

Full Planning Application 07/02391/FUL
at
30 Meadow Place Road
Edinburgh
EH12 7UQ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 07/02391/FUL, submitted by Tesco Stores Ltd.. The application is for: **Extension of bulk store and alterations to service yard, including facility for internet sales home deliveries**

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

2 **The Site and the Proposal**

Site description

The application site is located on the western side of Meadow Place Road, to the south of Glasgow Road. There are retail premises located to the north and east of the site, residential flats to the south and a nursing home to the west.

The public vehicular access to the site is via a roundabout at the junction of Meadow Place Road and Ladywell Road. Service vehicles take access along Gylemuir Road.

Site History

Application A/02549/97 July 1998: Outline consent granted for a supermarket of 6018 sq m (4233 sq m net), at least 64 houses, a petrol filling station and separate "shoppers car park". All matters other than the uses being reserved.

October 1999: Application 99/00981/FUL granted planning permission for the superstore and associated development.

25 July 2001: Application 00/03427/FUL granted planning permission for an extension of the store and car park which increased the size of the store by 1,836 square metres to a total of 7897 square metres.

December 2002, Application 02/00888/FUL. Planning permission granted for bulk store extension under existing cage canopy, new home shopping canopy and new 2m high fence around marshalling area.

July 2006: Application 05/03844/CLU A certificate of Lawfulness was granted for the proposed "Installation of mezzanine sales floor for purposes ancillary to the operation of the supermarket and subject to the floorspace restriction contained within condition 5 of planning permission 00/03427/FUL."

June 2007: Application 07/02386/FUL Planning application submitted for the erection of a first floor extension to provide mezzanine café and improved staff facilities – undetermined.

June 2007: Application 07/02388/FUL Planning application submitted for the extension to the front of store beneath existing canopy, relocation of cash machines to free standing pod. See separate report.

Description of the Proposal

It is proposed to form an extension of 394 square metres to the existing servicing area on the northern elevation of the existing store. It will provide an extension to the existing bulk store and will incorporate a facility for home delivery services.

It will be approximately 6 metres high and will be finished in a composite panel to match the existing building.

Within the service yard, parking and servicing facilities are to be provided for the home delivery vehicles.

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) the principle of the development is acceptable;
- b) the development would be in keeping with the character of the surroundings;
- c) the proposals can proceed without any adverse impact on residential amenity;
- d) the proposals are acceptable in terms of traffic generation and road safety.

a) The principle of a supermarket on this site was previously established with the granting of planning permission in October 1999. The site is now located within a town centre area. Policy Ret 2 of the Finalised Edinburgh City Local Plan identifies that within town centres it is considered appropriate to permit retail expansion of an appropriate scale. The extension proposed is to the servicing facility of the store and will not result in the creation of additional retail floorspace. There will be no adverse impact on the vitality or viability of the city centre or any other retail core. The principle of an extension to the servicing facility of this store is considered acceptable.

b) The extension is of a modest scale and is contained well within the boundaries of the existing store. It is in keeping with the character of the area.

c) The application has been assessed by Services for Communities who has raised no objections to the proposal. The uses opposite are in commercial or retail use and there is no adverse impact on residential amenity from the development.

d) Transport Planning has requested a financial contribution to improve the pedestrian crossing at the roundabout at Drum Brae. The same request has

been made for application 07/02388/FUL for an extension to the front of the store. A single contribution is required and a joint legal agreement can be progressed. There are no concerns relating to road safety.

In conclusion, the proposals are acceptable.

It is recommended that the Committee approves this application subject to the conclusion of a legal agreement relating to financial contribution towards upgrading of the pedestrian crossing at Drum Brae.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
Ward affected	A03 - Drum Brae/Gyle (NEW)
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Housing
Date registered	6 June 2007
Drawing numbers/	1 - 10
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

Application Type Full Planning Application
Application Address: 30 Meadow Place Road
Edinburgh
EH12 7UQ

Proposal: Extension of bulk store and alterations to service yard, including facility for internet sales home deliveries

Reference No: 07/02391/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Assessment, Services For Communities

No objections to the proposed development.

Transport Planning

Consent should not be issued until the applicant enters into a suitable legal agreement to contribute the sum of £10,000 to upgrade a pelican crossing to a puffin crossing at the Drum Brae roundabout, unless works are carried out under applications 07/02388/FUL or 07/02386/FUL.

Representations

The application was advertised on 15 June 2007. Four letters of representation have been received. The material considerations raised are:

* traffic congestion and HGV movements – which is addressed in part d) of the assessment

* noise - which is addressed in part c) of the assessment

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 is allocated for housing development in the North West Edinburgh Local Plan 1992. The Finalised Edinburgh City Local Plan allocates this site as "Town Centre".

Relevant Policies:

Relevant policies of the South West Edinburgh Local Plan.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Ret 2 (Town Centres) sets criteria for assessing retail development in or on the edge of town centres.

