

# Minute of Meeting



## Local Review Body

Date	Time	Venue
Monday 25 March 2024	1.00pm	Council Chambers/Hybrid

### Present:

Councillor Alexander	Councillor McEwan
Councillor Bowen	Councillor Smail
Councillor Cassidy	Councillor Virgo
Councillor Imrie (Chair)	

### In Attendance:

Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
Lucy Roddie	Democratic Services Officer
Hannah Forbes	Assistant Democratic Services Officer

## 1 Welcome, Introductions and Apologies

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Apologies for absence were received from Councillor McManus, Councillor Milligan and Councillor Drummond.

## 2 Order of Business

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The order of business was as outlined in the agenda.

## 3 Declarations of interest

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No declarations of interest were intimated at this stage of the proceedings.

## 4 Minute of Previous Meeting

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The Minute of the Meeting of 5 February 2024 was submitted and approved as a correct record.

## 5 Reports

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### Notice of Reviews – Determination Reports by Chief Officer Place

Agenda No	Report Title	Presented by:
5.1	23.00707.DPP - 8 Springfield Place, Roslin	Planning, Sustainable Growth and Investment Manager
<b>Outline of report and summary of discussion</b>		
<p>The Planning, Sustainable Growth and Investment Manager presented the report. The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for a change of use from long term let (class 9) to short term let (sui generis) (retrospective) at 8 Springfield Place, Roslin.</p> <p>The Planning, Sustainable Growth and Investment Manager reported that planning application 23/00684/DPP was refused planning permission on 15 December 2023.</p> <p>It was noted that elected members had attended a site visit on the morning of 25 March 2024.</p> <p>Councillor Imrie, the Chair, thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up to questions.</p> <p>The Local Review Body noted that no objections or complaints from neighbours had been received.</p> <p>Upon a request for further information regarding the differences between long-term and short-term lets, the Planning, Sustainable Growth and Investment Manager commented that short-term lets are likely to see a higher turnover of occupants in a manner dissimilar to that of permanent/long term residences, resulting in different vehicle movements and parking activity. It is likely that the occupants of short-term let</p>		

properties will use different facilities. The Local Review Body requested that the Planning, Sustainable Growth and Investment Manager prepare a paper for the Committee's information regarding short and long term lets.

Councillor Smaill, seconded by Councillor Virgo, moved to uphold the review request and grant planning permission.

#### Decision

The Local Review Body agreed to uphold the review request and to grant planning permission for a change of use from long term let (class 9) to short term let (sui generis) (retrospective) at 8 Springfield Place, Roslin.

#### Action

1. The Planning, Sustainable Growth and Investment Manager to prepare a decision notice for issuing through the Chair of the LRB.
2. The Planning, Sustainable Growth and Investment Manager to prepare a paper for information regarding short and long term lets.

Agenda No	Report Title	Presented by:
5.2	23.00684.DPP - 40 Charlton Grove, Roslin	Planning, Sustainable Growth and Investment Manager

#### Outline of report and summary of discussion

The Planning, Sustainable Growth and Investment Manager presented the report. The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of an extension to dwellinghouse (part retrospective) at 40 Charlton Grove, Roslin.

The Planning, Sustainable Growth and Investment Manager reported that planning application 23/00684/DPP was refused planning permission on 11 December 2023.

It was noted that elected members had attended a site visit on the morning of 25 March 2024.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up to questions.

In responding to a question from an Elected Member, the Planning, Sustainable Growth and Investment Manager provided further information on the consultation process. The Planning, Sustainable Growth and Investment Manager confirmed that neighbouring residents had been given the opportunity to put forward their views and no objections had been received.

The Local Review Body noted that the existing single storey extension had not been completed in accordance with the approved planning application and requested further information in this regard. The Planning, Sustainable Growth and Investment

Manager reported that the extension had deviated from the approved height and dimensions.

#### Decision

The Local Review Body agreed to uphold the review request and to grant planning permission for the erection of an extension to dwellinghouse (part retrospective) at 40 Charlton Grove, Roslin. This was unanimously agreed by the Committee.

#### Action

Planning, Sustainable Growth and Investment Manager to prepare a decision notice for issuing through the Chair of the LRB.

Agenda No	Report Title	Presented by:
5.3	23.00708.PPP - Land South West of St Roberts Croft, Nine Mile Burn, Penicuik	Planning, Sustainable Growth and Investment Manager

#### Outline of report and summary of discussion

The Planning, Sustainable Growth and Investment Manager presented the report. The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for planning permission in principle for the erection of dwellinghouse on land south west of St Roberts Croft, Nine Mile Burn, Penicuik.

The Planning, Sustainable Growth and Investment Manager reported that planning application 23/00708/PPP was refused planning permission on 15 December 2023.

It was noted that elected members had attended a site visit on the morning of 25 March 2024.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up to questions.

The Local Review Body noted that the site forms part of an existing housing group at Nine Mile Burn. The Local Review Body noted that the 5+1 guidance was relevant to this case. The Supplementary Guidance for Housing Development in the Countryside and Green Belt provides some support for the development of one house where there is a group of 5 or more existing dwellinghouses, however, there is no further potential for additional houses in the current Midlothian Local Development Plan (MLDP) period, as planning permission has already been granted for the erection of one house on an adjacent site within this established housing group.

The Local Review Body noted that there may be scope for an additional dwellinghouse within the next local plan period or in MLDP2.

In considering the Notice of Review, the Local Review Body noted that the proposed dwelling, by means of its siting, complements the existing cluster of dwellinghouses.

#### Decision

The Local Review Body upheld the review request and granted planning permission in principle for the erection of dwellinghouse on land south west of St Roberts Croft, Nine Mile Burn, Penicuik, subject to the conditions as set out in the report. This was unanimously agreed by the Committee.

**Action**

Planning, Sustainable Growth and Investment Manager to prepare a decision notice for issuing through the Chair of the LRB.

## **6. Private Reports**

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No private business was discussed.

## **7. Date of Next Meeting**

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The next meeting is scheduled for Monday 13 May 2024 at 13:00pm.

The meeting terminated at 13:55.