

# Notice of meeting and agenda

## Planning Local Review Body (Panel 2)

**10.00 am Wednesday, 20th March, 2024**

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

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## **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) – 21 February 2024 – submitted for approval as a correct record 11 - 32

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

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

## **6. Requests for Review**

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- 6.1 1 Duke's Walk, Edinburgh - Change of use from residential (Class 9) to short term let (Sui Generis) (in retrospect) - application no. 37 - 120

23/02733/FULSTL.

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

(b) Notice of Review and Supporting Documents

(c) Additional Information

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.

**Note:** At the meeting of 17 January 2024 the Panel agreed to continue consideration of the application for the following additional information from the applicant:

- How was the property used (including – dates it was occupied / how frequently was the property occupied, lengths of stay, etc);
- What terms was it was used by employees, i.e. was it occupied under a lease, was there a financial payment; and
- When in use, was the property used as an employee's primary residence, or were they staying there while they worked Edinburgh.

And to request for confirmation from CEC Environmental Protection as to whether it has received any noise complaints since the property began operating as a STL.

## 7. Requests for Review - New

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7.1 10 (Flat 8) Blair Street, Edinburgh - Change of use of flat to short term let (In retrospect) - application no. 23/03653/FULSTL. 121 - 178

(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.

- 7.2** 138 (Flat 8) Calton Road Old Town, Edinburgh - Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). 179 - 200  
This

property is available for letting all year - application no. 23/04907/FULSTL.

(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.

- 7.3** 79 (Flat 1) George Street Edinburgh - Retrospective change of use of flat to short term let (sui generis) for 52 weeks in a calendar year - application no. 23/04927/FULSTL. 201 - 266

(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.

**7.4** 79 (Flat 2) George Street, New Town, Edinburgh- Retrospective change of use of flat to short term let (sui generis) for 52 weeks in a calendar year - application no. 23/04931/FULSTL. 267 - 334

(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.

**7.5** 79 (Flat 4) George Street, New Town, Edinburgh - Retrospective change of use of flat to short term let (sui generis) for 52 weeks in a calendar year - application no. 23/04934/FULSTL. 335 - 398

(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.

**7.6** Harvest Road (Hillwood Cottage), Newbridge - To erect 3x houses - application no. 23/02032/FUL. 399 - 514

(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.

**7.7** 44 (Flat 6) Learmonth Avenue, Edinburgh - Change of use from flatted dwelling to short-term let, (in retrospect) - application no. 23/03725/FULSTL. 515 - 610

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

(b) Notice of Review and Supporting Documents

(c) Further Reps

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

**7.8** 31 London Street, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 23/03896/FULSTL. 611 - 636

(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.

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

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8.1 Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 637 - 818

[Local Development Plan Online](#)

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 Del 1 (Developer Contributions and Infrastructure Delivery)

Edinburgh Local Development Plan Policy Env 10 (Development in the Green Belt and Countryside)

Edinburgh Local Development Plan Policy Env 12 (Trees)

Edinburgh Local Development Plan Policy Env 16 (Species Protection)

Edinburgh Local Development Plan Policy 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)

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 3 (Biodiversity)

National Planning Framework 4 Policy 4 (Natural Places)

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

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)



## 9. Non-Statutory Guidance

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### 9.1 [Guidance for Businesses](#)

819 - 1218

[Listed Buildings and Conservation Areas](#)

- [Development in the Countryside and Green Belt](#)

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

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

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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](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 4264, 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.