

Full Planning Application 07/02388/FUL
at
30 Meadow Place Road
Edinburgh
EH12 7UQ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 07/02388/FUL, submitted by Tesco Stores Ltd. The application is for: **Extension to front of store beneath existing canopy, plus relocation of ATM machines to freestanding pod**

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, Edinburgh just 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

July 1998: Application A/02549/97 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 07/02391/FUL Planning application submitted for the Extension of bulk store and alterations to service yard, including facility for internet sales home deliveries – undetermined.

Description of the Proposal

It is proposed to form an extension of 229 square metres onto the eastern elevation of the existing store. The extension will be within a recessed area on the front elevation of the store and will not extend beyond the existing front of the store.

A set of existing ATM machines will be relocated to a stand alone pod to the front of the store.

There are no alterations to access or parking arrangements proposed.

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 proposal is acceptable;
- b) The scale form and design of the proposal is acceptable;
- c) The proposal is acceptable in terms of access;
- d) Whether there are any issues relating to amenity of neighbouring properties and condition of the site.

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. The finalised Edinburgh City Local Plan is a material consideration in the determination of this application. Policy RET 2 sets out considerations for retail development within Town Centres. The application proposes an additional 229 square metres of retail floorspace. This is of a modest scale and there will be no adverse impact on Corstorphine town centre.

The principle of an extension to an existing retail store within a town centre is considered to be acceptable.

b) The proposed design of the extension is in keeping with the external appearance of the centre. The materials proposed will match the existing materials. The proposal is considered acceptable in terms of scale, form and design.

c) 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 07/02391/FUL for an extension to the rear of the store. A single contribution is required and a joint legal agreement can be progressed. There are no concerns relating to road safety.

d) 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.

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

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 Local Plan
Statutory Development Plan Provision	Housing
Date registered	6 June 2007
Drawing numbers/ Scheme	1 - 9 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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Consultations, Representations and Planning Policy

Consultations

Environmental Assessment, Services for Communities

No objections to this 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 07/02391/FUL.

Representations

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

* Traffic issues - which is addressed under 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.

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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.

INFORMATIVES

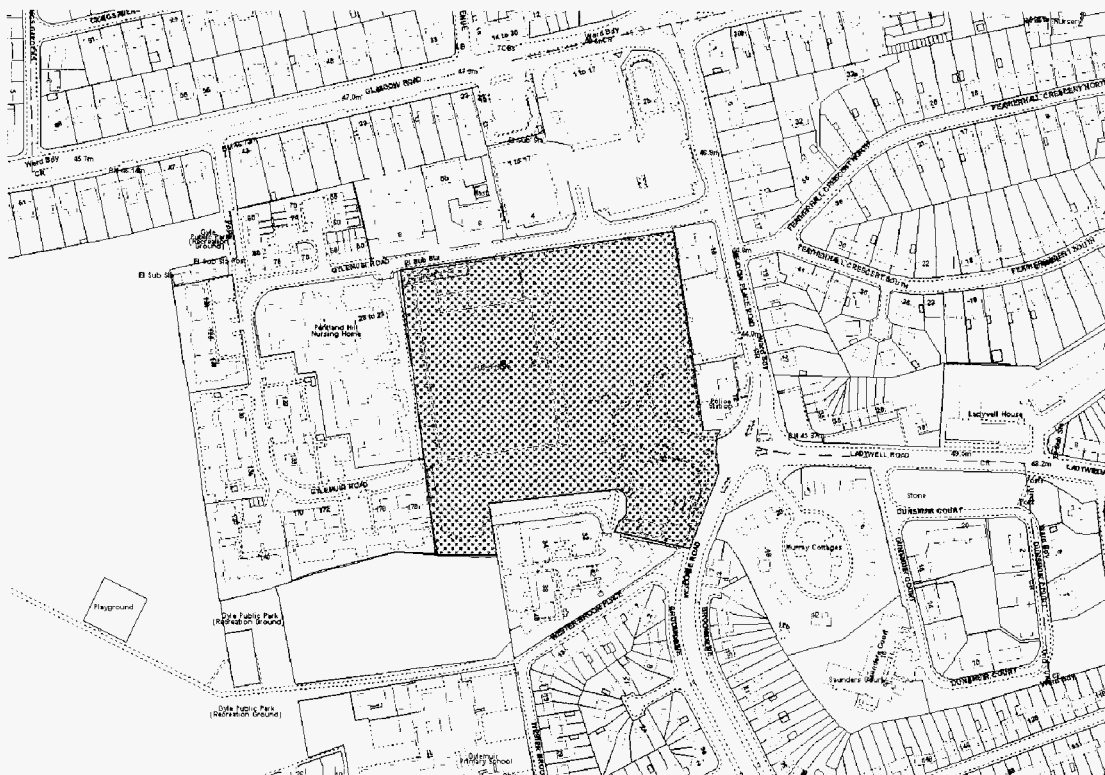
It should be noted that:

1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure.

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Location Plan

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