

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 16th November, 2022

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 12 October 2022 – submitted for approval as a correct record. 9 - 20

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 21 - 24

6. Requests for Review

- 6.1** 14 Elliot Place, Edinburgh – Proposed two-storey extension – application no 22/01971/FUL 25 - 74
- (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** 77A George Street, Edinburgh – Part change of use from Class 1 (shop) to Class 1 (shop /deli) and Class 3 (restaurant) – application no. 22/02158/FUL. 75 - 138
- (a) Notice of Review and Supporting Documents
 - (b) Letters of Representation
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and site inspection.
- 6.3** 10 Glenlockhart Bank, Edinburgh – Convert existing redundant swimming pool building into a separate private family dwelling house within the curtilage of an existing house. (As amended) – application no. 21/06240/FUL. 139 - 252
- (a) Notice of Review and Supporting Documents
 - (b) Letters of Representation
 - (c) Further Letters of Representation.
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and site inspection.
- 6.4** 42 Macdowall Road, Edinburgh – Two storey extension to replace existing porch of upper villa plus new driveway – application no. 22/00461/FUL. 253 - 296
- (a) Notice of Review and Supporting Documents

(b) Letters of Representation

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

6.5 227 & 229 Portobello High Street, Edinburgh – Proposed alterations extension and use of a hot food takeaway and an office to form a restaurant – application no. 21/04749/FUL. 297 - 398

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

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

6.6 39 Ravelston Dykes Road, Edinburgh – Form new opening with glazed door and screens, plus new external timber frame and glass canopy – application no. 22/01619/FUL. 399 - 748

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

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 749 - 766

[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 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 Policy Env 21 (Flood Protection)

Edinburgh Local Development Plan Policy Hou 1 (Housing Development)

Edinburgh Local Development Plan Policy Hou 4 (Housing Density)

Edinburgh Local Development Plan Policy Hou 5 (Conversion to Housing)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Ret 3 (Town Centres)

Edinburgh Local Development Plan Policy Ret 7

Edinburgh Local Development Plan Policy Ret 9 (Alternative Use of Shop Units)

Edinburgh Local Development Plan Policy Ret 11 (Food and Drink Establishments)

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](#)

767 - 904

[Listed Buildings and Conservation Areas](#)

[Edinburgh Design Guidance](#)

[The Relevant Scottish Planning Policy – Sustainable Development Principles](#)

[City Centre Shopping and Leisure Supplementary Guidance](#)

Managing Change In the Historic Environment - Conservation Areas.

Managing Change In the Historic Environment - External Fixtures.

Managing Change In the Historic Environment – Windows

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.

Nick Smith

Service Director, Legal and Assurance

Membership Panel

Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Hal Osler and Councillor Kayleigh O'Neill.

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](#).

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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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