

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 13th December, 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 15 November 2023 – submitted for approval as a correct record. 11 - 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** 5 (Flat 4) Albyn Place, Edinburgh - Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) - application no: 23/03460/FULSTL. 37 - 328

(a) Decision Notice, Report of Handling and Letters of Representation

(b) Notice of Review and Supporting Documents

(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.

- 6.2** 71 Ashley Drive, Edinburgh - Loft conversion including addition of rear dormer. (resubmission relating to 22/04098/FUL) - application no. 23/02078/FUL. 329 - 356

(a) Decision Notice, Report of Handling and Letters of Representation

(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** 38 Duddingston Row, Edinburgh - Change of use from residential to short term let - application no. 22/06387/FULSTL. 357 - 378

(a) Decision Notice, Report of Handling and Letters of Representation

(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 38A Duddingston Row, Edinburgh - Change of use from residential to short term let - application no. 22/06386/FULSTL. 379 - 400

(a) Decision Notice, Report of Handling and Letters of Representation

(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 17 Fowler Terrace, Edinburgh - Change of use from office to short term let - application no. 23/00087/FULSTL. 401 - 458

(a) Decision Notice, Report of Handling and Letters of Representation

(b) Notice of Review and Supporting Documents

(c) Further Reps

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

6.6 6 (1F1) High Street, Edinburgh - Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). This property is available for letting all year - application no. 23/03731/FULSTL. 459 - 738

(a) Decision Notice, Report of Handling and Letters of Representation

(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.

- 6.7** 19 Inveralmond Drive, Edinburgh - The erection of a perimeter fence (dark wood) vertical slats along the west, south and north of our property boundary. The installation of electric gates at the top of the drive to Inveralmond Drive - application no: 23/00418/FUL. 739 - 978
- (a) Decision Notice, Report of Handling and Letters of Representation
- (b) Notice of Review and Supporting Documents
- (c) Further Reps
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.8** 9 (2F2) Raeburn Place, Edinburgh - Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) - application no. 23/03908/FULSTL. 979 - 1256
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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 holding one or more hearing sessions on specific matters.

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 review cases 1257 - 1428
- [Local Development Plan Online](#)
- Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)
- Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)
- Edinburgh Local Development Plan Policy Env 10 (Development

in the Green Belt and Countryside)

Edinburgh Local Development Plan Policy Env 12 (Trees)

Edinburgh Local Development Plan Policy Env 18 (Open Space Protection)

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

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

Edinburgh Local Development Plan Policy Tra 3 (Private 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 8 (Green belts)

National Planning Framework 4 Policy 14 (Design, quality and place)

National Planning Framework 4 Policy 16 (Quality Homes)

National Planning Framework 4 Policy 20 (Blue and Green Infrastructure)

National Planning Framework 4 (Policy 30 (Tourism))

8. Non-Statutory Guidance

8.1 [Guidance for Businesses](#)

1429 - 1618

- [Guidance for Householders](#)

[Listed Buildings and Conservation Areas](#)

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

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

[Cramond Conservation Area Character Appraisal](#)

Managing Change in the Historic Environment: Guidance on the principles of listed building consent.

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 Tim Jones, Councillor Hal Osler and Councillor Alex Staniforth.

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.

Webcasting of Council Meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. The Council is a Data Controller under the General Data Protection Regulation and Data Protection Act 2018. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

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)