

Notice of meeting and agenda

Planning Local Review Body (Panel 2)

10.00 am Wednesday, 22nd 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 2) – 22 March 2023 – submitted for approval as a correct record 9 - 28

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 29 - 32

6. Requests for Review - Continued

- 6.1 18 Spring Gardens, Edinburgh - Change of use from house to short stay commercial visitor accommodation - application no. 22/03161/FUL. 33 - 144

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Further Reps and Response to Representations

(d) NPF4 Policy 30 Comments

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

At the meeting of 18 January 2023, the Panel agreed to continue consideration of the application for further written submissions both from the appellant/ applicant and the planning officer with regards to Policy 30 Tourism of NPF 4.

7. Requests For Review - New

- 7.1 22 Coillesdene Crescent, Edinburgh - Replace existing roof to form mansard, form storey-and-a-half extension to rear, build garden studio - application no. 22/05269/FUL. 145 - 180

(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.

- | | | |
|------------|--|-----------|
| 7.2 | 1A Cambridge Street, Edinburgh - Retrospective planning application for change of use from flat (sui generis) to short term let (sui generis) - application no. 22/01652/FUL.

(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. | 181 - 342 |
| 7.3 | 13 Farrer Grove, Edinburgh - Loft conversion to include dormer and velux - application no. 22/03718/FUL.

(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. | 343 - 364 |
| 7.4 | 44 Jordan Lane, Edinburgh - Change of Use from a Flat (sui generis) to Short-term Let (sui generis) (in retrospect) - application no. 22/02875/FUL.

(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. | 365 - 546 |
| 7.5 | 9 (1F1) Sciennes House Place, Edinburgh - Change residential one bedroom property into a self catering outlet (in retrospect) - application no. 22/03018/FUL.

(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. | 547 - 570 |

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

8.1	Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases	571 - 582
	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 12 (Alterations and Extensions)	
	Edinburgh Local Development Plan Policy Del 2 (City Centre)	
	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 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)	

9. Non-Statutory Guidance

9.1	The Relevant Scottish Planning Policy – Sustainable Development Principles	583 - 730
	Guidance for Businesses	
	Guidance for Householders	
	Listed Buildings and Conservation Areas	

[West End Conservation Area Character Appraisal](#)

[The Morningside Conservation Area Character Appraisal](#)

[The South Side Conservation Area Character Appraisal](#)

[Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent](#)

The Draft National Planning Framework 4

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 Alan Beal, Councillor Chas Booth, Councillor Euan Hyslop, Councillor Amy McNeese-Mechan and Councillor Joanna Mowat

Information about the Planning Local Review Body (Panel 2)

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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