

# Notice of meeting and agenda

## Planning Local Review Body (Panel 1)

**10.00 am Wednesday, 19th August, 2020**

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome watch the live webcast on the Council's website.

### Contacts

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Tel: 0131 529 4085

## 1. Appointment of Convener

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- 1.1 The Local Review Body is invited to appoint a Convener from its membership.

## 2. Order of Business

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- 2.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

## 3. Declaration of Interests

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- 3.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## 4. Minutes

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- 4.1 Minute of the Local Review Body (Panel 1) of 24 June 2020– 9 - 18  
submitted for approval as a correct record.

## 5. Local Review Body - Procedure

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- 5.1 Note of the outline procedure for consideration of all Requests for Review 19 - 22

## 6. Continues Requests for Review

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- 6.1 9 – 21 Salamander Place, Edinburgh – 5 new parking places in lieu of parking and mews building structure (2 dwellings) forming part of Planning Consent ref. 16/03356/PPP (as amended) – application no 19/04487/PPP 23 - 72
- (a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

(c) Site Plan and Salamander Place Development Brief

Note: This request for review was continued from the meeting of the Planning Local Review Body (Panel 1) of 24 June 2020 in order for a plan of the development in the wider area, including the adjacent site to the south and surrounding access, to be provided to members.

## 7.Requests for Review

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**7.1** 21 Braid Hills Approach, Edinburgh – Erect garden room within garden space of house – application no 19/05116/FUL 73 - 196

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

**7.2** 30 Buckstone Avenue, Edinburgh – Proposed first floor extension with new roof – application no 20/00446/FUL 197 - 228

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

**7.3** 23 Easter Currie Terrace, Edinburgh – Attic conversion and alterations to rear elevation – application no 19/05674/FUL 229 - 250

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

- 7.4**      3 Eltringham Grove, Edinburgh - Demolition of an existing detached bungalow and garage and construction of two new detached dwellings with new driveway to the rear and associated parking - application no 19/03249/FUL      251 - 338
- (a)      Decision Notice and Report of Handling
- (b)      Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
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- 7.5**      3(2F1) Gillespie Place, Edinburgh – Replace the existing single glazed sash and case timber windows with double glazed uPVC windows – application no 20/00940/FUL      339 - 364
- (a)      Decision Notice and Report of Handling
- (b)      Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
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- 7.6**      40 Summerside Place, Edinburgh – The current timber sash and case single glazed windows will be upgraded to double glazed uPVC sash and case windows and the rear door will be upgraded to a uPVC double glazed door – application no 20/00014/FUL      365 - 386
- (a)      Decision Notice and Report of Handling
- (b)      Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

## **8. Extracts of Relevant Policies from the Edinburgh Local Development Plan**

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**8.1** Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases

[Local Development Plan Online](#)

Edinburgh Local Development Plan Policy DEL 3 (Edinburgh Waterfront)

Edinburgh Local Development Plan Policy DES 1 (Design Quality and Context)

Edinburgh Local Development Plan Policy DES 2 (Co-ordinated Development)

Edinburgh Local Development Plan Policy DES 3 (Development Design - Incorporating and Enhancing Existing and Potential Features)

Edinburgh Local Development Plan Policy DES 4 (Development Design - Impact on Setting)

Edinburgh Local Development Plan Policy DES 5 (Development Design - Amenity)

Edinburgh Local Development Plan Policy DES 7 (Layout Design)

Edinburgh Local Development Plan Policy DES 8 (Public Realm and Landscape Design)

Edinburgh Local Development Plan Policy DES 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy ENV 3 (Listed Buildings -Setting)

Edinburgh Local Development Plan Policy ENV 6 (Conservation Areas - Development)

Edinburgh Local Development Plan Policy ENV 9 (Development of Sites of Archaeological Significance)

Edinburgh Local Development Plan Policy ENV 11 (Special Landscape Areas)

Edinburgh Local Development Plan Policy ENV 12 (Trees)

Edinburgh Local Development Plan Policy ENV 15 (Sites of Local Importance)

Edinburgh Local Development Plan Policy ENV 16 (Species

Protection)

Edinburgh Local Development Plan Policy ENV 18 (Open Space Protection)

Edinburgh Local Development Plan Policy ENV 21 (Flood Protection)

Edinburgh Local Development Plan Policy HOU 1 (Housing Development)

Edinburgh Local Development Plan Policy HOU 3 (Private Green Space in Housing Development)

Edinburgh Local Development Plan Policy HOU 4 (Housing Density)

Edinburgh Local Development Plan Policy TRA 2 (Private Car Parking)

Edinburgh Local Development Plan Policy TRA 3 (Private Cycle Parking)

Edinburgh Local Development Plan Policy TRA 4 (Design of Off-Street Car and Cycle Parking)

## 9. Non-Statutory Guidance

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- 9.1     9.1     [Development in the Countryside and Greenbelt](#)
- 9.2     [Edinburgh Design Guidance](#)
- 9.3     [Guidance for Householders](#)
- 9.4     [The Leith Conservation Area Character Appraisal](#)
- 9.5     [Listed Buildings and Conservation Areas](#)
- 9.6     [The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal](#)
- 9.7     [The Victoria Park Conservation Area Character Appraisal](#)

**Note:** The above policy background papers are available to view on the Council's website [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk) under Planning and Building Standards/local and strategic development plans/planning guidelines/conservation areas, or follow the links

as above.

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## **Laurence Rockey**

Head of Strategy and Communications

### **Membership Panel**

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Councillor George Gordon, Councillor Joan Griffiths, Councillor Max Mitchell, Councillor Joanna Mowat and Councillor Mary Campbell

### **Information about the Planning Local Review Body (Panel 1)**

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The City of Edinburgh Planning Local Review Body (LRB) has been established by the Council in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008. The LRB's remit is to determine any request for a review of a decision on a planning application submitted in terms of the Regulations.

The LRB comprises a panel of five Councillors drawn from the eleven members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in two panels of five Councillors.

It usually meets in the Dean of Guild Court Room in the City Chambers, High Street, Edinburgh. Meetings are currently being held remotely in order to comply with the Scottish Government's recommendation to practice social distancing and the live webcast can be viewed from the Council's Webcast Library.

### **Further information**

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Members of the LRB may appoint a substitute from the pool of trained members of the Planning Committee. No other member of the Council may substitute for a substantive member. Members appointing a substitute are asked to notify Committee Services (as detailed below) as soon as possible

If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie, Committee Services, City of Edinburgh Council, Business Centre 2.1,

Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4085, email [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to <https://democracy.edinburgh.gov.uk/>

Unless otherwise indicated on the agenda, no elected members of the Council, applicant, agent or other member of the public may address the meeting.

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We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process.

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If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services ([committee.services@edinburgh.gov.uk](mailto:committee.services@edinburgh.gov.uk)).