

**Full Planning Application 07/00510/FUL
at
5 - 37 Westfield Road
(Land To Rear Of)
Edinburgh**

**Development Quality Sub-Committee
of the Planning Committee**

25 July 2007

1 Purpose of report

To consider application 07/00510/FUL, submitted by Forrest Developments Ltd.. The application is for: **Formation of access and reconfiguration of car parking area**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application site is a roughly rectangular piece of land of approximately 0.61 hectares in area fronting onto Westfield Road to the north. The site has been cleared and is bound to the north, east and west by hoardings.

To the west of the site there is traditional tenement housing which fronts onto Westfield Road. To the east is Macfarlan Smith, a major pharmaceuticals

manufacturing plant and to the south is land that has been cleared as part of the proposals to implement consent 02/04655/FUL.

A furniture showroom, petrol filling station and office building lie to the north west of the site on the opposite side of Westfield Road.

Site History

29 March 2003, the Development Quality Sub-Committee were minded to grant outline applications for "Superstore, car park, service yard, pedestrian and vehicular access," reference 02/02693/OUT and a duplicate 04/04371/OUT.

29 January 2007, planning consent was granted for a Retail (Class 1) development with related access, service area, and car parking, (as amended), reference 02/04655/FUL.

Description of the Proposal

It is proposed to reposition the vehicular access route into the proposed supermarket. The approved access is located at the western edge of the northern site frontage onto Westfield Road. It is proposed to create a new signalised access at the eastern edge of the northern frontage, 120m east of the approved site access.

The revised access proposals would result in the car parking layout being reconfigured. The number of car parking spaces would increase by 24.

A new Site Access Junction Assessment has been submitted in support of the application.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) There is any impact upon road safety;
- b) The layout of the car parking is acceptable.
- c) There are other material considerations.

a) Transport has advised that there is no objection to the proposal and the preliminary signal design is acceptable. There is no impact upon road safety.

b) There are landscaped areas around the edge of the proposed car parking and pedestrian access along the western and eastern edge of the site has been provided. Detail of the landscaping can be conditioned.

c) Conditions relating to site investigations, external lighting, landscaping and the need for a car park management plan will be attached; these were attached to the original consent. Additionally, the applicant will have to enter into a suitable legal agreement regarding the signalisation of the proposed junction and roundabout at Westfield Road and Stevenson Road. This requirement was also part of the agreement associated with the original consent.

In conclusion, there is no impact upon road safety, the layout of the car parking is acceptable and there are no other material considerations which would justify opposing this proposal.

It is recommended that the Committee approved this application subject to a landscape plan, lighting details and car park management plan.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	A07 - Sighthill/Gorgie (NEW)
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Business/Industry
Date registered	14 February 2007
Drawing numbers/	1-3
Scheme	Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

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Proposal: Formation of access and reconfiguration of car parking area
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Consultations, Representations and Planning Policy

Consultations

Transport

No objections to the application

Services for Communities

No objections to this proposed development. However, the previously recommended condition relating to site investigations should continue to apply.

Representations

The application was advertised on 9 March 2007.

One material letter of representation was submitted on behalf of a neighbouring commercial unit. The material planning points raised relate to the proposed junction restricting their access and egress to and from their property and general impact upon the surrounding road network. This is addressed in assessment a).

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site lies within the adopted South West Edinburgh Local Plan area where it is allocated as an existing industrial/business area. Under the provisions of the Finalised Edinburgh City Local plan the land is zoned as an urban area.

Relevant Policies:

Policies of the Edinburgh and Lothians Structure Plan

Policy TRAN3 states that local plans should include car parking standards that relate the maximum permitted level to accessibility by public transport.

Policy TRAN5 states that local plans should consider the transport implications of new development.

Relevant policies of the South West Edinburgh Local Plan

Policy T6 states that where a proposed development is likely to have significant impact on a local area, then a Traffic Impact Study (or Analysis) may be required.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Relevant policies of the Edinburgh City Local Plan

Policy Tra 1 (Major Travel Generating Development) supports major travel generating development in the Central Area, and sets criteria for assessing major travel generating development elsewhere.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
4. Prior to the commencement of development, details of all external lighting shall be submitted for the approval of the Head of Planning and Strategy. The lighting system shall be controlled so that there is no direct illumination of neighbouring land, and so that any light spillage onto neighbouring land shall not exceed 25 lux.
5. The car park shall operate in accordance with a management scheme approved in writing by the Head of Planning & Strategy before any trading commences.

6. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to protect the privacy of adjoining neighbours.
5. To ensure the car park is used for its intended purpose.
6. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

INFORMATIVES

It should be noted that:

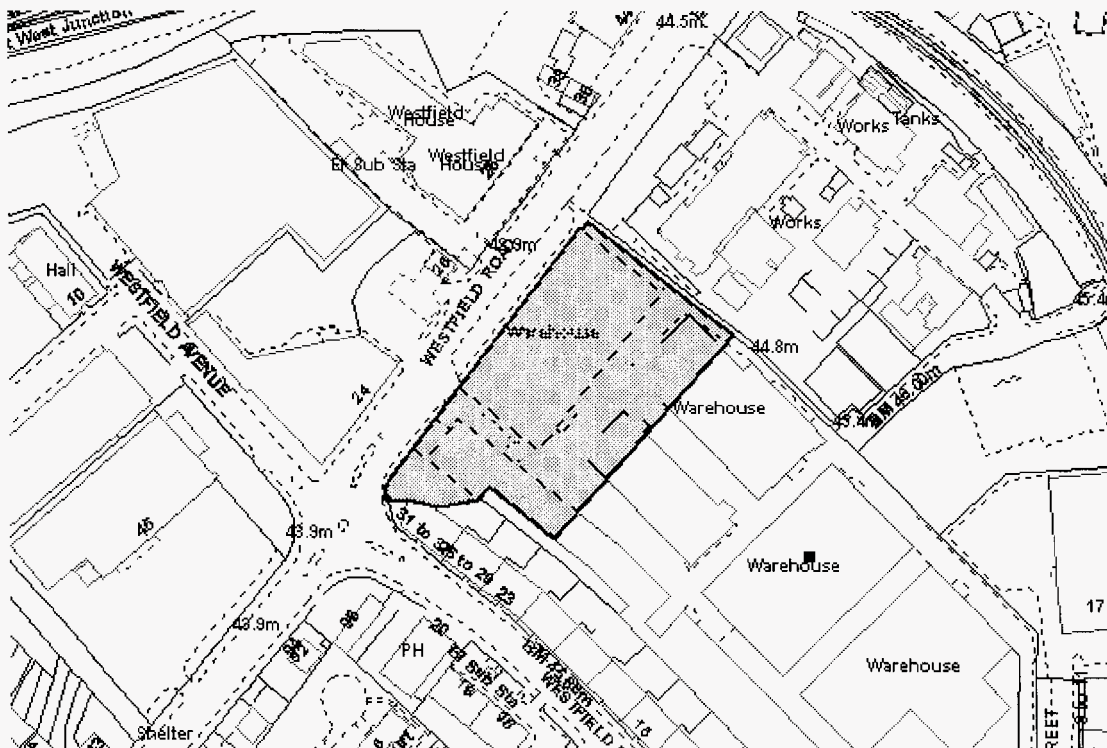
1. The proposal will require road construction consent.
2. Prior to consent being issued the applicant shall enter into a legal agreement to signalise, at no cost to the Council, the Westfield Road/Stevenson Road junction including the new store entrance. Signals to include pedestrian phases on all arms all to the satisfaction of the Director of City Development.

End

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Location Plan

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