

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00am, Wednesday, 1st November, 2023**

Dean of Guild Court Room - City Chambers

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) of 27 September 2023 – submitted for approval as a correct record 9 - 30

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

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- 5.1 Note of the outline procedure for consideration of all Requests for Review 31 - 34

## **6. Requests for Review**

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- 6.1 16 South Scotstoun, South Queensferry 35 - 52  
Change of use from main residence to short-term letting (in retrospect) - application no. 23/01980/FULSTL
- (a) Decision Notice and Report of Handling
  - (b) Notice of Review and Supporting Documents
  - (c) Letters of Representation

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

- 6.2** GF 4 Priestfield Road, Edinburgh 53 - 72  
Change of use to short term let (in retrospect) – application no 22/05694/FULSTL
- (a) Decision Notice and Report of Handling
  - (b) Notice of Review and Supporting Documents
  - (c) 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.
- 6.3** 2F3 46 Cockburn Street, Edinburgh 73 - 102  
Change of use from residential to short term let (in retrospect) – application no 23/01450/FULSTL
- (a) Decision Notice and Report of Handling
  - (b) Notice of Review and Supporting Documents
  - (c) Letters of Representation
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.4** Flat 5 20 Timber Bush, Edinburgh 103 - 144  
Change of use to Short Term Let (in retrospect) – application no 22/06243/FULSTL
- (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.
- 6.5** 12 Raeburn Mews, Edinburgh 145 - 162  
Change of use from residential to short term let (in retrospect) – application no 23/01489/FULSTL
- (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.

- 6.6** 10 Inverleith Terrace Lane, Edinburgh 163 - 204  
Change of use from dwelling to short-term let (in retrospect) – application no 22/03634/FUL

- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- (c) Letters of Representation

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

- 6.7** 110 Spring Gardens, Edinburgh 205 - 228  
To change the use of the existing flat to a flat for short-term letting – application no 23/00570/FULSTL

- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- (c) Letters of Representation

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

- 6.8** 4 Barony Place, Edinburgh 229 - 288  
Change of use to a short term let during periods of non-occupation – application no 23/01383/FULSTL

- (a) Decision Notice and Report of Handling
- (b) Notice of Review and Supporting Documents
- (c) Letters of Representation

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

## **7. Relevant Policies from the Edinburgh Local Development Plan**

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- 7.1** [National Planning Framework 4](#)  
[Edinburgh Local Development Plan](#)

Hou 6 Affordable Housing  
Hou 7 Inappropriate Uses in Residential Areas  
Hou 8 Student Accommodation  
Tra 2 Private Car Parking  
Tra 3 Private Cycle Parking  
Tra 4 Design of Off-Street Car and Cycle Parking

## 8. Non-Statutory Guidance

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- 8.1 [Inverleith Conservation Area Character Appraisal](#)  
[New Town Conservation Area Character Appraisal](#)  
[Guidance for Businesses](#)  
[Listed Buildings and Conservation Areas](#)

**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 being held 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.