

**Enforcement Report into Breach of Control  
at  
30 Meadow Place Road  
Edinburgh  
EH12 7UQ**

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

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**Owner/s**

**Occupier**

**Reference No:** 08/00173/EOPDEV

**1. Purpose of Report**

**Breach of Control:**

Without planning permission, the erection of large tent-like structure to the north side of Tesco supermarket.

**Recommendation:**

It is recommended that the Committee authorises enforcement action to secure the removal of this structure.

**The Site**

**Site Description**

The site in question is the Tesco supermarket on the east side of Meadow Place Road in Corstorphine.

## **Site History:**

Various planning applications for extensions and alterations since the original grant of outline planning permission in July 1999 (application 97/02549/OUT) and full planning permission in October 1999 (application 99/00981/FUL).

The site has been subject to the following enforcement investigations:

1. 02/00136/E39 with respect to operation of the barrier to the "shopper's car park", which was resolved in December 2004, with the installation of a new barrier;
2. 06/00596/A01 with respect to an illuminated hoarding, a Notice was served in May 2007 and complied with in October 2007, following planning permission for its relocation to an alternative position;
3. 07/00123/E39 with respect to failure to implement the approved landscaping plans; this should be complied with by the end of this year, 2008;
4. 07/00173/EOPDEV - the current investigation;
5. 08/00024/ECOND a second investigation on failure to operate the car park barrier to the "shoppers car park" according to an condition, which is nearing resolution .

## **Representations**

Two letters received from members of the public, on 3 March 2008 and 16 March 2008.

## **Description of Development**

A large tent-like or marquee structure has been erected on the northern side of the store onto Gylemuir Road. In response to a Planning Contravention Notice served in May 2008, Tesco acknowledged that it has been in place since winter 2006, that it does not have the benefit of planning permission and that it is used as an extension to the store for the storage of goods. It was erected as a temporary store in conjunction with construction works to implement a planning permission for a bulk store extension which has not been carried out.

## **3. Officer's Assessment and Recommendations**

Tesco plc have planning permission to implement various extensions which would be permanent extensions to the store and which are properly planned and detailed to fit in with the existing building. This tent or marquee has a temporary appearance and one which has a detrimental effect on the visual amenity of this area. It does not fit in with the architectural style or detail of the building and is contrary to Policy E5 of the adopted North West Edinburgh Local Plan and Policy Des 3 and Des 11 of the Edinburgh City Local Plan. Tesco plc has declined to make a commitment to the removal of this structure and it will be necessary to secure this through formal enforcement action.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

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<b>Contact/tel</b>	Val Malone on 0131 529 3485
<b>Ward affected</b>	Ward A03 - Drum Brae/Gyle (NEW)
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Housing & Compatible Uses
<b>File</b>	idox
<b>Date Complaint Received</b>	7 March 2008

### **Planning Policy**

Adopted North West Edinburgh Local Plan.

The site is identified for housing development; this was partly superseded by the 1997 application for outline planning permission.

Policy E5 requires the design, materials and landscaping of new buildings to make a positive contribution to the overall quality of the environment.

Finalised Edinburgh City Local Plan.

Policy Des 3 requires development to have a positive impact on its setting.

Policy Des 11 states that planning permission will be granted for alterations and extensions to buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building.