

# Notice of meeting and agenda

## Planning Local Review Body (Panel 1)

**10.00 am Wednesday, 13th September, 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

Email: [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk)

Tel: 0131 529 4085

## **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 1) of 14 June 2023 – submitted for approval as a correct record. 7 - 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

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- 6.1** 7 Broad Wynd, Edinburgh – Change of use from residential property to short term let – application no. 22/05796/FULSTL 25 - 86
- (a) Decision Notice, Report of Handling, Consultation and Representations
  - (b) Notice of Review and Supporting Documents (Part 1 of 2)
  - (c) Notice of Review and Supporting Documents (Part 2 of 2)
  - (d) Further Representation
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.2** 70B Cumberland Street, Edinburgh – Change of use of existing residential main door, one bedroom flat to a short term let (in retrospect) 87 - 108
- (a) Decision Notice and Report of Handling
  - (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.3** Flat 3, 6 Great Cannon Bank, Edinburgh - Change of use from residential to short term let (retrospective) - application no. 22/05551/FULSTL 109 - 174
- (a) Decision Notice and Report of Handling
  - (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.4** Flat 2, 38 Niddry Street, Edinburgh – Change of use of flat from 175 - 232

tenanted to Air BnB – application no. 22/05239/FULSTL

- (a) Decision Notice, Report of Handling and Representations
- (b) Notice of Review and Supporting Documents

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

**6.5** 21A Queen Street, Edinburgh – Change of use (retrospective) from residential to short term let (sui-generis) - application no: 22/01178/FUL 233 - 316

- (a) Decision Notice, Report of Handling, Consultation and Representations
- (b) Notice of Review and Supporting Documents

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

**6.6** 1 Well Court, Edinburgh - Change of use from residential to short term let - application no. 22/05184/FULSTL 317 - 436

- (a) Decision Notice, Report of Handling and Representations
- (b) Notice of Review and Supporting Documents (Part 1 of 2)
- (c) Notice of Review and Supporting Documents (Part 2 of 2)

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**

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**7.1** Extracts of Relevant Policies from the Edinburgh Local Development Plan 437 - 602

[Local Development Plan Online](#)

Edinburgh Local Development Plan Policy Hou 6 (Affordable Housing)

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

Edinburgh Local Development Plan Policy Hou 8 (Student Accommodation)

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)

National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)

National Planning Framework 4 Policy 7 (Historic Assets and Places)

National Planning Framework 4 Policy 16 (Quality Homes)

National Planning Framework 4 (Policy 30 (Tourism))

## 8. Non-Statutory Guidance

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8.1 Non-Statutory Guidance 603 - 766

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

[Guidance for Businesses](#)

[Guidance for Householders](#)

[Listed Buildings and Conservation Areas](#)

Dean Conservation Area Character Appraisal  
Leith Conservation Area Character Appraisal

**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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Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Hal Osler and Councillor Alex Staniforth.

## **Information about the Planning Local Review Body (Panel 1)**

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