

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 3rd May, 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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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 2) – 22 March 2023 – submitted for approval as a correct record 9 - 24

## **5. Local Review Body - Procedure**

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- 5.1 Note of the outline procedure for consideration of all Requests for Review 25 - 28

## 6. Requests for Review - Continued

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- 6.1 45 - 47 Shandwick Place, Edinburgh - Change of use from Class 1 to Class 3 with ancillary hot food take away and installation of rear mounted kitchen extract flue - application no. 22/02672/FUL. 29 - 102

(a) Notice of Review and Supporting Documents

(b) Letters of Representation

(c) Additional Information

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

At the meeting on Wednesday 22 February 2023, it was agreed to continue consideration of the matter for further information from the applicant regarding the potential impact of noise and ventilation on neighbouring properties, the impact of the NPF4 policies 27 and 28, and for a site visit.

## 7. Requests for Review - New

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- 7.1 30 Almond Green, Edinburgh - Change of use from residential to short term let (in retrospect). The entire property is currently used, and has been for the last 8 months, for short term lets - application no. 22/04846/FUL. 103 - 134

(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.

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| <b>7.2</b> | 4A Cumberland Street North West Lane, Edinburgh - Retrospective change of use from flatted dwelling to short term let - application no. 22/04795/FUL.<br><br>(a) Notice of Review and Supporting Documents<br>(b) Letters of Representation<br><br>Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.               | 135 - 188 |
| <b>7.3</b> | 89 Holyrood Road (Flat 20), Edinburgh - Change of use from private residential to short term commercial letting - application no. 22/04909/FUL.<br><br>(a) Notice of Review and Supporting Documents<br>(b) Letters of Representation<br>(c) Further Reps<br><br>Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only. | 189 - 228 |
| <b>7.4</b> | 178 Pleasance, Edinburgh - Change of use from residential to short-term holiday accommodation - application no. 22/05431/FULSTL.<br><br>(a) Notice of Review and Supporting Documents<br>(b) Letters of Representation<br>(c) Further Reps<br><br>Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.                | 229 - 276 |

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

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| <b>8.1</b> | Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases<br><br><a href="#">Local Development Plan Online</a><br><br>Edinburgh Local Development Plan Policy Des 1 (Design Quality) | 277 - 294 |
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and Context)

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 Ret 9 (Alternative Use of Shop Units - Primary Frontages in the City Centre in Town Centres)

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)

## 9. Non Statutory Guidance

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9.1	<a href="#">The Relevant Scottish Planning Policy – Sustainable Development Principles</a>	295 - 332
	<a href="#">Guidance for Businesses</a>	
	- <a href="#">Guidance for Householders</a>	
	<a href="#">Listed Buildings and Conservation Areas</a>	

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

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

[The Colonies Conservation Area Character Appraisal](#)

The Draft National Planning Framework 4

City Centre Shopping and Leisure Supplementary Guidance -  
Policy CC 4

Managing Change in the Historic Environment – Setting

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

Managing Change in the Historic Environment - External Fixtures

Managing Change in the Historic Environment – Extensions

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 24, 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](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 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)

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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 a Hybrid Meeting - Dean of Guild Court Room / 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.

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