

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 6th March, 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

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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 1) of 31 January 2024 – submitted for approval as a correct record. 9 - 26

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for Review 27 - 30

6. Requests for Review

- 6.1** 1 - 1A Abercromby Place, Edinburgh - Change of use from Class 2 (financial and professional services) to Class 7 (hotels and hostels) and associated alterations - application no. 22/05621/FUL. 31 - 100
- (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.
- 6.2** 30 (2F1) Forth Street, Broughton, Edinburgh - Retrospective change of use from dwelling to STL - application no. 23/05010/FULSTL. 101 - 118
- (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.
- 6.3** 141 Newhaven Road (At Proposed Telecoms Apparatus 35 Meters North Of), Edinburgh - Proposed telecommunications installation. Proposed 20.0m high EE / H3G Phase 7 Streetworks Pole on root foundation and associated ancillary works - application no. 23/02607/FUL. 119 - 672
- (a) Decision Notice, Report of Handling and Letters of Representation
- (b) Notice of Review and Supporting Documents
- (c) Further Reps
- (d) Additional Further Reps

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

6.4 20 Regent Street, Edinburgh - Proposed holiday accommodation 673 - 770
- application no. 23/01301/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.

6.5 13 (3F2) Spittal Street, Edinburgh - Change of use from 771 - 794
residential to short-term let in retrospect - application no. 23/03550/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.

6.6 27 (1F) West Maitland Street, Edinburgh - Change of use to short 795 - 820
term let accommodation (in retrospect) - application no. 23/03878/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. 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

821 - 998

[Local Development Plan Online](#)

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

Edinburgh Local Development Plan Policy Des 4 (Development Design - Impact on Setting)

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

Edinburgh Local Development Plan Policy Env 6 (Conservation Areas - Development)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy RS 7 (Telecommunications)

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 9 (Cycle and Footpath Network)

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

8.1 [Guidance for Businesses](#)

999 - 1428

[Listed Buildings and Conservation Areas](#)

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

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

- [West End Conservation Area Character Appraisal](#)

- [Victoria Park 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

[Managing Change in the Historic Environment: Interiors](#)

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 Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Hal Osler and Councillor Alex Staniforth

Information about the Planning Local Review Body (Panel 1)

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.

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