

Notice of meeting and agenda

Planning Local Review Body (Panel 2)

10.00 am Wednesday, 17th January, 2024

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

Tel: 0131 529 4264

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) – 29 November 2023
– submitted for approval as a correct record 11 - 32

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for 33 - 36

6. Requests for Review

- 6.1** 16 Abbeyhill Crescent Edinburgh - Change of use from dwelling to short term let - application no: 23/03871/FULSTL. 37 - 82
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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 and a site inspection.
- 6.2** 1 Duke's Walk, Edinburgh - Change of use from residential (Class 9) to short term let (Sui Generis) (in retrospect) - application no. 23/02733/FULSTL. 83 - 160
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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, holding one or more hearing sessions on specific matters, further written submissions on specific matters and a site inspection.
- 6.3** 153 Gilberstoun (At Land 17 Metres East Of), Edinburgh - Erection of dwelling house - application no. 23/02520/FUL. 161 - 290
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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.

- 6.4** 61 (Flat 1) Hopetoun Street, Edinburgh - Change of use to short term let for 42 weeks of the year - application no. 23/03582/FULSTL. 291 - 378
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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 and holding one or more hearing sessions on specific matters.
- 6.5** 16 (4F2) Johnston Terrace, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 23/03876/FULSTL. 379 - 658
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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, one or more hearing sessions on specific matters.and a site inspection.
- 6.6** 32 Old Church Lane Edinburgh - Change of use from residential (Class 9) to short term let (Sui Generis) - application no. 23/02726/FULSTL. 659 - 730
- (a) Decision Notice, Report of Handling and Letters of Representation
- (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, holding one or more hearing sessions on specific matters, further written submissions on specific matters and a site inspection.
- 6.7** 406 Webster's Land, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 23/03777/FULSTL. 731 - 1012
- (a) Decision Notice, Report of Handling and Letters of

Representation

(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, holding one or more hearing sessions on specific matters and a site inspection.

6.8 2 (Flat 1) Wintermill Square, Edinburgh - Change of use of existing flat to short-term letting (in retrospect) - application no. 23/02672/FULSTL. 1013 - 1072

(a) Decision Notice, Report of Handling and Letters of Representation

(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 and a site inspection.

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

7.1 Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 1073 - 1256

[Local Development Plan Online](#)

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

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

Edinburgh Local Development Plan Policy Des 2 (Co-ordinated Development)

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

Edinburgh Local Development Plan Policy Des 5 (Development

Design - Amenity)

Edinburgh Local Development Plan Policy Des 8 (Public Realm and Landscape Design)

Edinburgh Local Development Plan Policy Env 18 (Open Space Protection)

Edinburgh Local Development Plan Policy Env 20 (Open Space in New Development)

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)

Edinburgh Local Development Plan Policy Tra 4 (Design of Off-Street Car and 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 6 (Forestry Woodlands and Trees)

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

National Planning Framework 4 Policy 12 (Zero Waste)

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 18 (Infrastructure First)

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

National Planning Framework 4 (Policy 30 (Tourism))

8. Non-Statutory Guidance

8.1 [Guidance for Businesses](#) 1257 - 1620

- [Edinburgh Design Guidance](#)

[Listed Buildings and Conservation Areas](#)

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

[Duddingston 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

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 Martha Mattos Coelho, 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.

Webcasting of Council Meetings

Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. The Council is a Data Controller under the General Data Protection Regulation and Data Protection Act 2018. We broadcast Council meetings to fulfil our public task obligation to enable members of the public to observe the democratic process. Data collected during this webcast will be retained in accordance with the Council's published policy including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

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 cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee Services (committee.services@edinburgh.gov.uk)