

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 14th June, 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

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| 4.1 | Minute of the Local Review Body (Panel 1) of 19 April 2023 – submitted for approval as a correct record. | 9 - 22 |
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5. Local Review Body - Procedure

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| 5.1 | Note of the outline procedure for consideration of all Requests for Review | 23 - 26 |
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6. Requests for Review

- 6.1** 27 Bankhead Terrace (At Unit 4), Edinburgh - Change of Use from administration office (Class 4) to private adult club (Sui Generis) - application no: 22/04345/FUL. 27 - 116
- (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** 22 (Flat 5) Calton Road, Edinburgh - Change of use from dwelling to short-term let - application no. 22/04145/FUL. 117 - 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 only.
- 6.3** 31 Duddingston View, Edinburgh - Erect a rear extension to dwellinghouse and install a new mansard roof over whole of existing and extension footprint to create additional living accommodation on upper Floor - application no. 23/00222/FUL. 213 - 244
- (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** 87 Grassmarket, Edinburgh - Amend opening hours to 2.00am - application no. 22/06028/FUL. 245 - 336
- (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.

- 6.5** 12 Springvalley Gardens, Edinburgh - Proposed change of use from office to short-term holiday let accommodation - application no. 22/04432/FUL. 337 - 410

(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** 113 Upper Craigour, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 22/04718/FUL. 411 - 434

(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** Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above relevant cases 435 - 608

[Local Development Plan Online](#)

The relevant policies of the National Planning Framework 4

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 Emp 3 (Business and Industry Areas)

Edinburgh Local Development Plan Policy Env 6 (Conservation Areas - Development)

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

Edinburgh Local Development Plan Policy Ret 11 (Alternative Use of Shop Units in Other Locations)

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

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

8. Non-Statutory Guidance

8.1	The Relevant Scottish Planning Policy – Sustainable Development Principles	609 - 876
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[Guidance for Businesses](#)

- [Guidance for Householders](#)

- [Edinburgh Design Guidance](#)

[Listed Buildings and Conservation Areas](#)

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

Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act)

Section 19 of the Town and Country Planning (Scotland) Act

1997.

Section 26 (2)(a)(ii) of the Town and Country Planning (Scotland) Act 1997

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

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 a Hybrid Meeting - Dean of Guild Court Room / 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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