

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 8th March, 2023

Hybrid Meeting - Dean of Guild Court Room / 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 Minute of the Local Review Body (Panel 1) of 1 February 2023 – submitted for approval as a correct record. 11 - 26

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 27 - 30

6. Requests for Review - Continued

6.1 6 Castle Gogar Rigg (At Land 80 Metres South Of), Edinburgh - Erect 6x dwellings application no. 22/02294/FUL. 31 - 330

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Further Information

(d) Further Reps and Agents Comments

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.

At the meeting on 1 February 2023, the Panel agreed to continue consideration of the application for further written submissions to allow both the planning officer and the applicant/agent the opportunity to consider the proposals in regard to the policies set out in the Revised Draft National Planning Framework 4 (NPF4).

6.2 227 & 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. 331 - 432

(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.

At the meeting on 16 November 2022, the Panel agreed to continue consideration of the matter to a further meeting of the Local Review Body (Panel 1) to assess impact on neighbouring residential amenity, following a site visit.

The Panel visited the site on Wednesday 22 February 2023.

7. Requests for Review - New

7.1 10 Chalmers Crescent, Edinburgh - Add external stair to ground floor flat roof extension and create roof terrace - application no. 22/03157/FUL. 433 - 508

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Further Representations

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

7.2 68 Inverleith Row, Edinburgh - Retrospective consent sought for change of use from retail shop unit (Class 1) to coffee shop /cafe, (Class 3 restricted use), including outdoor seating areas. Ancillary Class 1 retail use to be retained as a bookshop - application no. 22/03124/FUL. 509 - 602

(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.

7.3 12 Lomond Road, Edinburgh - Widening of drive and garden wall (as amended) - application no. 22/03144/FUL. 603 - 618

(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** 13A Manor Place, Edinburgh - Change of use from residential to short-term let property, (in retrospect) - application no. 22/02963/FUL. 619 - 716
- (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.
- 7.5** 19 (PF2) Murieston Crescent, Edinburgh - Retrospective Change of Use from residential (sui generis) to short-term let (sui generis) - application no. 22/01943/FUL. 717 - 730
- (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.
- 7.6** 27 Southfield Square, Edinburgh - Remove bungalow roof entirely, extend rear of property + provide mansard roof (55-degree pitch) to accommodate 4 bedrooms + bathroom. Enlarge existing extension, with new roof (at existing level) and new lowered floor. All finishes to match existing, including reuse of existing slates - application no. 22/05076/FUL. 731 - 776
- (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.

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

8.1 [Local Development Plan Online](#)

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 Del 2 (City Centre)

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 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)

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

9. Non-Statutory Guidance

9.1 [The Relevant Scottish Planning Policy – Sustainable Development Principles](#) 777 - 970

[Guidance for Businesses](#)

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

[The Inverleith Conservation Area Character Appraisal](#)

[Trinity Conservation Area Character Appraisal](#)

[Edinburgh Design Guidance](#)

[Guidance for Householders](#)

[Listed Buildings and Conservation Areas](#)

The Draft National Planning Framework 4

Managing Change in the Historic Environment - Extending Listed Buildings

Managing Change in the Historic Environment – Setting

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act

Sections 25 and 37 of the Town and Country Planning (Scotland)
Act 1997 (the 1997 Act)

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 Kayleigh O'Neill and Councillor Hal Osler

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 on a hybrid basis in the Dean of Guild Court Room in City Chambers and 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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