

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 06 OCTOBER 2000

**00/0606/FL: PROPOSED INSTALLATION OF SECURITY SHUTTERS AT
TESCO STORES, MAIN STREET, AUCHINLECK**

APPLICATION BY TESCO STORES LTD.

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the installation of roller shutters on the majority of the windows the front and side elevations of the supermarket premises. There are two windows on the front elevation which would not have shutters as they presently have block panels behind them. It is proposed to install solid rollers with a perforated middle section to enable security guards to view inside the store. The roller shutter boxes would be housed within the soffit and would be electrically operated. The galvanised steel shutters would be finished in a white polyester powder coating.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the condition shown on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed shutters do not conflict with the policies contained therein. Furthermore, given the location of the store, the proposal complies with the Council's current design guidance on roller shutters.

3.2 With regard to the objections, it is not considered that the proposed shutters would be detrimental to visual amenity.

**Alan Neish
Head of Planning & Building Control**

NOTE: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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APPLICATION BY TESCO STORES LTD.

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposed development is subject to objection.

2. APPLICATION DETAILS

2.1 The application site lies on the east side of Main Street in Auchinleck, approximately 40 metres south of the junction of Main Street with Church Hill/Coal Road. The site extends to 1.6 hectares and comprises the existing Tesco supermarket and associated car park.

2.2 The site is generally bound by Main Street to the west, by the Boswell Arms and residential properties on Coal Road to the north, by Orchard Road and agricultural land to the east and by residential properties on Main Street to the south. The store is set back 80 metres from Main Street and approximately 35 metres south of the nearest residential properties.

2.3 **Proposed Development:** Full planning permission is sought for the installation of roller shutters on the majority of the windows the front and side elevations of the supermarket premises. There are two windows on the front elevation which would not have shutters as they presently have block panels behind them. It is proposed to install solid rollers with a perforated middle section to enable security guards to view inside the store. The roller shutter boxes would be housed within the soffit and would be electrically operated. The galvanised steel shutters would be finished in a white polyester powder coating.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Auchinleck Community Council has not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

Two objections have been received with regard to the proposed development.

4.1 The objectors state that they know an application has been made because of all the break-ins, but Tesco could find another way of securing it i.e. night watchmen for instance. They personally feel that it would be an eye sore, looking out at it. As it bounds their property, they feel that their house would be de-valued even more.

The application is being made for security purposes. The store is sited approximately 50 metres south eastwards from the objectors house. It is not considered that the installation of the roller shutters would be detrimental to the visual amenity of nearby properties.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site lies outwith the settlement boundary of Auchinleck. The site is affected by residential and retail policies. The proposal does not conflict with the policies contained therein.

5.2 Design Guidance for the East Ayrshire Local Plan has yet to be agreed. However, the relevant design guidance is contained within the Finalised Cumnock and Doon Valley District Plan. The adopted policy guidelines for roller shutters on commercial properties state that solid roller shutters, similar to that proposed, will not be acceptable in town centre locations, and are only acceptable where no other viable alternative exits, and then only in out of town centre locations.

The Tesco store is located outwith the Town Centre boundary of Auchinleck. Furthermore, the store is set back more than 80 metres from the Main Street. It is therefore considered that the solid roller shutters proposed are acceptable in this instance.

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning History:- Planning permission was approved for the erection of a superstore at Main Street, Auchinleck on 05 March 1999 (Ref. No. 98/0839/RM).

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed shutters do not conflict with the policies contained therein. Furthermore, given the location of the store, the proposal complies with the Council's current design guidance on roller shutters.

8.2 With regard to the objections, it is not considered that the proposed shutters would be detrimental to visual amenity.

9. RECOMMENDATIONS

9.1 It is recommended that the application be approved subject to the condition shown on the attached sheet.

Alan Neish
Head of Planning and Building Control
27 September 2000
VE/VE/FGD
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Letter of Representation.
5. East Ayrshire Local Plan Finalised Version.
6. Cumnock & Doon Valley Policy for Roller Shutters.
7. Planning Application No. 98/0839/FL.

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

Implementation Officer : Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1972

Application no: 00/0606/FL

Location	Main Street AUCHINLECK KA18 2AA
Nature of Proposal:	Proposed installation of security shutters
Name and Address of Applicant:	Tesco Stores Ltd, P O Box 200 Cirrus Building, Shire Park, WELWYN GARDEN CITY AL7 1AB
Name and Address of Agent	The Parr Partnership 95 Dundee Road, West Ferry DUNDEE DD5 1JA

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

The above **FULL** application should be granted subject to the following condition:

- (1) Notwithstanding the approved plans, the proposed roller shutters shall incorporate a plastisol coating and the developer shall submit to, and have approved by the Planning Authority, a sample of the colour to be used in the finish of the proposed shutters prior to their installation on site.

REASON – In the interests of visual amenity.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA