

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 2nd August, 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 2) – 31 May 2023 – submitted for approval as a correct record 11 - 20

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

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- 5.1 Note of the outline procedure for consideration of all Requests for 21 - 24

## 6. Requests for Review

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- 6.1** 27 (Flat 8) Castle Terrace, Edinburgh - Proposal to use the property for short term lets - application no. 22/04560/FUL. 25 - 56
- (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 a site inspection.
- 6.2** 16 Clermiston Grove, Edinburgh - Change of use from residential to short-term let, secondary letting (in retrospect) - application no. 22/05999/FULSTL. 57 - 74
- (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 Dean Park Mews, Edinburgh - Alteration to roof and associated formation of roof terrace to rear elevation (resubmission relating to 22/00498/FUL within 12 months) - application no. 22/05264/FUL. 75 - 148
- (a) Notice of Review and Supporting Documents
- (b) Letters of Representation
- (c) Further Reps
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.4** 2 (Flat 6) Gayfield Close, Edinburgh - Change of use from residential to short-term let, secondary letting (in retrospect) - application no. 22/06000/FULSTL. 149 - 168

(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.

**6.5** Long Dalmahoy Road (Anderson Transport Newhouse Farm) 169 - 536  
Dalmahoy Kirknewton, Edinburgh - Application for 2 dwellings,  
access, and landscaping - application no. 23/00663/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.

**6.6** 18 (BF2) Saxe-coburg Street, Edinburgh - Change of use from 537 - 556  
residential to short term let (in retrospect) - application no.  
22/05480/FULSTL.

(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**

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**7.1** [Local Development Plan Online](#) 557 - 738

Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above relevant cases

Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)

Edinburgh Local Development Plan Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features)

Edinburgh Local Development Plan Policy Des 4 (Development Design - Impact on Setting)

Edinburgh Local Development Plan Policy Des 5 (Development Design - Amenity)

Edinburgh Local Development Plan Policy Des 7 (Layout design)

Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy Del 1 (Developer Contributions and Infrastructure Delivery)

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

Edinburgh Local Development Plan Policy Env 16 (Species Protection)

Edinburgh Local Development Plan Policy Env 21 (Flood Protection)

Edinburgh Local Development Plan Policy Env 22 (Pollution and Air, Water and Soil Quality)

Edinburgh Local Development Plan Policy Hou 1 (Housing Development)

Edinburgh Local Development Plan Policy Hou 3 (Private Green Space in Housing Development)

Edinburgh Local Development Plan Policy Hou 4 (Housing Density)

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 2 (Climate mitigation and  
adaptation)

National Planning Framework 4 Policy 3 (Biodiversity)

National Planning Framework 4 Policy 4 (Natural Places)

National Planning Framework 4 Policy 5 (Soils)

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

National Planning Framework 4 Policy 8 (Green belts)

National Planning Framework 4 Policy 9 (Brownfield, vacant and  
derelict  
land)

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

National Planning Framework 4 Policy 15 (Local Living and 20  
minute  
neighbourhoods)

National Planning Framework 4 Policy 16 (Quality Homes)

National Planning Framework 4 Policy 17 (Rural Homes)

National Planning Framework 4 Policy 22 (Flood risk and water  
management)

National Planning Framework 4 (Policy 30 (Tourism))

## **8. Non-Statutory Guidance**

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

739 - 944

- [Edinburgh Design Guidance](#)

[Guidance for Businesses](#)

- [Guidance for Householders](#)

- [Guidance for Countryside and Green Belt](#)

[Listed Buildings and Conservation Areas](#)

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

[West End 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

Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

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.

**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 Martha Mattos Coelho, 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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