

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 30th November, 2022**

Mircosoft Teams

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

### Contacts

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## **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 2) – 2 November 2022 – submitted for approval as a correct record 9 - 32

## **5. Local Review Body - Procedure**

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- 5.1 Note of the outline procedure for consideration of all Requests for 33 - 36

## 6. Requests for Review

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- 6.1** 2 (2F) Albyn Place, Edinburgh – Change of use from residential apartment to short-term letting apartment in line with recent legislation (for an already established short-term let operating since 2018) – application no. 22/03087/FUL. 37 - 74
- (a) Notice of Review and Supporting Documents
  - (b) Letters of Representation
  - (c) Appeal Reply
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.2** 1 Avenue Villas, Edinburgh – Demolish existing rear extension and form new extension to the side and rear to house living, dining and utility facilities. Form basement to extension with study and plant room. Minor internal remodelling of existing house. Apex roof light over existing stair – application no. 22/02322/FUL. 75 - 214
- (a) Notice of Review and Supporting Documents
  - (b) Letters of Representation
  - (c) Further Reps Response from Agent
  - (d) Further Reps
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.3** 28 Lanark Road West, Currie – Side extension to form new bedrooms /en-suites, front entrance extension plus new and replacement roof dormers and roof lights – application no. 22/02038/FUL. 215 - 248
- (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.

- 6.4** 8 North Bank Street (3F2), Edinburgh – Proposed Change of Use from dwelling to short-term let (in retrospect) – application no. 22/02284/FUL. 249 - 280
- (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.
- 6.5** 405 Webster's Land, Edinburgh – Change of use from residential to short-term let (STL) – application no. 22/02967/FUL. 281 - 302
- (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**

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- 7.1** Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 303 - 322
- [Local Development Plan Online](#)
- Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)
- 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 Del 2 (City Centre)
- Edinburgh Local Development Plan Policy Env 1 (World Heritage Sites)
- 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 9 (Development of Sites of Archaeological Significance)

Edinburgh Local Development Plan Policy Env 12 (Trees)

Edinburgh Local Development Plan Policy Env 21 (Flood Protection)

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

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

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

## 8. Non-Statutory Guidance

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8.1 [Guidance for Householders](#) 323 - 478

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

[Guidance for Businesses](#)

[Managing Change in the Historic Environment: Guidance on the principles of listed buildings](#)

Managing Change in the Historic Environment: Setting

**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.

## **Nick Smith**

Service Director, Legal and Assurance

## **Membership Panel**

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Councillors Beal, Booth, Hyslop, McNeese-Mechan, and Mowat.

## **Information about the Planning Local Review Body (Panel 2)**

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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.

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

## **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 Natalie Le Couteur, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 6160, email [natalie.le.couteur@edinburgh.gov.uk](mailto:natalie.le.couteur@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.

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