

**Full Planning Application 05/03432/FUL
at
3 Lochside Place
Edinburgh
EH12 9DF**

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

1 Purpose of report

To consider application 05/03432/FUL, submitted by I Mustafa. The application is for: **Change of use from vacant unit to retail unit (newsagent/off sales license)**

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 a vacant unit within a building which contains offices, a health club, a pub/restaurant and a surgery. The unit is a single storey element, currently boarded up, located at the south eastern end of the building. To the east there is car park, to the south there is an access path leading off the end of Lochside Place. To the west there is the extensive landscaping of the central loch within Edinburgh Park.

Site history

1.7.05 A proposal for a change of use to dental surgery and associated alterations was withdrawn (04/03643/FUL)

Description of the Proposal

The proposal is for the change of use of a vacant unit to a retail unit to be used as a newsagent and off sales. The gross floor area is approximately 81 square metres. The proposed frontage is cladding panels and aluminium framed windows and doors to match those used elsewhere on the building.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:-

- 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 proposed use is acceptable in principle;
- b) Whether the design of the proposal is acceptable;
- c) Whether there would be any adverse effect on nearby property as a result of the development;
- d) Whether the proposal is acceptable in terms vehicle movements.

a) The North West Edinburgh Local Plan and the Draft West Edinburgh Local Plan includes the application site within an existing business/ industry land use allocation in which proposals for a range of uses within Classes 4, 5 and 6 of the Use Classes Order are acceptable in principle provided they are appropriate in terms of scale and anticipated traffic impact.

Policy ED5 of the Draft West Edinburgh Local Plan seeks to protect business land, however it does allow for non business uses as long as they are compatible with business and industrial uses, and there is no significant loss in terms of the quality or quantity of the business and industrial land supply in the local plan area.

The proposed development would not significantly reduce the available supply of land for business or industry in the area.

In relation to policy S2 of the North West Edinburgh Local Plan there is a presumption against new shopping development out with principal shopping centres. In the Finalised Draft West Edinburgh Local Plan, Policy R5 states that if retail development is to be acceptable out of centre then it should meet certain criteria. The scale of the proposal is limited at approximately 81 square metres gross floor area, will serve the local business and commercial area and will not affect the vitality or viability of existing retail centres. The use will be a beneficial service for the surrounding commercial development.

The principle of the retail use is acceptable in this location.

b) The design of the proposal matches the rest of the building and is acceptable. The signage for the building would be the subject of a separate application.

c) Environmental and Consumer Services have no objections to the proposal subject to a condition relating to noise. Issues of whether a liquor license should be issued will be decided at the Licensing Court. The proposed development would not adversely affect the amenity of nearby property.

d) It is anticipated that most of the customers for the shop would work in the area and as such would be likely to walk to the premises. The proposed development would not result in an adverse increase in car usage and parking requirements. The proposal is close to the route of tramline 1 but the size of the unit is not large enough to require a tram contribution. Transport has no objection to the proposal.

In conclusion, the retail use, due to its small scale and the intended market area is compatible with Local Plan Policy and supports the business function of the wider area. The design of the proposal is in character with the area. The use will not be detrimental to the amenity of neighbours. There are no compelling reasons for not approving the proposals.

It is recommended that the Committee approves this application, subject to a condition on noise.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David McFarlane on 0131 529 3512 (FAX 529 3716)
Ward affected	23 - Gyle
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Business/Industry
Date registered	19 October 2005
Drawing numbers/ Scheme	1-4

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 3 Lochside Place
Edinburgh
EH12 9DF

Proposal: Change of use from vacant unit to retail unit (newsagent/off sales license)

Reference No: 05/03432/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

With reference to the above, this Department offers no objections subject to the following condition

The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby office, and no structure borne vibration is perceptible within any nearby office.

Transport Planning (Development Control)

No objections

Representations

One letter of objection has been received from the occupants of an adjoining premises and their comments are as follows:-

- The use of the premises as an off license is inappropriate adjoining a health screening centre
- Limited parking leading to congestion
- Potential blockage or obstruction on access paths
- The premises may be used for the sale of hot food with attendant odour problems

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

North West Edinburgh Local Plan

The site is in an area allocated as BUS1.

Draft West Edinburgh Local Plan

The site is in an existing business and industrial area, and an area for business and industrial purposes (BUS1).

Relevant Policies:

North West Edinburgh Local Plan

Policy ED1 outlines the acceptable uses within areas defined 'business' on the proposals map.

Policy ED4 states that the land at South Gyle identified BUS1 on the Proposals Map will be developed as a high amenity business technology park and will be restricted primarily to high technology businesses, manufacturing and services, and offices. Careful control will be exercised to secure exceptionally high standards of building design layout and landscaping based on the design and development brief.

Policy S2 states that new shopping development or redevelopment will be permitted on sites within or adjacent to the principal shopping centres defined on the Proposals Map. Elsewhere there will be a presumption against any new shopping development.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

Draft West Edinburgh Local Plan

Policy ED1 Supports the development of sites ECON 1- ECON 11 for appropriate uses. Other uses will only be permitted where they are compatible with business and industry uses and there is no detrimental impact on the supply of business and industrial land. Proposals should be compatible with the character of the site and the surrounding area. Outwith these sites major proposals for business and industrial development will not be permitted.

Policy ED5 supports proposals for the development and enhancement of Edinburgh Airport which are directly associated with the Airport's operations and accord with the provisions of the Master Plan. Proposals should meet criteria included for access and traffic generation, public transport accessibility, scale and location, habitat protection, impact on greenbelt objectives and screening and landscaping.

Policy R2 seeks to protect single convenience shopping units which serve a clear neighbourhood need in areas outwith those defined in policy R1.

Policy R5 supports appropriate proposals for new retail development on suitable sites in the defined local centres and frontages identified in policy R1.

Policy TRA8 safeguards land to facilitate the implementation of transportation proposals T1-T11.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

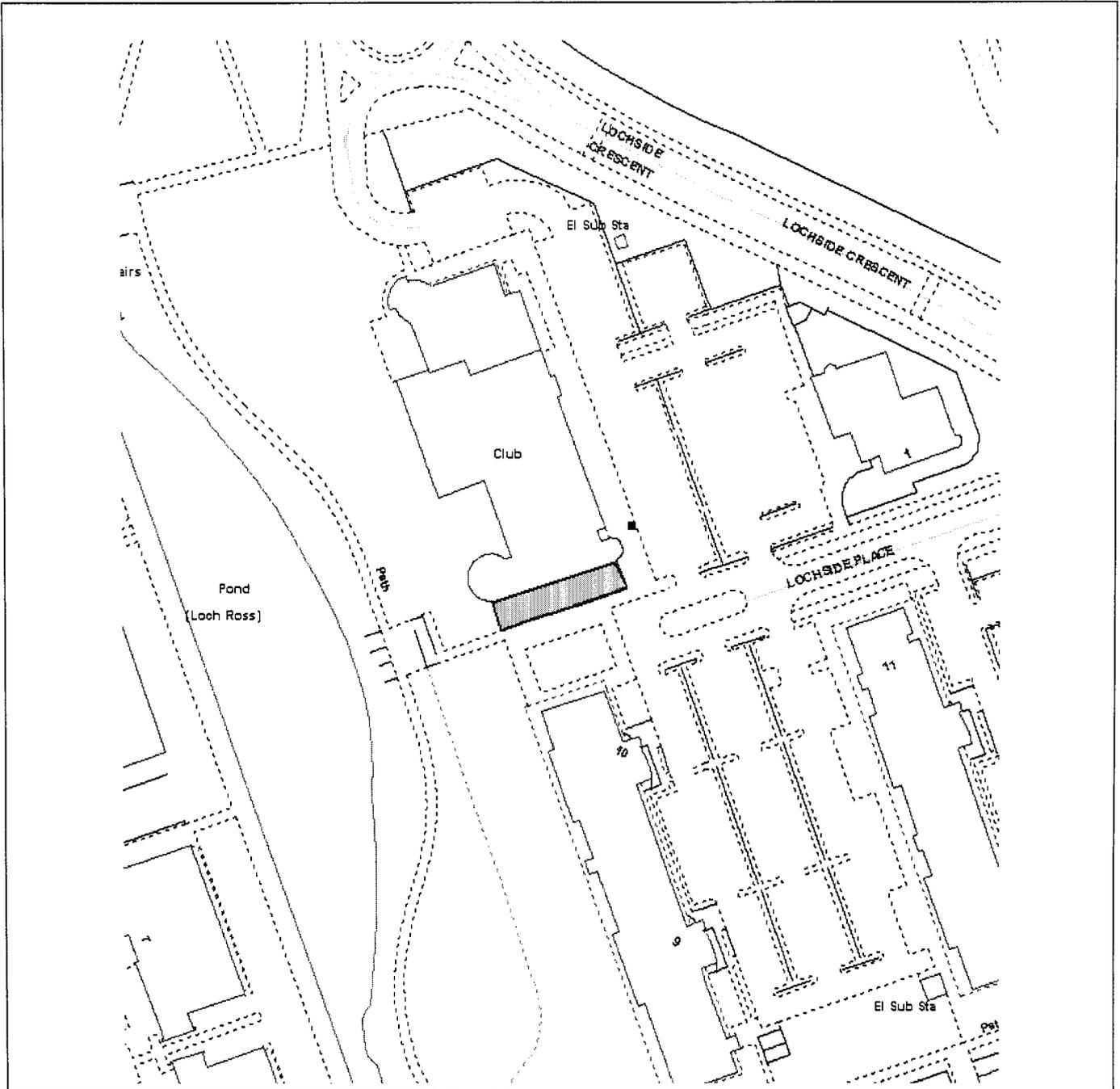
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby office, and no structure borne vibration is perceptible within any nearby office.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

End



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PLANNING APPLICATION

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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**