

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 16th September, 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

Email: blair.ritchie@edinburgh.gov.uk

Tel: 0131 529 4085

1. Appointment of Convener

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

2. Order of Business

- 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

- 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

- 4.1 Minute of the Local Review Body (Panel 1) of 19 August 2020 – 9 - 24
submitted for approval as a correct record.

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 25 - 28

6. Requests for Review

- 6.1 35 Inverleith Row, Edinburgh – Proposal to replace existing roof slate with Cupa Heavy 3 slate roof tiles and removal of existing central hipped roof section (not visible from principle elevations) to create a flat roof with two flat roof lights and the removal of three existing chimneys – application no 20/01373/FUL 29 - 94

- (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.

6.2 The Old Dairy House, Dundas Home Farm, South Queensferry – 95 - 206
Erection of one-and-a-half storey, detached, 5 bedroomed family
home – application no 19/05253/FUL

- (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 a further written submission.

6.3 29 Pepper Place, Edinburgh – Change of use from class 5 to class 207 - 248
11 application no 20/00879/FUL

- (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 further written submission.

6.4 11 Riselaw Terrace, Edinburgh – Renovate and extend existing 249 - 272
front dormer; extend the existing rear dormer to create additional
roof space in adjacent rooms; new dormer on side elevation to
allow the division of current room into two smaller bedrooms; new
dormer at front to create more roof and storage space in
bedroom; all dormers timber framed and rosemary tiled to match
existing modern rear dormer; addition of timber framed porch to
front elevation – application no 20/02039/FUL

- (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. Extracts of Relevant Policies from the Edinburgh Local Development Plan

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

[Local Development Plan Online](#)

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

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 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy EMP 8 (Business and Industry Areas)

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

Edinburgh Local Development Plan Policy ENV 4 (Listed Buildings - Alterations and Extensions)

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

Edinburgh Local Development Plan Policy ENV 10 (Development in the Greenbelt and Countryside)

Edinburgh Local Development Plan Policy ENV 12 (Trees)

Edinburgh Local Development Plan Policy ENV 21 (Flood Protection)

Edinburgh Local Development Plan Policy HOU 1 (Housing Development)

Edinburgh Local Development Plan Policy RET 8 (Entertainment

8. Non-Statutory Guidance

- 8.1 8.1 [Development in the Countryside and Greenbelt](#)
- 8.2 [Edinburgh Design Guidance](#)
- 8.3 [Guidance for Businesses](#)
- 8.4 [Guidance for Householders](#)
- 8.5 [The Inverleith Conservation Area Character Appraisal](#)
- 8.6 [Listed Buildings and Conservation Areas](#)

9. Additional Guidance

- 9.1 9.1 [The Historic Environment Policy for Scotland 2019](#)
- 9.2 [Managing Change in the Historic Environment: External Fixtures](#)
- 9.3 [Managing Change in the Historic Environment: Roofs](#)
- 9.4 [Planning Advice Note 71 on Conservation Area Management](#)

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

Laurence Rockey

Head of Strategy and Communications

Membership Panel

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)

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

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.

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.