

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 1st February, 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

- 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

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| 4.1 | Minute of the Local Review Body (Panel 1) of 16 November 2022
– submitted for approval as a correct record. | 11 - 24 |
| 4.2 | Minute of the Local Review Body (Panel 1) of 14 December 2022
– submitted for approval as a correct record. | 25 - 32 |

5. Local Review Body - Procedure

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

6. Requests for Review

- 6.1** 4 (2F1) Abbey Street, Abbeyhill, Edinburgh - Change of use of existing flat from residential to short term holiday let use. No physical changes to the property - application no. 22/01649/FUL. 37 - 58

(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.

- 6.2** 55 (2F1) Ashley Terrace, Edinburgh - This is an application for change of use of from a residence to a Short Term Let (STL). It is a retrospective application as the flat has been used as an STL since December 2021 - application no. 22/02720/FUL. 59 - 82

(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 and a site inspection.

- 6.3** 14 Caledonian Crescent, Edinburgh - Proposed change of use to form short term let - application no. 22/03008/FUL. 83 - 164
- (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 a site inspection.
- 6.4** 28 Caledonian Place, Edinburgh - Proposed change of use to form short term let - application no. 22/03007/FUL. 165 - 252
- (a) Notice of Review and Supporting Documents
- (b) Letters of Representation
- (c) Further Reps
- (d) Response to Further Written Representations
- 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** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. 253 - 326
- (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.

6.6 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 1) 327 - 382

(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.

6.7 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 2) 383 - 402

(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.

6.8 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 3) 403 - 420

(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.

6.9 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 4) 421 - 450

(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.

- 6.10** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 6) 451 - 480

(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.

- 6.11** 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. (Part 7) 481 - 532

(a) Further Repts 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.

- 6.12** 555 Gorgie Road (1F1-1F12, 2F1-2F22, 3F1-3F17 & 4F18-4F34), Edinburgh - Section 42 Application for Variation of Condition 1 of Planning Permission ref: 21/04098/FUL to permit Sui Generis use of premises as Student Accommodation and Short-stay Accommodation for let to non-students at any time of year for a temporary period of 5 years - application no. 22/03465/FUL. 533 - 620

(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.

- 6.13** 6 Windsor Street Lane Edinburgh – Change of use from mews dwelling (Class 9) to short term let visitor accommodation - application no. 22/02463/FUL. 621 - 714

(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 a site inspection.

7. Extracts of Relevant Policies from the Edinburgh Local Development Plan

7.1 [Local Development Plan Online](#)

715 - 722

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

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 Env 3 (Listed Buildings - Setting)

Edinburgh Local Development Plan Policy Env 4 (Listed Buildings - Alterations and Extensions)

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

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 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)

8. Non-Statutory Guidance

8.1 [The Relevant Scottish Planning Policy – Sustainable Development Principles](#) 723 - 818

[Guidance for Businesses](#)

[Edinburgh Design Guidance](#)

[Listed Buildings and Conservation Areas](#)

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

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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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Any information presented by individuals to the Council at a meeting, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes). Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above. If you have any queries regarding this, and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk)