS/001/001/SMW/JEC

8 June 2023

**Your Ref:**

To Whom it May Concern

### **Formal Complaint on behalf of the Association of Scottish Self-Caterers Planning Decisions on Short Term Lets and conduct of Cllr Chas Booth**

We have been instructed by the Association for Scottish Self-Caterers (“**ASSC**”) to submit a formal complaint about the conduct of Cllr Chas Booth in relation to decisions on planning applications for Short Term Lets (“**STL**”s).

Cllr Booth is a vocal campaigner against STLs. Reducing STL operations in Edinburgh was integral to his election manifesto and, since his election in 2022, he has sought increasingly stringent controls on STLs in various policy and guidance documents (e.g. in proposing amendments to CEC’s updated Guidance for Businesses, Planning Committee Meeting held on 19 April 2023, excerpt at **Appendix A**). In addition, Cllr Booth is involved in planning decision-making on the Development Management Sub-Committee, the Planning Committee and the Local Review Body (Panel 2) (together, the “**Committees**”).

The ASSC has concerns about the compatibility of Cllr Booth’s public calls for STL control and his Committee work, which involves deciding STL use planning applications. Cllr Booth has a right to strong personal views and to campaign for his political party outwith his role as Councillor. However, his online activity against STLs operating in Edinburgh and public criticisms of Committee decisions in favour of STLs appear to contravene parts of the Scottish Government’s Code of Conduct for Councillors (updated December 2021), as set out at **Appendix B**. Examples of Cllr Booth’s posts are provided in **Appendix C**.

The Code imposes a requirement on all Councillors in Scotland to avoid any impression of bias in carrying out their duties. Section 7 of the Code specifies that this responsibility is enhanced where the member is involved in taking quasi-judicial or regulatory decisions (such as planning decisions).

Cllr Booth states that a very small number of planning applications for STL use have been submitted to CEC (see Tweet dated 4 June 2023 in **Appendix C**). Cllr Booth’s involvement in the Committees demands he consider all types of planning permission. However, he has encouraged reporting of suspected breaches solely in relation to STL use.

According to our research, his online activity demonstrates a disproportionate preoccupation with STL matters. Between 7 December 2022 (the earliest Tweets we could access online) and 4 June 2023, Cllr Booth made 25 posts on Twitter which related to planning matters. Of those, 23 Tweets were about STLs.

Only 1 of his Tweets clarifies that planning applications should be considered on their own merits but this is embedded in a long chain of anti-STL statements, including an accusation that STL operators are lying about the impact of the STL Control Area on their businesses.

Cllr Booth promotes a selective interpretation of NPF4 Policy 30 (e) which indicates that STLs resulting in a loss of housing should be refused outright. We disagree with this interpretation in law. Regardless, it is not proper or correct for him to publish a recording stating a blanket refusal for STLs should apply "where there is a loss of housing" which "has nothing to do with amenity" CEC (see Tweet dated 15 March 2023 in **Appendix C**). Taken with his other actions, this behaviour "could reasonably create a perception" that no applications for STL use will be considered impartially (contrary to Para 7.5(h) of the Code).

Section 7 of the Code provides that Councillors should recuse themselves from certain decisions and declare an interest where there is potential for a conflict. This is of particular importance where there are close votes in deciding planning applications (e.g. 5 to 6 votes in the recent STL case affecting 29C Blair Street, CEC Planning Application Ref 22/04393/FUL). No records related to STL campaigning have been reported on the relevant Registers of Interest for Cllr Booth available online. There are no public records of Cllr Booth having considered the propriety of his opposition to STLs in the context of his role on the Committees.

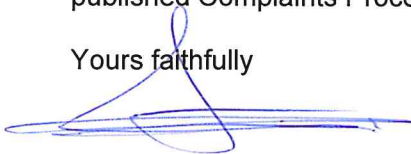
As a matter of urgency, the ASSC requests that CEC:

- (a) investigate the conduct of Cllr Booth to assess whether it is appropriate for him to continue his involvement in STL planning application decisions;
- (b) immediately, and for the duration of the investigation, require Cllr Booth to cease making any and all social media posts (including sharing posts by others) which could risk unfairly prejudicing planning permission applications relating to STLs;
- (c) immediately, and for the duration of the investigation, suspend Cllr Booth from participating in decisions on STL planning applications;
- (d) require Cllr Booth to delete historic social media posts which are unfairly prejudicial to applicants for STL use planning permission, without making any public announcement about doing so; and
- (e) depending on the outcome of the investigation, permanently remove Cllr Booth from participating in any decisions on STL planning permission applications to CEC.

The ASSC reserves its right to pursue all available avenues to protect the position of its members. We would draw your attention to Para 7.2 of the Code (which requires Councillors to consider the reputational and financial risks to the Council as they conduct themselves according to the Code) and the case of *CPRE (Somerset), R (On the Application Of) v South Somerset District Council* [2022] EWHC 2817 (Admin) decided on 11 November 2022, in which the High Court quashed a grant of planning permission after finding that the decision was vitiated by apparent bias on the part of councillors.

We should be grateful if you would confirm receipt of this letter within 3 working days from the above date and look forward to your Stage 1, substantive response within 5 working days (in accordance with CEC's published Complaints Procedure).

Yours faithfully



**Jacqueline Cook**  
Director, Head of Planning

Encs.



## APPENDIX A

## Cllr Booth's proposed amendments to draft Guidance for Businesses

## Amendment by the Green Group

## Planning Committee

19 April 2023

## Item 8.1, Proposed Changes to STL Guidance in the Non-Statutory Guidance for Businesses

1) In recommendations, at the end of point 1.1.4, add the following text:

" , subject to the following amendments:

a) in paragraph 4.29, row 1, paragraph 1, line 3, delete "close proximity", insert "nearby";

b) in paragraph 4.29, row 1, paragraph 1, line 5, delete "permanent";

c) in paragraph 4.29, row 1, insert at the end of paragraph 2, "Where there is likely to be a further deterioration of residential amenity in such mixed areas, it is unlikely that short term let proposals will be supported."

d) in paragraph 4.29, row 1, paragraph 3, line 2, delete "permanent";

e) in paragraph 4.29, row 3, paragraph 1, line 6, delete "permanent";

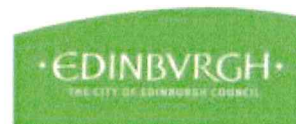
f) in paragraph 4.29, row 3, insert after paragraph 3, "It should be noted that licensing of STLs is separate from the planning system."

2) Insert new paragraph at end of recommendations as follows:

"1.1.5 Notes that this consultation was issued prior to the coming into force of National Planning Framework 4 (NPF4) in February 2023; notes that City Plan 2030 is currently at examination stage, and is expected to return to committee in late 2023 or early 2024; further notes that the Scottish Government may be issuing guidance shortly on the application of NPF4 in respect of short term lets; agrees that further guidance on the applicability of NPF4 and City Plan to STLs is likely to be required, and agrees to receive a report setting out options for consulting on further changes to guidance once City Plan 2030 has been adopted."

Moved by: Chas Booth

Seconded by:



## Draft Guidance for Business which Cllr Booth sought to amend

(excerpt from Report to Planning Committee 19 April 2023)

planning to ensure that the potential use of shared gardens does not negatively impact on neighbouring amenity.

### Clarification on the purpose of the table within the guidance

- 4.28 As noted above in paragraphs 3.11 – 3.13, NPF4 became part of the statutory development plan on 13 February 2023 and contains a specific policy on STLs, Policy 30 (e). For clarity within the guidance document, the following text is proposed to be inserted:

*“Applications for a change of use to short term let accommodation will be assessed and determined against the development plan, both with respect to LDP policy Hou 7 and National Planning Framework 4 (NPF 4) policy 30(e), and material considerations. The table below principally provides guidance in respect of LDP Policy Hou 7. It may also provide some assistance in considering NPF 4 Policy 30 (e) (i). This table is not relevant to the consideration of NPF 4 Policy 30 (e) (ii).”*

- 4.29 Proposed amended guidance

<p>The character of the new use and of the wider area.</p>	<p>Where the location is <del>wholly</del> <b>predominantly</b> commercial in character and there are no residential properties in <b>close proximity</b> <del>nearby</del>, adverse impacts on amenity are less likely. This means it is more likely <b>permanent</b> short-term lets (STLs) can be supported in such locations.</p> <p>Where the location is mixed in character (residential / commercial) regard will be had to <b>the nature of surrounding uses and the proximity of the proposal site to residential properties</b>. <del>these residential properties nearby and therefore there is a presumption against granting planning permission.</del></p> <p>Where the street has a quiet nature or low ambient noise levels (particularly at night-time), <b>permanent</b> STL will not generally be supported. No weight will be given to the existence of neighbouring unlawful STLs as justification for the grant of planning permission for an STL.</p> <p>The Planning service will assess the merits of any proposal against its impact on the lawful planning use of nearby properties. Where the area is wholly residential, it is unlikely that short-term let proposals will be supported.</p>
<p>The size of the property.</p>	<p>Larger properties can have a greater capacity for guests. Where there are greater numbers of guests, there is increased potential for noise and disturbance.</p>

	Both the number and size of rooms will be taken into account when considering this.
The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance, and parking demand.	<p>If the property is accessed off a stair where there are other flats off that stair, it is very unlikely that a change of use will be supported. This is because it has been found that existing residents of flats within stairs are particularly affected by the pattern of activity which often results from <i>permanent STL use where multiple sets of guests stay for short periods of time throughout the year</i>. <del>Guests of the short term let properties</del> can arrive late at night and make noise and cause disturbance in a way which residents of that stair would not, given they will know of the impacts that they have on one another and be able to manage those impacts in a neighbourly way. <del>Examples of disturbance include bumping suitcases up stair and using washing machines in the middle of the night.</del></p> <p>If the property does have its own main door access regard must be had to the other criteria within this table.</p> <p><del>It should be noted, once a short term let is granted planning permission, the Council cannot control how it is used, for example by restricting numbers of occupants, or by setting limits on how a property is let.</del></p> <p>Planning permission is granted to property rather than individuals, which means that property can change hands and be operated in a different way than was intended by the applicant for planning permission. Because of this, when considering the pattern of activity associated with a use, only limited regard can be had to how an applicant intends to manage that.</p>
The nature and character of any services provided.	Where there is access to a communal garden which can be used by existing residential properties, or where there is a garden that would form part of the curtilage of an STL and would be in close proximity to residential gardens, STLs will generally not be supported. Where parking is provided, this will be considered within the context of the Council's parking policies and guidance.

#### Conclusion

- 4.30 The proposed further guidance update to the non-statutory 'Guidance for Businesses' has been the subject of a consultation where key stakeholders have been encouraged to comment on. The consultation responses and a response to them is provided in Appendix 1.

## APPENDIX B

## Excerpts from the Scottish Government's Code of Conduct for Councillors (December 2021)

Ref	Relevant Text
4.22	<i>I may also have other interests and I understand it is equally important that relevant interests such as membership or holding office in public bodies, companies, clubs, societies and organisations such as trades unions and voluntary organisations, are registered and described. In this context, I understand nonfinancial interests are those which members of the public with knowledge of the relevant facts might reasonably think could influence my actions, speeches, votes or decision-making in my council (this includes its Committees and memberships of other organisations to which I have been appointed or nominated by my council).</i>
5.1	<i>For each particular matter I am involved in as a councillor, I will first consider whether I have a connection to that matter.</i>
5.2	<i>I understand that a connection is any link between the matter being considered and me, or a person or body I am associated with. This could be a family relationship or a social or professional contact.</i>
5.5	<i>I understand my connection is an interest that requires to be declared where the objective test is met – that is where a member of the public with knowledge of the relevant facts would reasonably regard my connection to a particular matter as being so significant that it would be considered as being likely to influence the discussion or decision-making.</i>
5.6	<i>I will declare my interest as early as possible in meetings. I will not remain in the meeting nor participate in any way in those parts of meetings where I have declared an interest.</i>
5.7	<i>I will consider whether it is appropriate for transparency reasons to state publicly where I have a connection, which I do not consider amounts to an interest.</i>
7.1	<i>I need to be especially vigilant when I am making a decision on a quasijudicial or regulatory application. For these applications, I need to ensure there is a proper and fair hearing of the application and I must avoid any impression of bias in the whole decision-making process.</i>
7.2	<i>I will deal with many types of quasi-judicial or regulatory applications. Depending on the type of application that is made, there will be often be a formal, statutory decision-making process for its consideration and outcome. There may also be formal legal routes to challenge decisions made on these applications and for this reason I must be aware that my own personal responsibility to ensure a proper and fair hearing has wider consequences for my council's reputation and financial liabilities in the event of any challenge.</i>
7.3	<p><i>Quasi-judicial or regulatory decisions typically involve:</i></p> <ul style="list-style-type: none"> <li><i>a) Planning or other applications in terms of planning legislation;</i></li> <li><i>g) Any procedures for statutory approval or consent involving my council and where I have a remit to deal with the matter;</i></li> <li><i>h) Any appeal procedure where my council has a role and where I am expected to adjudicate on applications [...]</i></li> </ul>
7.4	<p><i>In dealing with these applications, I WILL:</i></p> <ul style="list-style-type: none"> <li><i>a) throughout my involvement with the entire application process act fairly and be seen to act fairly;</i></li> <li><i>b) declare interests where required in terms of Section 5 of this Code and leave the meeting until the matter has been determined.</i></li> </ul>

7.5	<p><i>In dealing with such applications, I WILL NOT:</i></p> <p><i>a) pre-judge or demonstrate bias or be seen to pre-judge or demonstrate bias;</i></p> <p><i>b) indicate or imply support for or opposition to an application nor indicate my voting intention prior to the appropriate meeting where the application will be considered;</i></p> <p><i>g) express any indicative or provisional views in the course of my involvement in any aspect of the application; or</i></p> <p><i>h) otherwise act improperly or do anything which could reasonably create a perception that I have acted improperly.</i></p>
7.9	<p><i>If I intend to be involved in the decision-making for any quasi-judicial or regulatory application, I WILL NOT:</i></p> <p><i>a) organise support for or opposition to the application in any way;</i></p> <p><i>b) represent or appear to represent individuals or groups who are seeking to make representations for or against an application; or</i></p> <p><i>c) compromise myself or my Council by creating a perception of a conflict of interest.</i></p>
7.10	<p><i>In circumstances where I am a member of a Committee as a decision-maker but have been involved in organising support for or opposition to an application, I WILL:</i></p> <p><i>a) declare an interest in the matter; and</i></p> <p><i>b) withdraw from the meeting without participating in the consideration of the matter.</i></p>

APPENDIX C

Examples of Cllr Booth Social Media Posts from 7 December to 4 June 2023

The image is a screenshot of a Twitter thread. At the top, the profile of Chas Booth is shown with a back arrow, a 'Follow' button, and a '26.2K Tweets' indicator. Below the profile is a blurred image with an 'ALT' label. Interaction icons for replies (23), retweets (210), likes (1,334), and views (57.8K) are visible. A 'Show this thread' link is present. The thread contains two tweets. The first is a retweet by Donald Turvill (@donturvLDR) from June 4, with a link to a midlothianview.com article. The article snippet reads: 'Less than one in five STLs seek planning consent ... Less than 20 per cent of short-term lets in Edinburgh have sought planning consent six ...'. The second tweet is a retweet by Ross Greer (@Ross\_Greer) from June 4, stating: 'The key point in this story is that @scotgov rejected Costa's lobbying'. On the left side of the screenshot, there are icons for the Twitter logo, a hashtag, and a settings gear.



14:58



Posts About Videos More ▾

IN PERSON:  
Drop-in advice surgery at Leith Library,  
28-30 Ferry Road EH6 4AE  
Every Tuesday during scho... See more



**Councillor Chas Booth**



1 d · 🌐

A reminder that anyone can report potential breaches of planning regulations to the council us... See more



edinburghlive.co.uk

**Edinburgh holiday let landlords accused of 'ignoring the law' as most yet to apply for ne...**



Like



Comment



Share




**Councillor Chas Booth**




3 d · 🌐

I'm delighted the #Leith low traffic neighbourhood is finally being rolled out

 Like


 Comment

 Share



**Councillor Chas Booth**

...

15 Mar · 

**Development Management sub-committee today approved a short-term let on Blair Street in the city centre, despite it leading to a loss of housing and despite it being contrary to the new National Planning Framework 4, introduced just last month.**


**Here's my speech arguing that committee should refuse the application.**

**It was granted by 6 votes to 5.**




 5

3 comments 1 share 36 views

 Like

 Comment

 Share



**Councillor Chas Booth**

...

14 Mar · 

🗨️ 11 🍷 4 📊 3,786 📤



**Chas Booth** 🇪🇺 🇬🇧 @CllrChasBooth · 2h

...

A final reminder: if you think there may be an STL operating in your stair or street without planning permission, please report it to the council's planning enforcement service for investigation. You can do that here:

[edinburgh.gov.uk/breachplanning...](https://edinburgh.gov.uk/breachplanning...)

📄 6/6



edinburgh.gov.uk  
Report a possible breach of planning controls form

🗨️ 3 🔄 2 🍷 7 📊 263 📤

[Show this thread](#)



**Chas Booth**  

26.1K Tweets

**Follow**



3 2 7 263

[Show this thread](#)



**Chas Booth**   @CllrChasBooth · 2h



Every planning applic should be judged on its merits & in line w. development plan unless material considerations indicate otherwise.

As a member of Dev Mgt Sub-committee I've voted to approve some & to refuse others. But if they don't apply, how can they be determined?

5/6

2 1 273

[Show this thread](#)



**Chas Booth**   @CllrChasBooth · 2h



2) Of the 604 applications, there have been more granted (228) than refused (197).

This shows that the STL industry's claim of a "de facto ban" is quite simply a bare-faced lie.

Again, why? 🙄

4/6



3 2 7 216

[Show this thread](#)

← **Chas Booth**  26.1K Tweets Follow

3 2 7 216

Show this thread

 **Chas Booth**  @CllrChasBooth · 2h ...

The answers are interesting for a number of reasons:

1) of estimated 5,000 STLs in Edinburgh now, only 604 have applied for permission, despite this being a requirement since the STL control area was introduced in September 2022. Why?



[edinburgh.gov.uk/planning-13/pr...](https://edinburgh.gov.uk/planning-13/pr...)

3/6



5 3 176

Show this thread

 **Chas Booth**  @CllrChasBooth · 2h ...

These answers can also be downloaded on the council website here:



[democracy.edinburgh.gov.uk/documents/b231...](https://democracy.edinburgh.gov.uk/documents/b231...)

(Question number 30)

2/6

1 1 155

Show this thread

 **Chas Booth**  @CllrChasBooth · 2h ...





**Chas Booth** 🇪🇺 🇬🇧 @CllrChasBooth · 7h

80%+ of "current" STL operators in Edinburgh haven't applied for planning consent more than 6 months after they were required to.

"Legitimate business" 🤔



**Brian Ferguson** @brianjaffa · 23h

Replying to @Rorododdle @FionaCampbell74 and 3 others

I suspect opinions will vary hugely on whether someone is running a legitimate business or not. If people are deliberately trying to evade new legislation, rules and guidelines then I suspect sympathy for them will be in very short supply.



16



4



19



2,892



**Chas Booth** 🇪🇺 🇬🇧 @CllrChasBooth · 7h

I've listened to STL operators in my ward.

But I've had "many" more constituents who have contacted me w concerns about disruption & spiralling rents due to STLs.

Proportionate regulation of the sector is vital. Planning is part of that. Yet 80%+ haven't applied.



**Fiona Campbell** @FionaCampbell74 · Jun 1

Replying to @CllrChasBooth

@CllrChasBooth @cllrcammyday Encouraging community cohesion or fostering a divided community? Your constituents include legitimate self-catering businesses. Are you representing your constituents? Or inciting social disorder? @SaveSCScotland



27



2



18



4,243



↳ Chas Booth 🇧🇷 🇪🇺 Retweeted



**Ross McKenzie** @rsmcksg · May 31

...

The vast majority of short term let (STL) landlords are ignoring the requirement for planning permission

If you are aware of any STLs operating without planning permission, please write to [planning.enforcement@edinburgh.gov.uk](mailto:planning.enforcement@edinburgh.gov.uk) or complete the form below



[edinburghlive.co.uk](http://edinburghlive.co.uk)

Edinburgh holiday let landlords accused of 'ignoring the law' as most...

A councillor called for action to be taken against landlords who have not complied with the new rules.

💬 11

↳ 19

❤️ 37

📊 4,565



[Show this thread](#)

↳ Chas Booth 🇧🇷 🇪🇺 Retweeted

← **Chas Booth**   Follow

26.1K Tweets

Edinburgh holiday let landlords accused of 'ignoring the law' as most...  
A councillor called for action to be taken against landlords who have not complied with the new rules.

 26  10  17  4,872 


 Chas Booth   Retweeted



**Ben Parker** @CllrBenParker · May 31

It's unconscionable that hundreds of short term let operators are choosing to effectively ignore the law by not seeking planning consent ❌

Holiday lets are absolutely contributing to the city's housing crisis — we need homes for people and communities, not private profit 🏠



 **Donald Turvill** @donturvLDR · May 31

NEW: Edinburgh holiday let landlords accused of 'ignoring the law' as most yet to apply for new consent

#LDReporter  
[edinburghlive.co.uk/news/edinburgh...](https://edinburghlive.co.uk/news/edinburgh...)

 33  12  37  7,463 



**Chas Booth**   @CllrChasBooth · May 30

To those saying LTNs don't reduce traffic, they just displace it...

← **Chas Booth** 🇪🇺 🇬🇧 26.1K Tweets **Follow**

↳ Chas Booth 🇪🇺 🇬🇧 Retweeted



**Theo ML** @TheoHML · Mar 15

the overwhelming majority of Edinburgh residents are fed up and angry with STLs (air bnbs), so it is genuinely abysmal that when finally given the powers to deny an "increase" in the number of STLs, cllrs refuse to use them.

this should make you very angry.

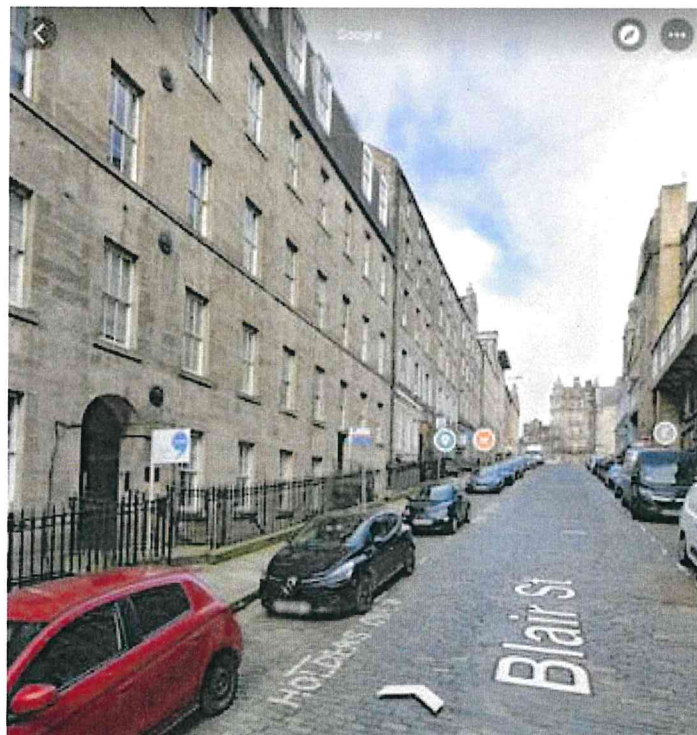
**Chas Booth** 🇪🇺 🇬🇧 @CllrChasBooth · Mar 15

I've had some time to reflect on today's decision of Edinburgh's development management sub-committee (DM Sub) to grant a short term let (STL) application in Blair Street, central Edinburgh.

The application was approved by 6 votes to 5.

📄 1/

[Show this thread](#)



← Chas Booth    
26.1K Tweets

Follow

↳ Chas Booth   Retweeted



Ross McKenzie @rsmcksg · Mar 15

This is a really poor decision and I hope it doesn't set a precedent.

 Chas Booth   @CLlrChasBooth · Mar 15

Very disappointing Edinburgh devt mgt sub-committee just approved short-term let on Blair Street.

This was previously housing. National Planning Framework 4 (NPF4) was introduced last month & allows refusal of these applications.

Pressure on rents set to continue then...

**Policy 30 - Tourism (STL)**

**Tourism**

**Policy Principles**

**Policy Intent:**  
To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

**Policy Outcomes:**

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

**Local Development Plans:**  
LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

**Policy 30**

a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

b) Proposals for tourism related development will take into account:

- The contribution made to the local economy;
- Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- Impacts on communities, for example by hindering the provision of homes and services for local people;
- Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- Accessibility for disabled people;
- Measures taken to minimise carbon emissions;
- Opportunities to provide access to the natural environment.

c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.

d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.

e) Development proposals for the reuse of existing buildings for short-term holiday letting will not be supported where the proposal will result in:

- An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

**ALT**

Part 2 - National Planning Policy

1 12 1,198





**Chas Booth** 🇪🇺 🇺🇦

26.1K Tweets

Good question!

**Follow**



**David Igoe** @daveigoe · Mar 15

Replying to @CllrChasBooth

That's ridiculous. What's the point of NPF4?



618



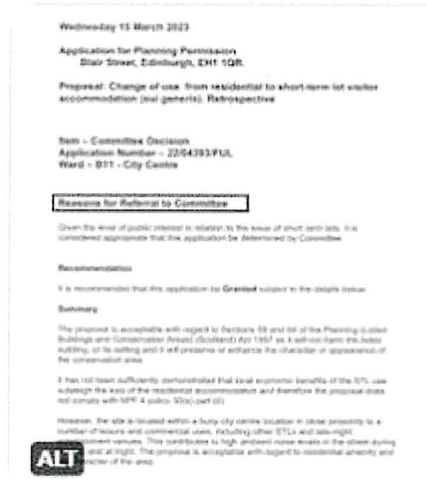
**Chas Booth** 🇪🇺 🇺🇦 @CllrChasBooth · Mar 15

So given we "finally" have the tools to address STLs through the planning system, and today's application was the first case to come to committee since NPF4 was approved, why did the majority of committee not use the tools we have to refuse?



You'd need to ask them.

6/n



4



6



37



3,728



[Show this thread](#)



**Chas Booth** 🇪🇺 🇺🇦 @CllrChasBooth · Mar 15

We should remember this policy, and policy Hou 7 in the forthcoming City Plan, were "specifically" put in place to address the impact STLs are having on spiralling rents in Edinburgh.

← Chas Booth 🇪🇺 🇬🇧  
26.1K Tweets

Follow

🗨️ 12 🍷 25 📊 4,316 📤



Chas Booth 🇪🇺 🇬🇧 @CllrChasBooth - Mar 15

Very disappointing Edinburgh devt mgt sub-committee just approved short-term let on Blair Street.

This was previously housing. National Planning Framework 4 (NPF4) was introduced last month & allows refusal of these applications.

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Policy 30 - Tourism (STL)

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- Communities and places enjoy economic, social and cultural benefits from tourism supporting resilience and stimulating job creation

**Local Development Plans:**  
LDPs should support the mobility, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

**Policy 30**

- Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- Proposals for tourism related development will take into account:
  - The contribution made to the local economy;
  - Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
  - Impacts on communities, for example by hindering the provision of homes and services for local people;
  - Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
  - Accessibility for disabled people;
  - Measures taken to minimise carbon emissions;
  - Opportunities to provide access to the natural environment;
- Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
- Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
- Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
  - An unacceptable impact on local amenity or the character of a neighbourhood or area; or
  - The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

ALT

Part 2 - National Planning Framework

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