

61793 - Short-Term Let Planning Applications and Guidance

For the purposes of this request, “short-term let applications” includes, but is not limited to, applications with references containing FULSTL, CLESTL, CLPSTL, or otherwise identified as relating to short-term let use in the description.

STL applications handled by Craig Turnbull.

For the period 1 May 2023 to the date of this request, please provide a list of all short-term let planning applications where Mr Craig Turnbull was the case officer and/or author of the delegated or committee report. For each such application, please provide:

Application reference number

Site address

Proposal description

Whether the application was determined under delegated powers or by committee (and, if by committee, which committee)

The case officer’s formal recommendation (grant, refuse, other)

The final decision (grant, refuse, withdrawn, appeal allowed/dismissed)

The decision date

[Information is on the Planning Portal Applications Search](#)

Overall STL approval and refusal statistics:

For the period 5 September 2022 (the date the city-wide STL control area came into effect) to the date of this request, please provide, for all short-term let planning applications:

The total number of STL planning applications received.

The number granted, refused, withdrawn and still pending.

If readily available, a breakdown distinguishing:

Applications relating to tenement flats / flatted dwellings, and

Applications relating to non-flatted / main-door / houses or former commercial units.

<i>Applications received between 05 Sept 2022 - 05 May 2026 (inclusive)</i>						
	Received	Validated	Invalid	Returned	Pending Consideration	Pending Decision
FUL/FULSTLs	1842	1569	9	223	118	80
CLE/CLESTLs	2139	1932	6	199	281	5
CLP/CLPSTLs	82	17	Less than 5	63	6	Less than 5

<i>Applications determined between 05 Sept 2022 - 05 May 2026 (inclusive)</i>				
	Granted	Refused	Withdrawn	Decline to determine
FUL/FULSTLs	126	1036	154	32
CLE/CLESTLs	330	770	526	Less than 5
CLP/CLPSTLs	Less than 5	6	Less than 5	Less than 5

Tenement flats, flatted dwellings, non-flatted, main-door, houses or former commercial units: we don't store data using these terms in a way we can report on.

This information would require a manual check of each report of handling (publicly stored on the planning portal) to make a judgment of which it would be.

Internal STL planning guidance / templates for officers:

Please provide copies of any internal guidance notes, briefing notes, policy implementation notes, standard report templates or standard paragraphs issued to planning officers since 1 January 2022 which relate specifically to:

The assessment of planning applications for short-term let use under the STL control area designation made on 5 September 2022; The application of NPF4 Policy 30(e) and any Council "Short-Term Let Planning Guidance" or similar guidance to STL planning applications.

Attached are standard template documents issued to officers for use.

No standard Short Term Let report template or paragraphs are issued to officers.

Guidance on policy implementation is available in a report to Planning Committee democracy.edinburgh.gov.uk/mgConvert2PDF.aspx?ID=76783

No internal guidance, briefing or policy implementation notes are issued to officers.

Pre-existing STLs and the control area.

Please provide any internal guidance, legal advice summaries, or briefing notes (with any legally privileged content redacted as necessary) provided to planning officers or the Planning Committee since 1 January 2023 which explain how to treat short-term let uses established before 5 September 2022 in the context of:

The short-term let control area under section 26B of the Town and Country Planning (Scotland) Act 1997;

The 10-year rule for lawful existing uses and Certificates of Lawfulness.

If it is easier, items 1 and 2 can be provided in spreadsheet or table format. If any part of this request is considered unclear, or if you consider that any exemption may apply, please contact me so that I can refine or narrow the request.

Please find attached the following:

Planning Committee Training PowerPoint 20.03.2024 (ASSC request briefing) Committee Report on this [mgConvert2PDF.aspx](#)

Planning Committee Training PowerPoint 14.03.2025

CEC Summary of KC Opinion on STL Planning JR Judgement cannot be provided.

This information is Legally Privileged not for release.

No internal guidance, briefing notes or legal advice summaries are issued to officers.