

Notice of meeting and agenda

The City of Edinburgh Planning Local Review Body (Panel 3)

10.00 am Wednesday 15 March 2017

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

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

Contact

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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. Local Review Body – Procedure

- 4.1 Note of the outline procedure for consideration of all Requests for Review (circulated)

5. Requests for Review

- 5.1 3 Craighleith Hill Avenue Edinburgh EH4 2HZ – Demolish existing garage and construct new garage, construct front, rear and side dormers and internal alterations to existing dwelling. (as amended) Application No.16/05162/FUL

- (a) Decision Notice and Report of Handling (circulated)
(b) Notice of Review (circulated)

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

- 5.2 1 Elcho Terrace Edinburgh EH15 2EF – Single storey flat roof extension and garage conversion to single storey outshoot building at rear. Application No. 16/04900/FUL

- (a) Decision Notice and Report of Handling (circulated)
(b) Notice of Review (circulated)

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

- 5.3 101 Greenbank Road Edinburgh EH10 5RS – Side extension to bungalow and attic conversion with dormers front and back. Application No. 16/04732/FUL

- (a) Decision Notice and Report of Handling (circulated)
(b) Notice of Review (circulated)

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

5.4 195 Kingsknowe Road North Edinburgh EH14 2ED – Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats. Application No. 16/05340/FUL

(a) Decision Notice and Report of Handling (circulated)

(b) Notice of Review (circulated)

(c) Further Representations and Comment (circulation)

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

5.5 50 Minto Street (BF1) Edinburgh EH9 2BR – Removal of existing gate and small section of existing wall/hedge in order to increase the width of the vehicular opening. Application No. 16/04761/FUL

(a) Decision Notice and Report of Handling (circulated)

(b) Notice of Review (circulated)

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.

6.1 Extracts of Relevant Policies from the Edinburgh City Local Plan for the above cases (circulated)

[Local Development Plan Online](#)

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

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

Edinburgh City Local Plan Policy LDP Des 4 (Development Design – Impact on Setting)

Edinburgh City Local Plan Policy LDP Des 5 (Development Design – Amenity)

Edinburgh City Local Plan Policy LDP Des 11 (Alterations and Extensions)

Edinburgh City Local Plan Policy LDP Des 12 (Alterations and Extensions)

Edinburgh City Local Plan Policy LDP ENV 3 (Listed Buildings – Setting)

Edinburgh City Local Plan Policy LDP ENV 4 (Listed Buildings – Alterations and Extensions)

Edinburgh City Local Plan Policy ENV 6 (Conservation Areas - Development)

Edinburgh City Local Plan Policy Hou 1 (Housing Development)

Edinburgh City Local Plan Policy Hou 10 (Community Facilities)

Edinburgh City Local Plan Policy Tra 2 (Private Car Parking)

Edinburgh City Local Plan Policy Tra 3 (Private Cycle Parking)

6.2 Non-Statutory Guidance

6.2(a) Guidance for Householders

[Guidance for Householders](#)

6.2(b) Edinburgh Design Guidance

[Edinburgh Design Guidance](#)

6.2(c) Parking Standards

[Parking Standards](#)

6.2(d) Developer Contributions and Affordable Housing

[Developer Contributions and Affordable Housing](#)

6.2(e) Listed Buildings and Conservation Areas

[Listed Building and Conservation Areas Guidance](#)

6.3(f) Conservation Area Character Appraisals

[The Portobello Conservation Area Character Appraisal](#)

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.

Laurence Rockey

Head of Strategy and Insight

Membership Panel 3

Councillors Bagshaw, Child, Lunn, Heslop and Keil.

Information about the City of Edinburgh Planning Local Review Body

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 Local Review Body 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 fifteen members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in three 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, Strategy and Insight, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4085 or 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.