

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 29th November, 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 4264

## **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) – 1 November 2023 – submitted for approval as a correct record 11 - 34

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

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- 5.1 Note of the outline procedure for consideration of all Requests for Review 35 - 38

## 6. Requests for Review

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- 6.1** 28 (2F) Drumsheugh Gardens, Edinburgh - Installation of additional flagpole to front elevation - application no. 22/06398/FUL. 39 - 62

(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** 21 (1F2) Halmyre Street, Edinburgh - Change of use to short term let (in retrospect) - application no. 23/00340/FULSTL. 63 - 84

(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.

- 6.3** 10 (Flat 2) Hillcoat Loan Edinburgh - Use as a short-term let - the apartment has been operated as a short-term commercial visitor accommodation since 2017 (in retrospect) - application no. 22/06124/FULSTL. 85 - 150

(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** 9 Hugh Miller Place Edinburgh - Change of use from a residential property to a short term let (in retrospect) - application no: 23/02576/FULSTL. 151 - 194

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

(c) Letters of Representation

(d) Further Reps

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

- 6.5** 1 Industrial Road, Edinburgh - Change of use to short term let - application no. 23/00341/FULSTL. 195 - 232

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

(c) Letters of Representation

(d) Further Reps

(e) Response from Applicant

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

- 6.6** 73B Leamington Terrace, Edinburgh - Change of use from residential to short term let - application no 22/06071/FULSTL. 233 - 282

(a) Decision Notice and Report of Handling

(b) Notice of Review and Supporting Documents

(c) Letters of Representation

(d) 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.

**6.7** 1 (1F) Nelson Street, Edinburgh - Change of use for a short term let (in retrospect) - application no. 23/03432/FULSTL. 283 - 314

(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** 154 South Gyle Wynd, Edinburgh - Use of property as short term let - application no. 23/00042/FULSTL. 315 - 330

(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 holding one or more hearing sessions on specific matters.

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

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7.1	Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases	331 - 496
	<a href="#">Local Development Plan Online</a>	
	Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)	
	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 30 (Tourism))	

## 8. Non-Statutory Guidance

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8.1	<a href="#">Guidance for Businesses</a>	497 - 702
	<a href="#">Listed Buildings and Conservation Areas</a>	
	<a href="#">The New Town Conservation Area Character Appraisal</a>	
	<a href="#">The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal</a>	
	<a href="#">The Colonies Conservation Area Character Appraisal</a>	
	Managing Change in the Historic Environment: Guidance on the principles of listed building consent.	

Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: External Fixtures

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

Section 64 of the Planning (Listed Buildings and Conservation Areas) (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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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



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