

Development Management Sub Committee

Wednesday 22 September 2021

**Application for Planning Permission 21/02166/FUL
at Car Park Area at, 1A Orchardfield Avenue, Edinburgh.
Use the current car park within St Margaret's Park next to
The Dower House for a weekly farmers' market at the
weekend.**

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

Summary

The proposal is acceptable in this location. The minor infringement of policy Env 18 (Open space) is acceptable and compliancy with Tra 3 (Private cycle parking) will be achieved through the use of a condition requiring cycle parking on site. The proposal complies with the other relevant LDP policies such as outdoor sports facilities, retail, the setting of a listed building, impact on neighbours and trees. There are no other material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEN18, LEN19, LEN12, LEN03, LEN06, LTRA02, LTRA03, LRET06, NSG, NSGD02, NSLBCA, NSBUS, OTH, CRPCOR,

Report

Application for Planning Permission 21/02166/FUL at Car Park Area at, 1A Orchardfield Avenue, Edinburgh. Use the current car park within St Margaret's Park next to The Dower House for a weekly farmers' market at the weekend.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is the existing car park at St Margaret's Park. It is located at the eastern end of the park and behind the Corstorphine Heritage Centre which is in The Dower House. There are two mature trees next to the boundary with Orchardfield Avenue and a row of smaller mature trees continuing along the boundary beyond the car park.

St. Margaret's Park includes areas for both informal and formal recreation, leisure and sports activities. There is a bowling green, a putting green, a children's play park and tennis courts. To the north there are trees along the boundary with Corstorphine High Street and parallel to these and slightly further into the park there is an avenue of trees along the walkway. There is also an avenue of trees running north to south through the park.

The surrounding area is predominantly residential although there are other uses nearby such as a primary school (opposite), shops, and retirement housing (to the west).

The Dower House is a category B listed building (date of listed 14/7/1966; ref LB 28073).

This application site is located within the Corstorphine Conservation Area.

2.2 Site History

There is no recent history for the car park (i.e. the application site).

Site history for The Dower House 1A Orchardfield Avenue (adjacent to car park):

25 August 2006 - planning permission granted to install external lighting on the Dower House (as amended) (application number 06/02413/FUL);

22 November 2006 - listed building consent granted to install external lighting on the Dower House (application number 06/02413/LBC); and

30 June 2021 - application received for change of use from class 10 non-residential institution to class 3 (application number 21/03568/FUL).

Main report

3.1 Description of the Proposal

The proposal is for a weekly farmers market at the weekend. It is proposed to operate on a Saturday or Sunday from 10am to 4pm. The market will be located on the existing car park at the east end within St. Margaret's Park next to The Dower House, and on the putting green next to the car park. The existing access from Corstorphine High Street will be used.

Thirty market stalls are proposed: ten on the existing car park and twenty on the open space (putting green). The stalls will be set out in three rows parallel to Orchardfield Avenue.

Market vehicles will enter by the gates on Corstorphine High Street, drop off the market equipment in the current car park and park in the school grounds opposite the park. Trader vehicles will also be parked in the school and they will use a trolley to carry goods to the market. There will be no vehicular access for the public and pedestrian access will be as per the current access to St Margaret's Park and the Dower House.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the proposal is acceptable in this location;
- b) there will be any impact on the setting of the listed building;
- c) the character and appearance of the conservation area will be preserved or enhanced;

- d) there will be any impact on the amenity of neighbours;
- e) there are any parking, traffic or Roads Authority issues;
- f) there will be an adverse impact on the trees;
- g) there are any other material planning considerations and
- h) the public comments have been addressed.

a) Principle of development

Policy Env 18 (Open Space Protection) states that proposals involving the loss of open space will not be permitted unless it is demonstrated that: a) there will be no significant impact on the quality or character of the local environment and b) the open space is a small part of a larger area of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and c) the loss would be detrimental to the wider network including its continuity or biodiversity value and either d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or e) the development is for a community purpose and the benefits to the local community outweigh the loss.

Policy Env 19 (Protection of Outdoor Sports Facilities) states that in addition to the requirements of Policy Env 18, the loss of some or all of a playing field or sports pitch will be permitted only where one of the following circumstances applies: a) the proposed development is ancillary to the principal use of the site as outdoor sports facilities; b) the proposed development involves a minor part of outdoor sports facilities and would not adversely affect the use or potential of the remainder for sport and training; c) an alternative outdoor sports facility is to be provided of at least equivalent sporting value in a no less convenient location, or existing provision is to be significantly improved to compensate for the loss; d) the Council is satisfied that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and the site can be developed without detriment to the overall quality of provision.

The proposed location of the market will occupy a small part of St. Margaret's Park with part of it being on the existing car park. Most of the proposed market area and stalls will be on an area of grass open space used as a putting green which will occupy a small part of the public park. This will not have a detrimental impact on the quality or character of the local environment. The proposed stalls will be of a temporary nature and will be in place for one day only per week. Therefore, they will not have a significant impact on the quality or character of the local environment. The application site is part of a larger open space area and will be retained as open space outwith the market days and times. There will be a limited impact on the open space and green networks and on biodiversity given that part of the site is tarmac and the other kept neat for putting green use. The proposed market is a commercial development and is not for a community purpose. As such, it does not comply with criterion e) of policy Env 18. However, the proposal complies with the other criteria of policy Env 18 and the non-compliance with part e) is a minor infringement and is acceptable.

The proposal will not result in a large loss of open space, will not significantly impact on the quality or character of the local environment, will not impact on open space/green networks or biodiversity and is for a community purpose. The proposal complies with policy Env 18.

The proposed market will be a secondary use to the larger use of the park as open space. It will occupy a minor part of a larger open space with sport facilities provision and these sports facilities will still have open space available for use, e.g. bowling green. The proposal will not lead to the loss of a playing field or sports pitch. The existing sports facility (putting green) will not be adversely affected as it will be able to continue outwith the market times. The public comments have stated that the site has been unused. However, its current land use is a sports facility.

Parks and Greenspaces has advised that it does not have any general objections to the market making use of this space provided the appropriate infrastructure and protections were put in place. This would be a matter for the lease or for the applicant to agree with Parks and Greenspaces.

The minor infringement of policy Env 18 is acceptable, and the proposal complies with policy Env 19.

Policy Ret 6 (Out-of-centre development) sets out the criteria where proposals for out-of-centre retail development will be permitted. The criteria is: a) addresses a quantitative or qualitative deficiency; b) all potential sites have been assessed and discounted as unsuitable or unavailable; c) the proposal will not have a significant adverse effect on the vitality and viability of any existing centre; and d) the site is or can be made easily accessible by a choice of transport modes and will reduce the length and overall number of shopping trips made by car.

There is no specific retail policy for markets and Ret 6 is appropriate given the location of the proposed market. The market will be small and the supporting text in the LDP for Policy Ret 6 states that there are benefits in providing small scale convenience stores (up to 250sqm gross floorspace) in locations easily accessible on foot or by bicycle. The supporting text goes on to say that these will complement the role of identified centres and for such proposals it is not necessary to demonstrate that there is no site suitable and available in or adjacent to an identified centre (criterion b). The identified centre is Corstorphine which is a Town Centre in the LDP. The scale of the proposed market does not require it to be assessed against criterion b) of Policy Ret 6.

The market will supplement existing shopping facilities in Corstorphine Town Centre and introduce a wider choice. It will contribute to the vitality and viability of the Town Centre and will not have an adverse effect on the existing centre. The market proposes to operate only one day per week and as such this will not adversely affect the existing shops in Corstorphine Town Centre. The proposal meets criterion a) and c) of Policy Ret 6.

The application site is accessible by a range of transport modes including bus routes in nearby St. John's Road. Experience from the applicant's other markets suggest that most trips will be by those walking to the market. The proposal complies with criterion d) in Policy Ret 6.

The proposal complies with Policy Ret 6.

However, the proposal does not comply with policies Tra2 as the Roads Authority has objected to the application due to the impact on road safety in terms of parking. Therefore, the principle of the proposed development is not acceptable in this location.

b) Setting of the listed building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states: "In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building or to its setting.

Historic Environment Scotland's guidance note Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It states that factors to be considered in assessing the impact of a change on the setting of a historic asset or place include the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this. The ability of the setting to absorb new development without eroding its key characteristics and the effect of the proposed change on qualities of the existing setting are also factors to be considered the guidance note advises.

The proposed market will not be hard up against the listed building and will partly sit on a tarmac car park, which does not contribute positively to the setting of the listed building, The Dower House. Being positioned to the rear of The Dower House, the market stalls will not detract from the appearance of the listed building from the main approach road, Corstorphine High Street. They will also be set back from the east boundary and will not be too dominant in the surrounding area of the listed building. As the market proposes to operate only at the weekends, any impact on the setting of the listed building will be minimal.

The proposal complies with Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and LDP policy Env 3. The proposal will not be detrimental to the architectural character, appearance or historic interest of the listed building or to its setting.

c) Conservation area

LDP Policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The Corstorphine Conservation Area Character Appraisal emphasises the retention of the village character and vernacular architecture, the varied grain of the area, the retention of the informal street layout and footpath network, the consistency in the use of traditional materials, and the prevalence of residential uses. The Appraisal also states that the essential character includes development grouped around communal and semi-public open spaces; the relationship of open spaces to built form which provide interest, amenity and greenery; development which contributes communal open space and landscaping to the public realm; the high quality architecture exemplified by distinguished buildings such as the Dower House and the Old Parish Church.

St. Margaret's Park is a focal point for open space which provides leisure/recreational space and structure of the townscape. The proposed market will contribute to the role of the park being a central point in Corstorphine Conservation Area and the duration of the market's operating times/days/hours (weekends) will enable the park to continue to function in its current role. Stalls will be temporary and removable and as such will not dominate the park nor detract from its purpose and role within the conservation area.

The proposal will preserve the character and appearance of the conservation area and complies with policy Env 6.

d) Amenity of neighbours

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

Policy Hou 7 (Inappropriate Uses in Residential Areas) states that developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

Residential use is next to the application site and other uses, such as a school, are also nearby. Activities operate in the park, for example bowling, and the proposed market will be a small activity in a large park for a limited number of hours per week.

Environmental Protection has advised that it has no objections to this application. It advises that the nearest noise -sensitive receptors are at Orchardfield Avenue and that it has some concerns in relation to the potential frequency of the market but notes that the description in the planning permission application form is a "weekly farmers market at the weekend".

It has noted that no hours of operation have been specified in the planning application. The applicant has advised that the market will operate on a Saturday or Sunday (likely to be a Sunday) between 10am-4pm.

Any noise or odour nuisance or other environmental health related considerations arising from the operations could be dealt with through Environmental Protection legislation or through the lease.

The market stalls will be in an existing public space and will not introduce any new overlooking or loss of privacy. No loss will be created in terms of daylighting or sunlight.

Given that operational days will be one day a week and operational times will be during the day and not late evenings nor overnight, and that noise or odour nuisance can be dealt with through other, i.e. non planning legislation, the impact of the market on neighbouring properties is acceptable in this case.

Neighbouring amenity will not be unreasonably affected, and the proposal complies with policies Des 5 and Hou 7.

e) Parking, traffic and Roads Authority

Policies Tra 2 (Private car parking and Tra 3 (Private cycle parking) set out the requirements for private car and cycle parking.

Tra 2 states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in the Council guidance. The Council's Parking Standards are set out in the Edinburgh Design Guidance. Tra 2 also states that lower provision will be pursued subject to consideration of certain factors. One factor is b) whether there will be any adverse impact on the amenity of neighbouring occupiers, particularly residential occupiers through on-street parking around the site and whether any adverse impacts can be mitigated through control of on-street parking.

Tra 3 states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in the Council guidance.

The Roads Authority has recommended that the application is refused because the potential impact of the market, in particular with respect to visitor car parking, will be to the detriment of local amenity and road safety. However, the Roads Authority is concerned that, whilst it is anticipated that visitors will arrive on foot, some will drive and there is concern about the lack of parking in the surrounding area and that this will result in indiscriminate parking in constrained residential streets. It has advised that the servicing proposed is acceptable.

The City Mobility Plan is seeking to encourage more walking, cycling and public transport use and to move away from the use of cars. It is a material planning consideration for this application.

The applicant has advised that, based on current experience with Stockbridge, Leith and Grassmarket markets, it can guess at the footfall being in the region of 1000 to 1500. and that they expect the market to attract local people who would walk to the park. The applicant has also stated that, based on experience, most people walk to market and that they expect this for the proposed market in Corstorphine. It should be noted that there has been no statistical data submitted to confirm that this would be the case.

Corstorphine High Street at Corstorphine Primary School, which is opposite the application site, has had road space re-allocated under the Council's Spaces for People initiative and now has wider space for pedestrians. This extra pedestrian space could also help with those travelling to the proposed market on foot.

A bus service runs along Corstorphine High Street with a (west bound) stop outside St. Margaret's Park and a (east bound) stop close by at Ladywell Road. Nearby St. John's Road is well served by buses with most stopping near Kirk Loan. The proposed market would be accessible by public transport.

No secure cycle parking is proposed. However, there is opportunity to provide on site cycle parking due to the space available within the park. The Edinburgh Design Guidance advises that cycle spaces would be required and, therefore, a condition is recommended requiring cycle parking to be provided on site.

There is no scope to provide car parking on the site as the stalls will occupy the existing car park. The Edinburgh Design Guidance does not identify minimum car parking numbers and, although there are no specific standards in relation to markets, there is no requirement to provide on site car parking. It is acknowledged that the Roads Authority is concerned about the impact on local amenity and road safety and is of the view that there is a lack of on street parking in the surrounding area. However, indiscriminate parking is a matter for the police or traffic wardens to rather than a planning matter.

By being accessible by a variety of transport modes, travel to the market will contribute to the aims of the City Mobility Plan.

The proposal complies with Tra 2 and, with the use of a condition requiring cycle parking, Tra 3.

f) Trees

LDP Policy Env 12 (Trees) states that development should not damage trees protected by a Tree Preservation Order or any other tree worthy of retention.

Parks and Greenspaces has advised that it does not have any general objections to the market making use of this space provided the appropriate infrastructure and protections were put in place. This would be a matter for the lease or for the applicant to agree with Parks and Greenspaces.

Stalls are proposed next to two trees in the existing car park near the boundary and near trees in the northern avenue. The stalls will be lightweight temporary structures and will not result in disturbance to the roots or crown.

There will be no detrimental impact on the trees and the proposals comply with policy Env 12.

g) Other considerations

Flooding and drainage

LDP Policy Env 21 (Flood Protection) states that planning will not be granted for development that would increase flood risk or be at risk of flooding.

The proposed market stalls will be moveable temporary structures which can be easily removed or not erected should areas of flooding be present in the park on market day. The proposal will not involve engineering or building works to erect the stalls and, hence, it will not cause flooding to the park or nearby properties.

Noise and odours

Any odour nuisance or other environmental health related consideration arising from the operations could be dealt with through Environmental Protection legislation.

Waste

It is the responsibility of the market operators to ensure that waste and refuse are removed from the application site after each market day.

h) Public comments

Material objections

- parking. Addressed in 3.3e).
- travel/traffic. Addressed in 3.3e).
- impact on shops on High Street. Addressed in 3.3a).
- flooding. Addressed in 3.3g)

Non material comments

- open space - can you move the putting green elsewhere (was a general comment). Parks and Greenspaces are responsible for the facilities in public parks.
- waste. Addressed in 3.3g) - the market operator will be responsible for removal of waste and should have a waste strategy.

Support comments

- supporting and positive/enhanced impact for local farmers, local businesses and local shopping;
- provide goods and services not available in the immediate shopping area; more choice; Corstorphine needs variety
- assist in the economic regeneration of Corstorphine; attract other businesses to area; asset to area; bring more footfall
- much needed resource; new opportunities and ideas for the Corstorphine area; more choice
- something for the family to enjoy on the weekend; weekend community hub; sensible place for this to be held
- -creating a sense of and enhance community feeling/spirit; great addition and resource to the community; provide focal hub for the community
- on our doorstep; save on travel; within easy walking distance for so many
- new lease of life and vibrancy to park; rejuvenate an under used public amenity/asset; better use of space; making great use of the public car park
- promote healthy eating from local producers.

CONCLUSION

The proposal is acceptable in this location. The minor infringement of policy Env 18 (Open space) is acceptable and compliancy with Tra 3 (Private cycle parking) will be achieved through the use of a condition requiring cycle parking on site. The proposal complies with the other relevant LDP policies such as outdoor sports facilities, retail, the setting of a listed building, impact on neighbours and trees. There are no other material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Prior to the operation of the market cycle parking shall be provided on site. A drawing showing the details of the number of spaces, location of the spaces and type of cycle parking racks shall be provided to and approved in writing by the planning authority before provision on site.

Reasons:-

1. To comply with the Edinburgh Design Guidance and to enable the planning authority to consider the matter in more detail.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 14 May 2021 and 130 public comments were received. Of these, 3 were general comments, 16 were objections and 111 were in support.

Background reading/external references

- To view details of the application, go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Local Development Plan - conservation area; open space.

Date registered

21 April 2021

Drawing numbers/Scheme

01-02.,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jackie McInnes, Planning officer

E-mail: jackie.mcinnnes@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Env 19 (The Protection of Outdoor Sports Facilities) sets criteria for assessing the loss of outdoor sports facilities.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Ret 6 (Out-of-Centre Development) identifies the circumstances in which out-of-centre retail development will be permitted.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

Other Relevant policy guidance

The Corstorphine Conservation Area Character Appraisal emphasises the retention of the village character and vernacular architecture, the varied grain of the area, the retention of the informal street layout and footpath network, the consistency in the use of traditional materials, and the prevalence of residential uses.

Appendix 1

**Application for Planning Permission 21/02166/FUL
At Car Park Area At, 1A Orchardfield Avenue, Edinburgh
Use the current car park within St Margaret's Park next to
The Dower House for a weekly farmers' market at the
weekend.**

Consultations

Roads Authority

Summary Response

I would recommend that the application be refused.

Reasons;

The potential traffic impact of the market, in particular with respect to visitor car parking, will be to the detriment of local amenity and road safety.

Full Response

I would recommend that the application be refused.

Reasons;

The potential traffic impact of the market, in particular with respect to visitor car parking, will be to the detriment of local amenity and road safety.

Note - The applicant has provided details on both the servicing arrangements and visitor numbers. The proposed servicing arrangements are satisfactory however the concern about the general lack of suitable public car parking in the immediate area remains. Whilst it is anticipated that many of the market visitors will arrive on foot, some will drive and as noted there are no car parking facilities nearby and may result in indiscriminate parking within constrained residential streets, to the detriment of local amenity and road safety.

Parks and Greenspaces

We didn't have any general objections to the Market making use of this space provided the appropriate infrastructure and protections were put in place. However, we've priced the groundworks to accommodate this and as a result it becomes commercially unviable so is unlikely to happen.

Environmental Protection

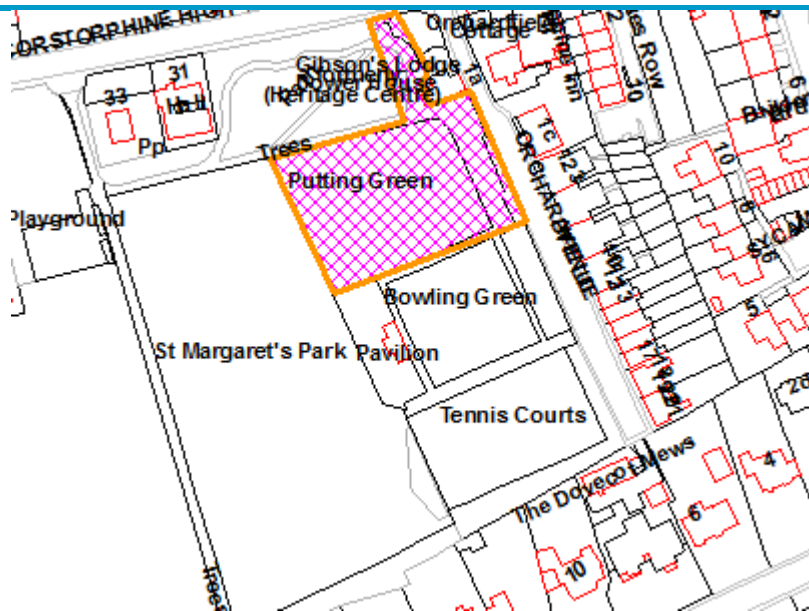
Environmental Protection has no objections to this application.

The application looks for planning permission to operate a weekly market in an existing car park area at St Margaret's Park. The nearest noise -sensitive receptors are at Orchardfield Avenue.

This service does have some concerns in relation to the potential frequency of the market but notes that the description in the planning permission application form is a "weekly farmers market at the weekend". No hours of operation have been specified in the planning application and we note that our Planning colleagues do not consider restricting operational times to be a planning function.

Based on the submitted information, Environmental Protection has no objections to this application.

Location Plan



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