

Exeter City Council
Planning Committee
29 July 2024

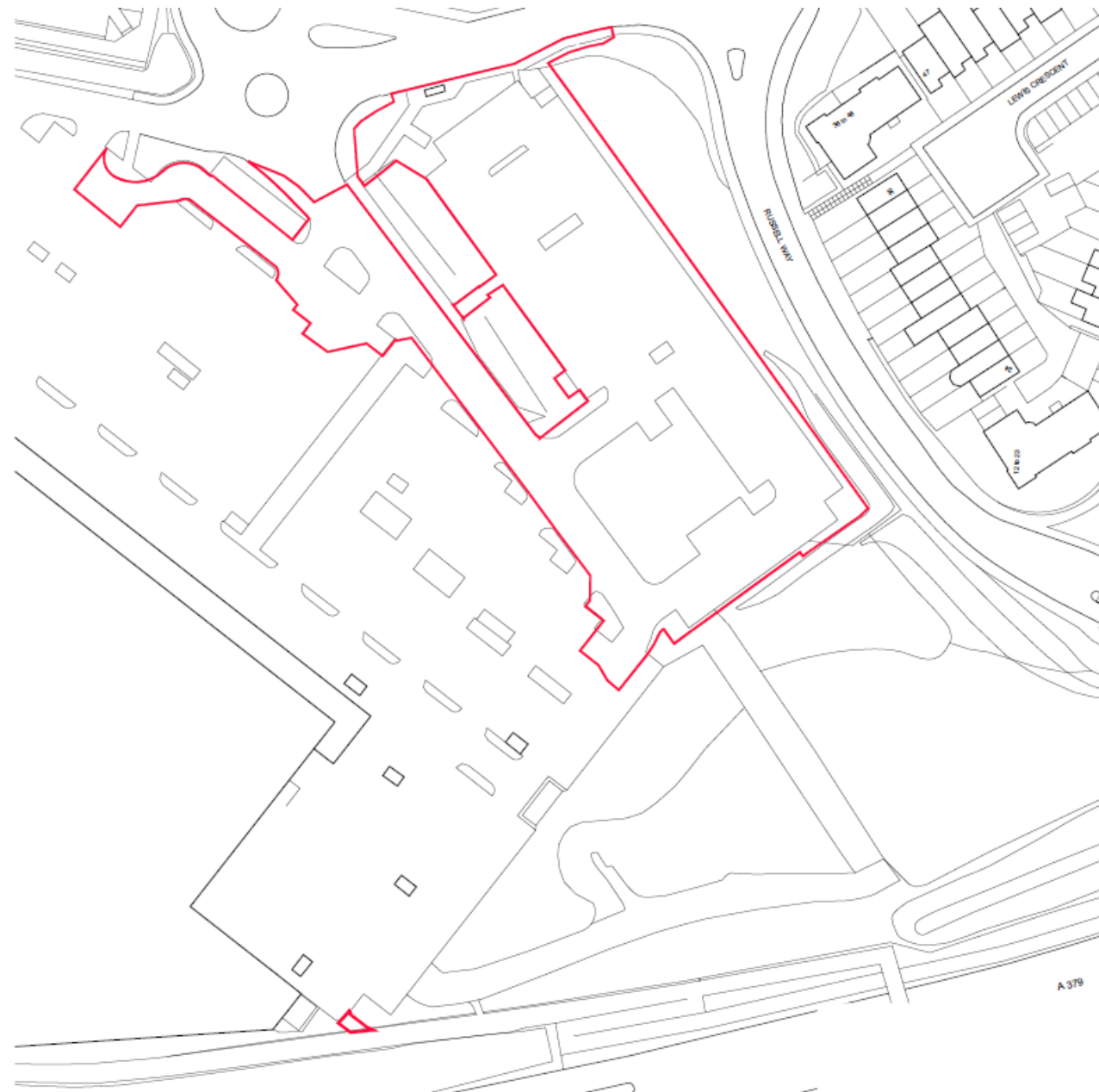
Application 24/0009/FUL

Site: Tesco Stores Ltd, Russell Way, Exeter EX2 7EZ

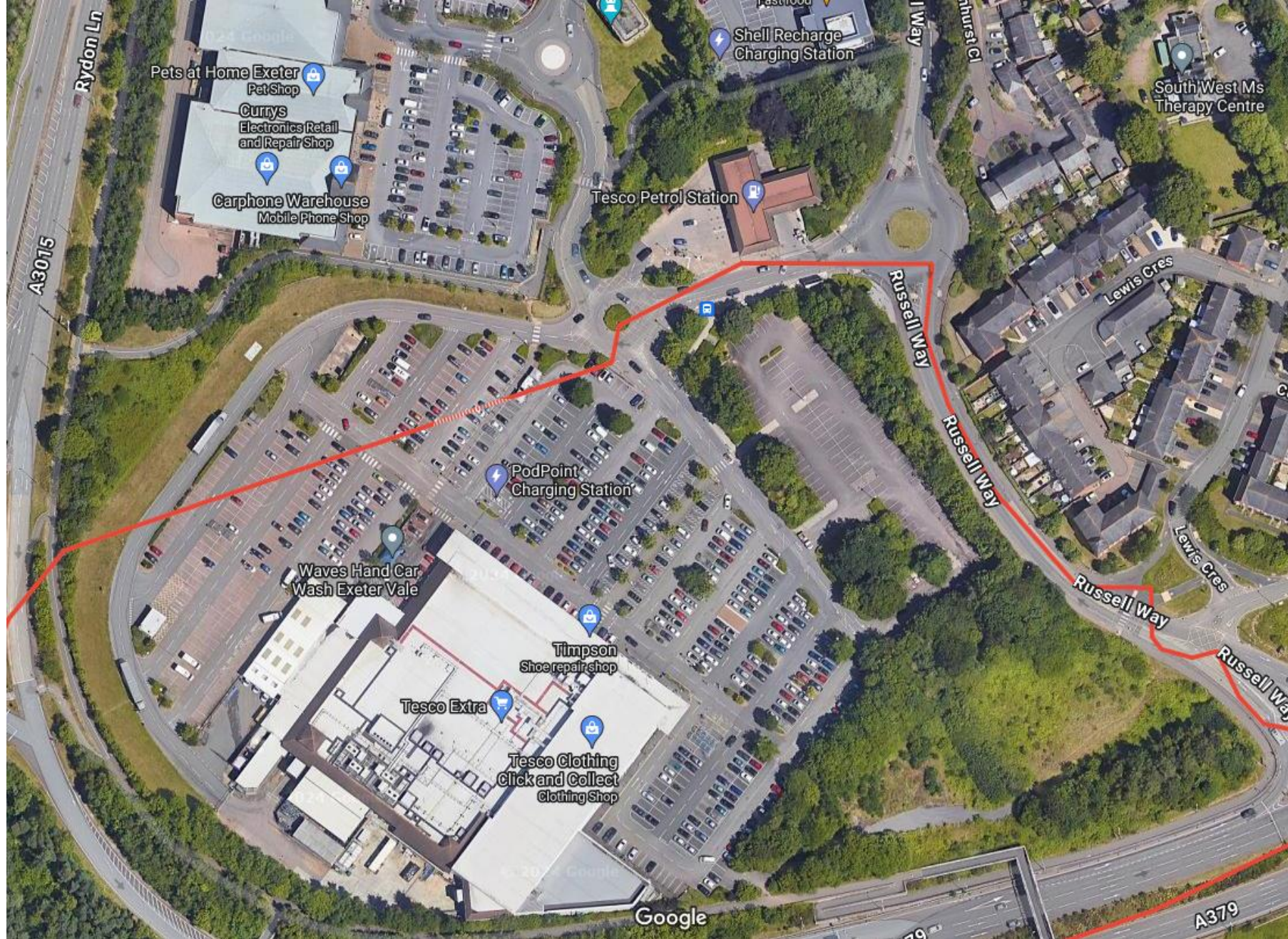
Applicant: McDonald's Restaurants Limited

Proposal: Erection of a freestanding restaurant with drive through facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

Case Officer: Catherine Miller-Bassi



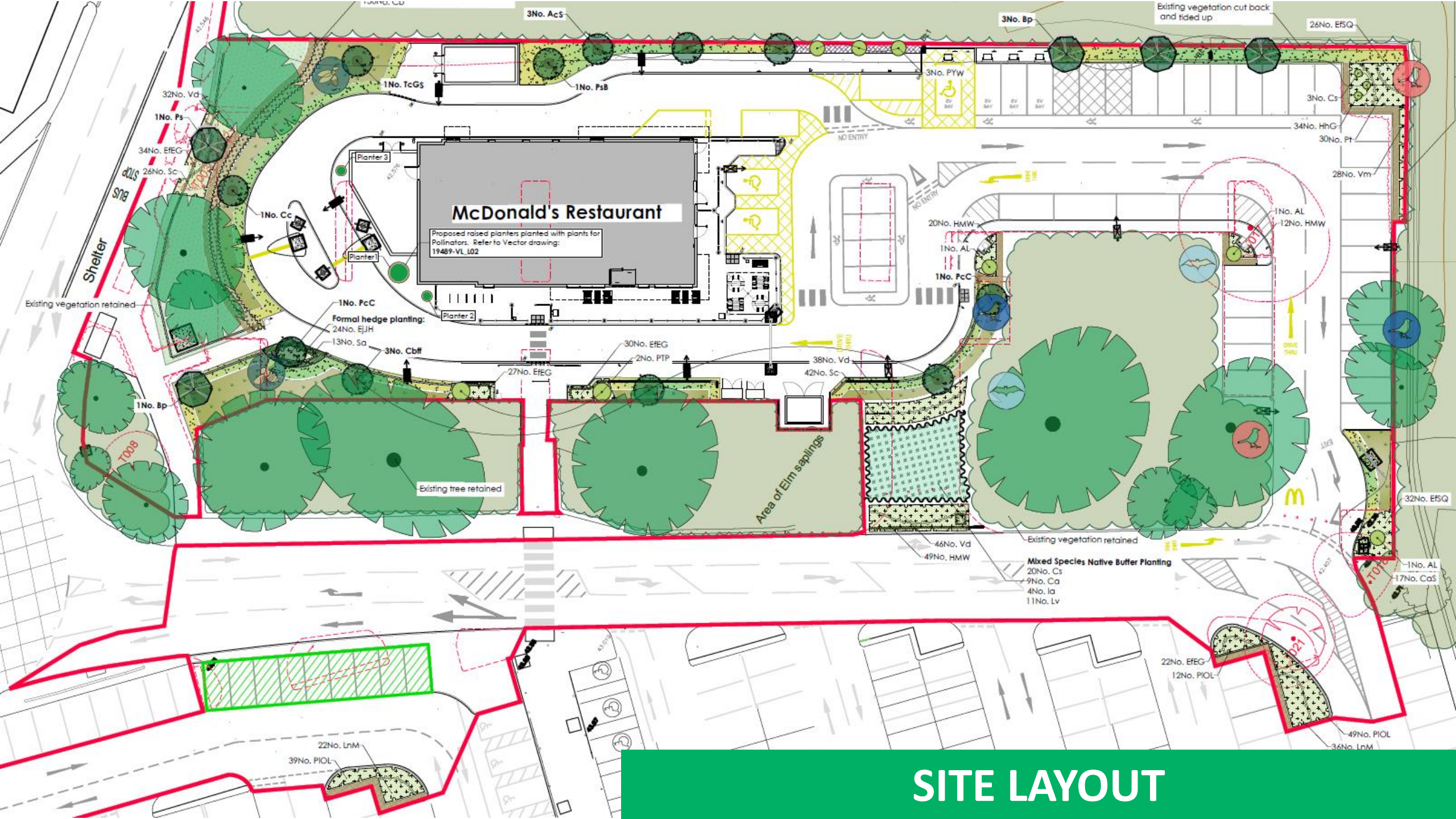
SITE LOCATION PLAN



AERIAL VIEW

- McDonald's restaurant for eating in and take away, with drive-through facility;
- Flat-roofed, single storey building clad in dark grey and timber effect panels with off-white flat canopies;
- 42no. car parking spaces, (3no. accessible, 4no. electric vehicle charging) PLUS 2no. grill bays);
- 12no. cycle spaces;
- Vehicular access from southwest corner of the site;
- Pedestrian access from northwest corner off mini-roundabout and from western side, leading from main Tesco site;
- Footpath to north of site widened and existing bus stop/shelter relocated to accommodate proposed pedestrian access from north.

PROPOSED DEVELOPMENT



McDonald's Restaurant

Proposed raised planters planted with plants for Pollinators. Refer to Vector drawing: 19489-VL 102

SITE LAYOUT



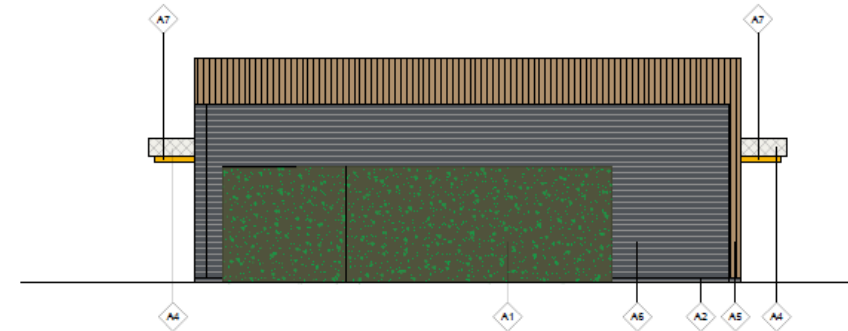
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

ELEVATIONS

- 26no. **objections** from neighbours:
 - Proximity of fast food outlets – no need for another
 - Traffic
 - Litter
 - Noise & anti-social behaviour
 - Fast food is unhealthy
 - Odour
 - Poor design – out of character with the area

OBJECTIONS

- **However, principle of proposed use is ACCEPTABLE:**
 - Existing lawful use of site is commercial – part of Tesco superstore site – a purpose-built retail development
 - Local Plan Policy S5 permits hot food takeaways within purpose-built retail developments
 - NPPF sequential test undertaken – no other sites suitable or available for this town centre use due to specific requirements of drive-through facility (high level of passing traffic & adequate site area for parking and driving circuit)
 - No policies in Local Development Plan (inc NPPF) that limit quantum of hot food takeaways or their proximity to other uses (eg schools/takeaways etc)

- NO objections from consultees including Local Highway Authority and Environmental Health
- Urban Design Officer has **withdrawn** previous objections:

I have reviewed the most recently updated drawings and I am grateful for the minor improvements that have been made by the applicants. I continue to have reservations about the quality of the public realm within the site and the conflicts created between the patterns of pedestrian and vehicular movements, but these are an inevitable consequence of the combination of a conventional restaurant with a drive-through facility on a somewhat difficult site. On balance, I wish to withdraw my earlier objection, recognising that there is no specific national or local design policy governing this development type.

- Officer initial concerns have been **adequately addressed** as follows:
 - The **green living wall** would soften blank north elevation
 - North elevation would be well screened by high no. retained & proposed new trees
 - Fewer trees to be removed than originally proposed
 - **Landscaping represents substantial improvement** over existing situation – see next slides
 - **Significant biodiversity net gains** – see next slides
 - Flat-roofed commercial design **would NOT be out of keeping** with the character or appearance of the surrounding retail park – see next slides
 - Seating area now more defensible space due to re-routing of pedestrian access and railings – parasol/awning to be conditioned
 - Pedestrian access to building from car park would not be ideal due to requirements of drive-through use but this does not amount to unacceptable harm and **would not** constitute a reason for refusal

IMPROVEMENTS



Site lies within a retail park, surrounded by:

- Large areas of car parking
- Large Tesco superstore adjacent
- Petrol station adjacent
- KFC
- Pizza Hut
- Currys/Halfords large warehouse style buildings

CHARACTER OF AREA

Petrol station adjacent to north of site



CHARACTER OF AREA



Large supermarket adjacent to west of site

CHARACTER OF AREA

Very large/extensive building to northwest of site within wider retail park housing Currys etc & KFC & Pizza Hut to north of site, adjacent Grade II listed Brick Built Water Tower



CHARACTER OF AREA

View of northern site boundary showing substantial tree screening (in summer)
proposed to be enhanced

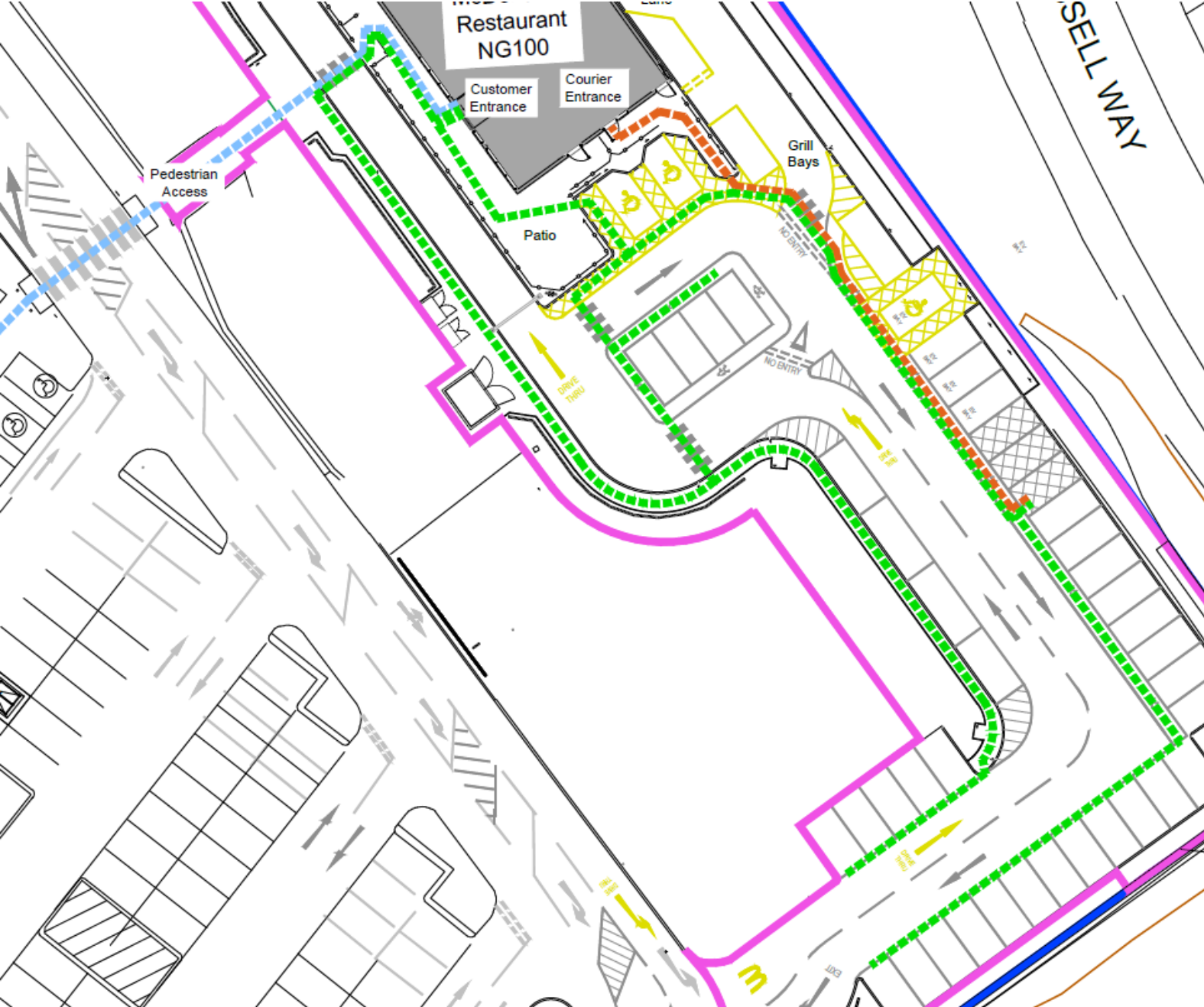


TREE SCREENING (SUMMER)

View of northern site boundary showing substantial tree screening (even in winter)
proposed to be enhanced



TREE SCREENING (WINTER)



Plan showing:

- Pedestrian route into restaurant from car park in green
- From Tesco in blue
- Couriers in red who would park in cross hatched bays to right of image
- No footpath for bays adjacent vehicular access to site
- However, no objections from Highways on this element
- Also, no change over existing arrangement
- Not ideal BUT safe pedestrian access is deemed to be provided

PEDESTRIAN ACCESS

- 6no. trees would be removed (1no. category 'B' tree (T017) & 4no. category 'C' trees would be removed. 1no. tree to be removed irrespective of this application)
- 15no. existing trees would be retained
- Biodiversity Enhancements include:
 - *16no. proposed new trees*
 - *851no. new ornamental shrubs*
 - *24no. new formal hedging plants*
 - *130no. single species native boundary hedging plants*
 - *11no. specimen shrub plants*
 - *44no. mixed species native buffer plants*
 - *Wildflower rich lawn*
 - *2no. bat boxes*
 - *2no. bird boxes*
 - *2no. starling squares*
 - *2no. bee/insect hotels*
 - *Overall, more than 1000 shrubs/hedging/trees etc proposed*

BIODIVERSITY ENHANCEMENT

- Conditions recommended to mitigate potential adverse impacts and render these elements acceptable:
 - Green wall
 - Landscaping & biodiversity enhancements & maintenance
 - Bus stop & footpath improvements
 - Anti-social behaviour
 - Noise
 - Litter
 - Odour
- In addition to standard conditions

- **Benefits**

- Use of brownfield site – part of Tesco superstore carpark not currently used
- Efficient use of land
- Employment opportunities in construction & operational phase (**62no. FTE**)
- CIL chargeable
- Biodiversity and landscape enhancements (mandatory 10% BNG not applicable)
- All the above afforded **substantial positive weight cumulatively**

Adverse impacts

- 26no. objections
- Potential for odour, noise, litter, anti-social behaviour (mitigation controlled via condition to render acceptable)
- Potential for late night opening (controlled via premises licence beyond Planning)
- By reason of mitigation proposed, the above is cumulatively afforded **modest negative weight**

PLANNING BALANCE

- The scheme is acceptable in principle – in accordance with Development Plan
- NPPF paragraph 11. states:
Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay...
- The adverse impacts of this proposal **would NOT outweigh the benefits**
- Therefore, planning permission should be **GRANTED** subject to conditions

RECOMMENDATION