

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 14th December, 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

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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 None.

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 9 - 12

6. Requests for Review

- 6.1** 21B (Flat 1) Abercromby Place, Edinburgh – Change of use from residential apartment to short-term letting apartment in line with recent legislation changes (for an already established short-term let since 2018) – application no. 22/03088/FUL 13 - 46
- (a) Notice of Review and Supporting Documents
 - (b) Letters of Representation
 - (c) Further Reps and Agent Response
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.2** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh – Erect 6x dwellings – application no. 22/02294/FUL. **(Part 1)** 47 - 210
- (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 holding one or more hearing sessions on specific matters.
- 6.3** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh – Erect 6x dwellings – application no. 22/02294/FUL. **(Part 2)** 211 - 272
- (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 holding one or more hearing sessions on specific matters.
- 6.4** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh – Erect 6x dwellings – application no. 22/02294/FUL. **(Part 3)** 273 - 306
- (a) Further Reps and Agents Comments
 - (b) Further Information

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and holding one or more hearing sessions on specific matters.

6.5 9 (3F2) Marchmont Street, Edinburgh – New roof windows to attic conversion – application no. 22/04083/FUL. 307 - 366

(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.

6.6 13 (1F1) Upper Grove Place, Edinburgh – Change a residential property to a self-catering unit – application no. 22/03060/FUL. 367 - 388

(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 [Local Development Plan Online](#) 389 - 410

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

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 12 (Alterations)

and Extensions)

Edinburgh Local Development Plan Policy Emp 6 (International Business Gateway)

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 12 (Trees)

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 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Ret 3 (Town Centres)

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)

7. Non-Statutory Guidance

Non-Statutory Guidance

8.1 [Listed Buildings and Conservation Areas](#) 411 - 630

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

[Guidance for Businesses](#)

[The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal](#)

[The New Town Conservation Area Character Appraisal](#)

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[Managing Change in the Historic Environment: Roofs - sets out Government guidance on the principles that apply to altering the roofs of listed buildings.](#)

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent.

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 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 Hal Osler, Councillor Tim Jones, 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](#).

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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