

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 18th January, 2023**

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**

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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) – 30 November 2022 – submitted for approval as a correct record 11 - 20

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

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

## **6. Requests for Review - Continued**

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- 6.1 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. 25 - 182

Apex roof light over existing stair – application no. 22/02322/FUL.

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Further Reps Response from Agent

(d) Reasons for Continuation

(e) Further Reps

(f) Rebuttal Statement

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

At the meeting of 30 November 2022, the Panel agreed to continue consideration of the matter to a further meeting of the Local Review Body (Panel 2) for a site visit and to allow for a response from the Council's Arboricultural Officer, specifically addressing the content of both the Tree Report from the appellant written by Hinshelwood Arboricultural Consultants, and the Tree Report from the objector written by Julian A Morris, as these appear to offer conflicting opinions.

## **7. Requests for Review - New**

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**7.1** 1 (Flat 1) Dicksonfield Edinburgh - Change of use from residential to short term let, (in retrospect) - application no. 22/02925/FUL. 183 - 212

(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.

- 7.2** 99 Drum Brae South, Craigmount (At Land To The Rear Of) 213 - 260  
 Edinburgh - Proposed new dwelling house at land to the rear -  
 application no. 22/01177/FUL.
- (a) Notice of Review and Supporting Documents  
 (b) Letters of Representation  
 (c) Photo in respect of comment
- Note: The applicant has requested that the review proceed on the  
 basis of an assessment of the review documents and a site  
 inspection.
- 7.3** 44 Main Street, Edinburgh - Vary Condition 1 of Planning 261 - 292  
 Consent 14/01199/FUL to permit the opening of the cafe  
 /restaurant until 11.00pm - application no. 22/03376/FUL.
- (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.
- 7.4** 18 Spring Gardens, Edinburgh - Change of use from house to 293 - 386  
 short stay commercial visitor accommodation - application no.  
 22/03161/FUL.
- (a) Notice of Review and Supporting Documents  
 (b) Letters of Representation  
 (c) Further Reps
- (d) Response to Representations
- Note: The applicant has requested that the review proceed on the  
 basis of an assessment of the review documents only.
- 7.5** 7 (GF) Strathearn Place Edinburgh - Removal of existing 387 - 456  
 extension and internal alterations. Erection of a new extension  
 and garden room to the rear of the property - application no.  
 22/03235/FUL.

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Further Reps

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

## **8. Extracts of Relevant Policies from the Edinburgh Local Development Plan**

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### **8.1 [Local Development Plan Online](#)**

457 - 460

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

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 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 1 (Housing Development)

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 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Ret 5 (Shopping)

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)

Edinburgh Local Development Plan Policy Tra 4 (Design of Off-Street Car and Cycle Parking)

## 9. Non-Statutory Guidance

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9.1	<a href="#">The Relevant Scottish Planning Policy – Sustainable Development Principles</a>	461 - 540
	<a href="#">Guidance for Businesses</a>	
	<a href="#">Merchiston &amp; Greenhill Conservation Area Character Appraisal</a>	

## [Edinburgh Design Guidance](#)

[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 - Extending Listed Buildings

Managing Change in the Historic Environment – Extensions

Managing Change in the Historic Environment - Interiors

**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 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](mailto: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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