

**Full Planning Application 05/03614/FUL
at
2 Moray Park
Edinburgh
EH7 5TS**

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

1 Purpose of report

To consider application 05/03614/FUL, submitted by Gala Group. The application is for: **Formation of external courtyard**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is located within the Meadow Bank Shopping Park, in the south west corner behind Earlston Place. The shopping park is surrounded by residential properties. To the rear of the site is a disused railway line.

The property is not listed and is not located within a conservation area.

Site history

96/02936/ADV. Projecting illuminated sign. APPROVED 05.02.1997

05/03065/ADV. Internally illuminated box type signage (corporate).
APPROVED 18.11.2005

Description of the Proposal

The proposal comprises of the addition of an enclosed courtyard to the rear of the property and internal alterations to the bar entrance.

A letter from the agent has stated that the courtyard is to be an 'experience zone' and not specifically a smoking area.

3 Officer's Assessment and Recommendations

- 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 plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the committee needs to consider whether;

- a) The proposal will be detrimental to the character and appearance of the area.
- b) There will be an adverse effect on residential amenity.

a) The enclosure is to be located to the rear of the building and will cover an area of 23.36 m². It is to be brick to match that of the existing building. The enclosure has a steel faced fire exit door with a galvanised steel landing and staircase leading from the courtyard.

The materials, scale and location of the courtyard is considered to be acceptable and will not have a detrimental impact on the character and appearance of the area.

The alterations to the entrance to the bar area are internal and, therefore, not development

b) The area where the courtyard is to be located can be viewed from the residential units located on Salmond Place. There are a large number of trees located along the railway line obscuring the view of the site from the residential units. There is also a 5m high fence running along the boundary of the railway line and retail park. In consideration of these points and the fact that the courtyard is small, it is considered that there will be no adverse effects on residential amenity.

In conclusion, the proposal is considered to be acceptable and will not have a detrimental impact on the character and appearance of the area or an adverse effect upon residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|---------------------------------|
| Contact/tel | Chris Cornell on 0131 529 3665 |
| Ward affected | 35 - Meadowbank |
| Local Plan | North East Edinburgh Local Plan |
| Statutory Development Plan Provision | Retail Park |
| Date registered | 3 November 2005 |
| Drawing numbers/ Scheme | 1-10 |

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 2 Moray Park
Edinburgh
EH7 5TS

Proposal: Formation of external courtyard

Reference No: 05/03614/FUL

Consultations, Representations and Planning Policy

Consultations

ENVIRONMENTAL AND CONSUMER SERVICES

With reference to the above, this department offers no objections.

Representations

No representations have been received

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 site is located within the North East Edinburgh Local Plan Retail Park land use designation

Relevant Policies:

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Appendix B



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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

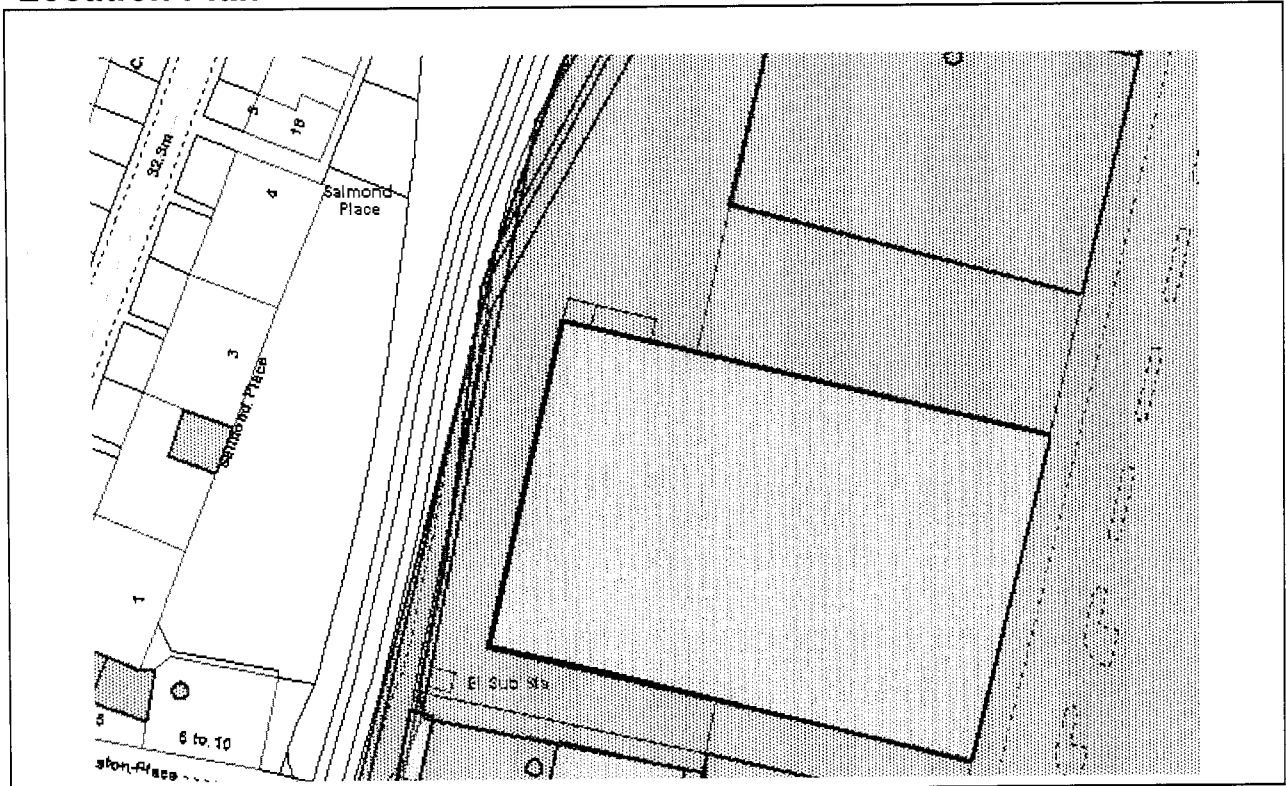
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Location Plan



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