

Notice of meeting and agenda

Planning Local Review Body (Panel 2)

10.00am, Wednesday, 8th May, 2024

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend

Contacts

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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) – 20 March 2024 – submitted for approval as a correct record 9 - 32

5. Local Review Body - Procedure

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

6. Requests for Review - Continued

- 6.1 6 Coltbridge Gardens, Edinburgh - Change of use from residential to short term let (Sui Generis). The proposal is for the entire house, which is secondary property (in retrospect) - application 33 - 90

no. 23/03776/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.

At the meeting of 21 February 2024, the Local Review Body decided to continue consideration of the matter for further information from the applicant to justify why a temporary planning permission for the change of use from residential to short term let (Sui Generis) for 12 months would be a suitable compromise and the purpose of the temporary permission.

7. Requests for Review - New

7.1 2 (Flat 1) Ainslie Place, Edinburgh - Change of use to short term let (in retrospect) - application no. 23/03933/FULSTL 91 - 120

(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.

7.2 4 (PF2) Bothwell Street, Edinburgh - Change of use to short term let - application no. 23/04137/FULSTL. 121 - 156

(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** 7C Brunstane Road North, Edinburgh - Change of use to short term let (in retrospect) - application no. 23/05653/FULSTL. 157 - 174
- (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.
- 7.4** 35A Cumberland Street, Edinburgh - Change of use to secondary letting - application no. 23/04223/FULSTL. 175 - 200
- (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.
- 7.5** 1 (Flat 3) Dock Street, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 23/03833/FULSTL. 201 - 262
- (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** Lady Stair's Close (Flat 8), 477 Lawnmarket, Edinburgh - Change 263 - 298

of use from residential to short term let for 52 weeks in a calendar year - application no. 23/04071/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 and holding one or more hearing sessions on specific matters.

7.7 3 Old Church Lane, Edinburgh - Short-term property which has been operated as a short term let since June 2018 - application no. 23/04364/FULSTL. 299 - 318

(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 further written submissions on specific matters.

7.8 9 (2F1) William Street, Edinburgh - Change the use of the property from a long term let to a short term let for a secondary home - application no: 23/03932/FULSTL. 319 - 366

(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

8.1 Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 367 - 532

[Local Development Plan Online](#)

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))

Non-Statutory Guidance

9.1 [Guidance for Businesses](#) 533 - 1108

[Listed Buildings and Conservation Areas](#)

- [Edinburgh Design Guidance](#)

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

[The Portobello Conservation Area Character Appraisal](#)

[Leith Conservation Area Character Appraisal](#)

- [The New 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.

It usually meets in the Dean of Guild Court Room in the City Chambers, High Street, Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

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 4264, email blair.ritchie@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

Unless otherwise indicated on the agenda, no elected members of the Council, applicant, agent or other member of the public may address the meeting.