

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 26th May, 2021

Virtual Meeting - via Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast live 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 28 April 2021 – 11 - 22
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 23 - 26

6. Requests for Review

- 6.1** 4 Pentland Villas Edinburgh – Form single-storey kitchen extension and 2nd storey flat-roof extension above existing extension – application no 20/04772/FUL. 27 - 72
- (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** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 73 - 188
- Decision Notice and Report of Handling
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.3** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 189 - 232
- Local Review Body Forms and Supporting Documentation – Part 1
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.4** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 233 - 250
- Local Review Body Forms and Supporting Documentation – Part 2
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

- 6.5** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 251 - 268
Local Review Body Forms and Supporting Documentation – Part 3
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.6** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 269 - 288
Local Review Body Forms and Supporting Documentation – Part 4
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.7** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 289 - 324
Local Review Body Forms and Supporting Documentation – Part 5
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.8** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 325 - 418
Local Review Body Forms and Supporting Documentation – Part 6
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

- 6.9** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 419 - 478
Local Review Body Forms and Supporting Documentation – Part 7
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.10** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 479 - 550
Local Review Body Forms and Supporting Documentation – Part 8
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.11** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 551 - 564
Local Review Body Forms and Supporting Documentation – Part 9
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.12** 229 Willowbrae Road, Edinburgh – A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor – application no. 20/02101/FUL. 565 - 568
Local Review Body Forms and Supporting Documentation – Part 10
Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

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 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 6 (Sustainable Buildings)

Edinburgh Local Development Plan Policy Des 7 (Layout 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 16 (Species Protection)

Edinburgh Local Development Plan Policy Env 21 (Flood Protection)

Edinburgh Local Development Plan Policy Env 22 (Pollution and

Air, Water and Soil Quality)

Edinburgh Local Development Plan Policy Hou 1 (Housing Development)

Edinburgh Local Development Plan Policy Hou 2 (Housing Mix)

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 Hou 6 (Affordable Housing)

Edinburgh Local Development Plan Policy Ret 6 (Out-of-Centre Development)

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

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

8. Non-Statutory Guidance

- 8.1 [Guidance for Householders](#)
[Edinburgh Design Guidance](#)
[Listed Buildings and Conservations Areas](#)

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.

Andrew Kerr

Chief Executive

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.

This meeting of the LRB is being held virtually by Microsoft Teams.

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 the Council's online [Committee Library](#).

Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

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