

LEEDS CITY COUNCIL

LEDA – OFFICER WORKING GROUP

DEPARTMENT: City Development

ITEM NO:

DATE OF MEETING: 30/1/14

OS REFERENCE:

DEPARTMENT OWNERSHIP: Environment and Neighbourhoods

WARD: Burmantofts and Richmond Hill

SUBJECT: Land adjoining former site of WMC – 101 Lincoln Green Road.
Proposed supermarket development

DETAILS:

LEDA has recently considered a proposal from the Council's tenant (Heron Foods) to develop a supermarket on the site of the former working men's club. Identified as A on the plan.

Heron Foods have subsequently had pre-application discussions with planning services (Andrew Crates) and highways officers. Highways officers are understood to have advised that the level of car parking and delivery provision is considered to be unsatisfactory based on use of the existing lease area only. There also concerns with the junction. It is understood that planning officers are in principal supportive of retail development on this site.

Heron Foods have enquired as to whether the area of Council owned land identified cross-hatched could be made available in order to improve parking / delivery provision within the existing leased area. The current proposal is for the new building to be positioned in the north-east corner of the enlarged site. Please see attached the latest layout plan received from Heron's agent.

The additional area is not part of the adopted highway and is a grassed area with a small area of hard-standing on the northern boundary. Heron Foods have been intending to demolish the existing building at the earliest opportunity and have the received necessary permission from Building Control.

LEDA (Nathan Huntley) has previously advised that the cross-hatched area would not be required for any future NGT link but that the triangular area between the Beckett Street / Lincoln Green Road junction radii and footway should be reserved for future capacity improvements at the junctions. The triangular area is not being sought.

Members comments are requested in respect of inclusion of the cross- hatched area.

DEPARTMENT INITIATING OFFICER: Andrew Gledhill

DATE PREPARED: 22/1/14

TEL EXT: 77803

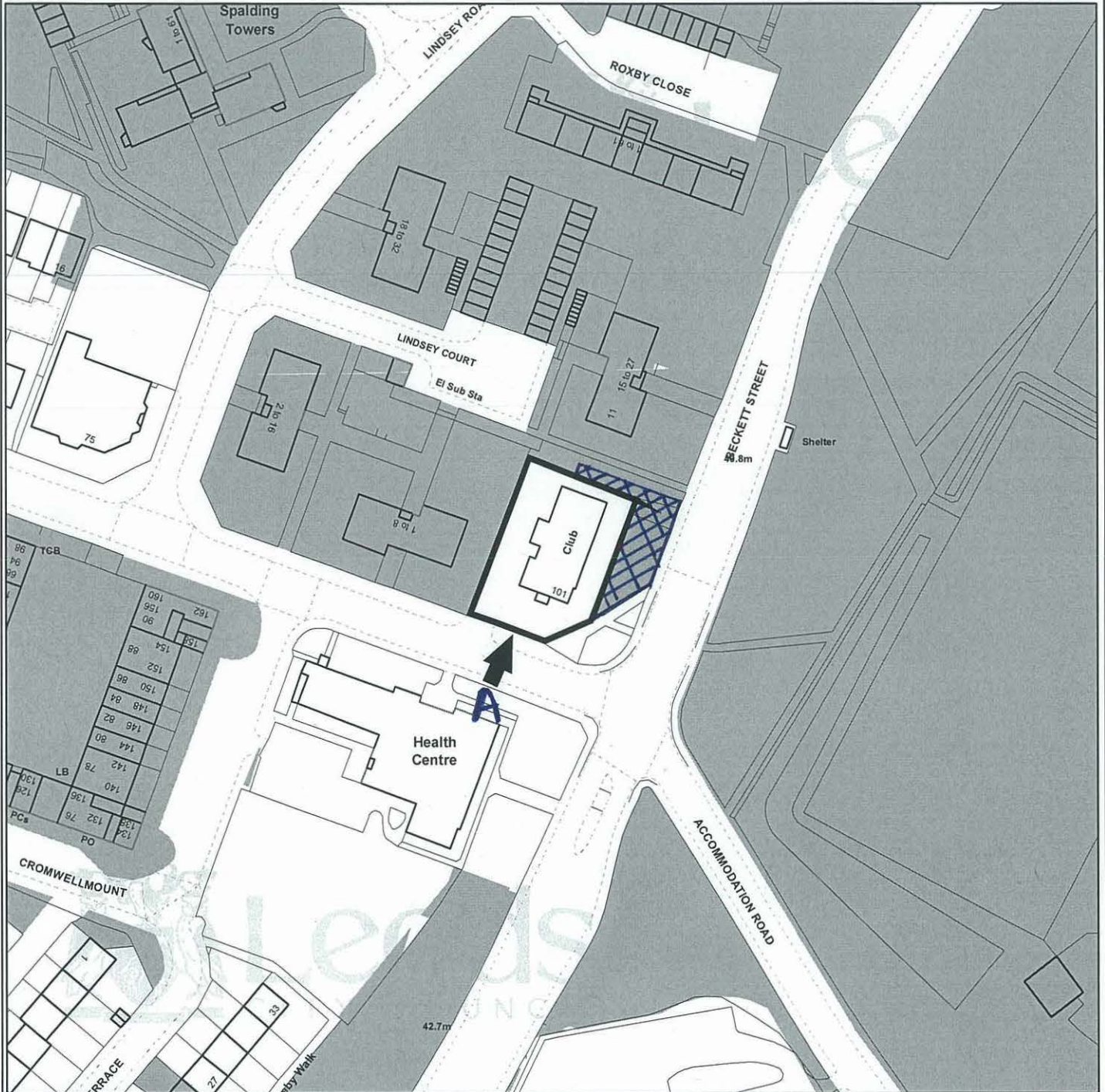
Signed off by Authorised Officer:

S. Abbey
23-1-14

Date:

- FOR DISTRIBUTION AT LEDA

**LINCOLN GREEN SOCIAL CLUB
101 LINCOLN GREEN ROAD
BURMANTOFTS
LEEDS LS9**



- | | | | | | |
|---|---------------------------------|---|----------------------------------|---|---------------------------------------|
|  | ← SUBJECT SITE |  | LAND OWNED BY LEEDS CITY COUNCIL |  | LAND LEASED OUT BY LEEDS CITY COUNCIL |
|  | LAND SOLD BY LEEDS CITY COUNCIL |  | LAND OWNED BY APPLICANT | | |



Leeds
CITY COUNCIL

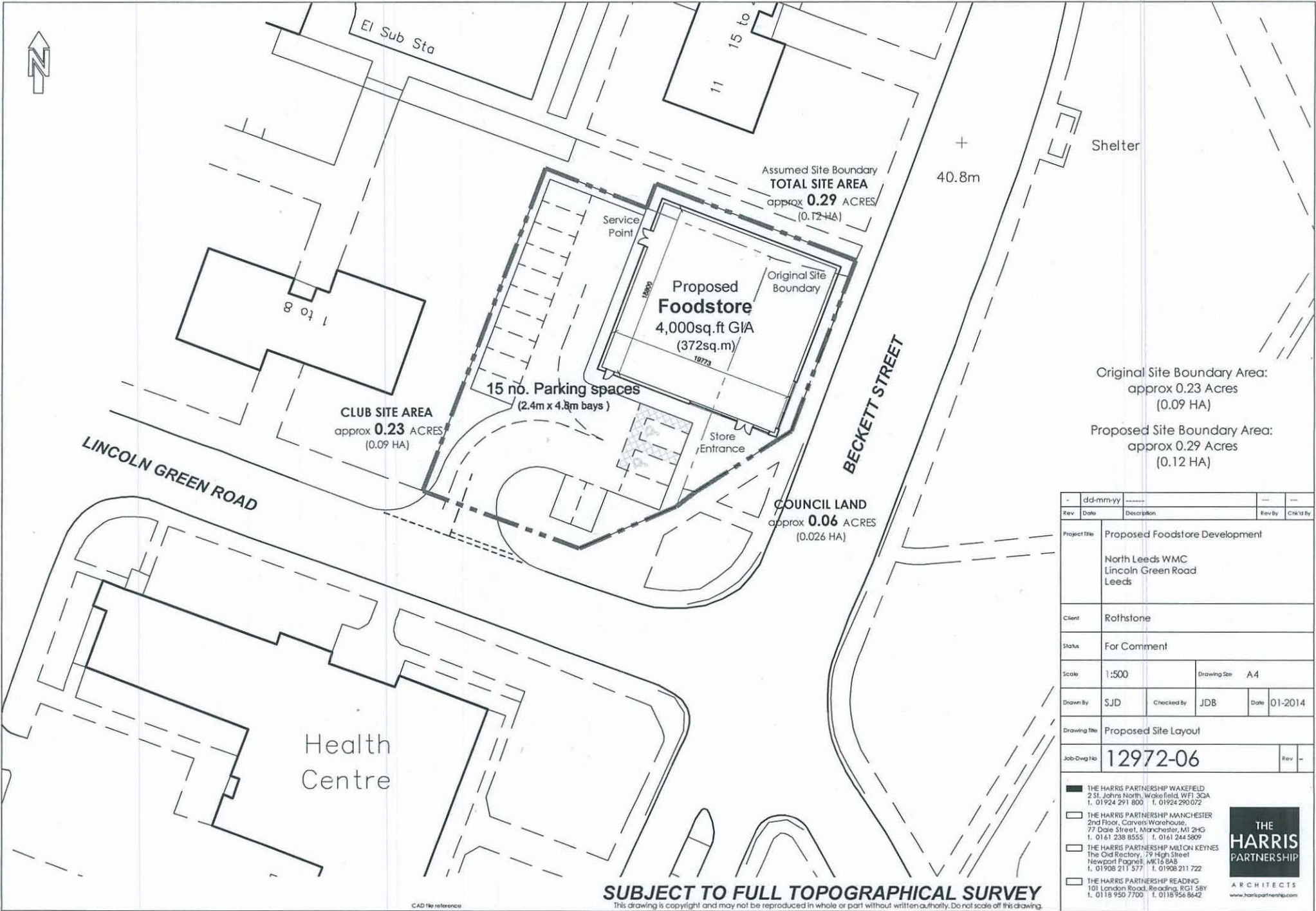
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PREP BY B. HAZELWOOD
DATE 11/01/2011
OS No SE3134SW
Scale 1:1,250



PLAN No 14940

Ver 3



Original Site Boundary Area:
approx 0.23 Acres
(0.09 HA)

Proposed Site Boundary Area:
approx 0.29 Acres
(0.12 HA)

Rev	Date	Description	Rev By	Chk'd By
Project Title: Proposed Foodstore Development				
North Leeds WMC Lincoln Green Road Leeds				
Client: Rothstone				
Status: For Comment				
Scale: 1:500		Drawing Size: A4		
Drawn By: SJD	Checked By: JDB	Date: 01-2014		
Drawing Title: Proposed Site Layout				
Job-Dwg No: 12972-06				Rev: -

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CAD file reference

