



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 3rd July 2014

Subject: APPLICATION NUMBER 14/00970/FU: Outline Application for single storey retail food store with car parking, landscaping and associated works – Land off Tong Road, Farnley

APPLICANT

Aldi Stores Ltd And Quora
(Wortley) Ltd

DATE VALID

18.2.2014

TARGET DATE

20.5.2014

Electoral Wards Affected:

Farnley and Wortley

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

RECOMMENDATION: DEFER AND DELEGATE approval to the Chief Planning Officer, subject to the signing of a Section 106 agreement within three months from the date of the resolution to ensure the following: -

- Travel Plan, Travel Plan Coordinator and monitoring fee of £2,500;
- Store to be a discount supermarket only; and
- Local employment initiatives
- Offsite highways improvements, maximum sum £50,000 for signaling improvements, TRO's, Pedestrian Island to Tong Road and £20,000 for speed calming measures on Albany Street
- Public Transport Contribution of £47, 500

and subject to the following conditions:

- 1. 3 year time limit;**
- 2. In accordance with the approved plans;**
- 3. Restriction on goods which can be sold, no tobacco, lottery, dry Cleaning, newspaper, magazines, in store counters etc**
- 4. Area used by vehicles laid out, surfaced and drained;**
- 5. Car park to be completed prior to opening and retained thereafter**
- 6. Details of cycle and motorcycle parking;**
- 7. Visibility splays of 2.4m x 90m in each direction onto Tong Road Road**
- 8. Travel Plan Measures;**
- 9. Methods to be employed to prevent mud, grit and dirt being carried onto the public highway;**
- 10. All off-site highway works completed before first occupation; (S278 agreement)**
- 11. Materials details and samples of external walling and roofing;**
- 12. Details of surface materials;**
- 13. Construction management plan;**
- 14. Specific hours of construction;**
- 15. Store Opening Hours; 08:00 to 21:00**
- 16. Store Delivery Hours only between hours of 07:00 and 21:00;**
- 17. Details of plant to be submitted to, and approved by LPA, shall not exceed 5dB (A) below the lowest background (L90)**
- 18. Provision of facilities for storage and disposal of litter;**
- 19. Lighting Scheme;**
- 20. No amplified sound/ tannoy**
- 21. No window Adverts;**
- 22. Landscape maintenance and implementation;**
- 23. Replacement planting within 5 years;**
- 24. Root Protection of existing trees (on adjacent land)**
- 25. Boundary details;**
- 26. Scheme to secure the car park outside opening hours;**
- 27. Drainage details to be approved.**
- 27. Provision of oil interceptors;**
- 28. Site remediation.**

29. In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies SA2, SA5, SP7, GP5, N12, N13, A4, BD5, BC7, N12, N39, LD1, S2, S5, T2 and T24.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

1.0 INTRODUCTION:

- 1.1 This application is brought before Plans Panel due to the level of local representation received and because the proposal does constitute out of centre retail development. The application was presented to Members of the South and West Panel as a position statement at the last Panel meeting on 29th May where Members asked for clarification on the progress regarding proposals for the Morbaine development at Carr Crofts, Armley.

2.0 PROPOSAL:

- 2.1 The proposal is for the construction of a detached retail food store of 1499m² with an internal sales area of 1000m² with 83 no car parking spaces and associated hard and soft landscaping. Aldi UK are a discount food retailer; they propose around 20 – 30 jobs (mixture of part and full-time) once the development is complete.
- 2.2 The building proposed is of brick construction with a flat roof. The parking area is to be located between the side of the building and the western boundary of the site. The front of the building faces onto Tong Road, and access into the site is taken from Tong Road.
- 2.3 A draft Section 106 'Heads of Terms' Planning Obligation has been produced which lists the production of a Travel Plan (which incurs a monitoring fee of £2500), a contribution to be made to Public Transport, £50,000 towards off-site highway works at Whingate junction, and to endeavour to make employment opportunities available via the Council's Jobs and Skills Services.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site consists of a former scarp yard, which accommodates a detached property. The majority of the site is vacant and there are still remains of former scrap vehicles and other waste upon the site. It appears the use of the site ceased some time ago. Much of the site is overgrown and there are a number of trees which are mainly located around the site boundaries. The site lies unallocated within the Leeds UDP and is identified as having a poor impact on the environment of the area.
- 3.2 The site is almost flat, and is located at a lower level than the adjacent highways of Tong Road and Albany Street which lies to the south and east respectively.

The site lies within the Farnley and Wortley ward which lies to the south of the site, and abuts the ward boundary of Armley which lies to the north. Locally, many residents perceive the site as being within the Armley area, as opposed to Wortley.

- 3.3 The site lies on the northern side of Tong Road, in a locality which is characterised by a mix of land uses. The northern side of Tong Road is increasingly residential in character, with the southern side being more commercial in character. Immediately to the north of the site lies the playing field for Whingate Primary School, and beyond this, rows of streets of dense back-to-back terraced properties. To the east lie more modern spaciously set 1970's type red brick, semi-detached properties. To the south, across Tong Road lies commercial 'shed' type buildings which are occupied by a metal works and car garage. To the west lies a former Public House which has been sub-divided into flats, and Whingate Primary School.

4.0 Relevant Planning History:

- 4.1 There are no records of any previous planning applications for the comprehensive redevelopment of this site. Other previous applications have been for minor alterations to the existing buildings which are to be demolished and have no relevance to this application.
- 4.2 Outline planning consent (10/02363/OT) was granted on 25th January 2012 for 'demolition of an existing waste transfer station and other commercial buildings to erect a retail superstore with car parking, petrol filling station/shop, three A1/A2/A3 units and public open space', on land off Carr Crofts, Town Street and Modder Place, Armley (known as the Morbaine site). This site lies within Armley Town Centre and has not been implemented.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The application has been amended since its submission by increasing the level of detail of the Albany Street elevation by introducing pillars and high level glazing. An increased amount of landscaping is now proposed.
- 5.2 The main issue surrounding this proposal is the that the proposal is for retail development outside a specified centre. Discussions over the scope and catchment of the sequential test were also discussed.

6.0 PRE-APPLICATION COMMUNITY INVOLVEMENT

- 6.1 The first stage of public consultation was undertaken by the applicants in July 2011. The closest 1,827 properties to the site were sent a newsletter which outlined the proposal. This exercise prompted 158 responses, 98% of which were positive.

- 6.2 A community consultation evening was held on 28th January 2014 at Whingate Methodist Church. This was attended by 27 people.

7.0 PUBLIC/LOCAL RESPONSE

- 7.1 The application was publicised by 4 site notices which were posted adjacent to the site on 28th February 2014. An advert was also placed in the local press on 6th March 2014. Letters of notification were sent to 19 adjacent occupiers on Albany Street, the flats contained within former New Inn, and Whingate Primary School.
- 7.2 To date 80 letters of support and 2 letters of objection were received to the application. The majority of the letters of support received are contained on standard letters which were sent out to nearby residents by Aldi. It is debatable how much weight can be attached to these standard letters of support received, as ultimately they have been written by the applicant, although endorsed by local residents. Aldi collected a list of 'supporters' from their initial mail drop and once the planning application was submitted to the Local Planning Authority, Aldi wrote to these people asking them to formally support the application.
- 7.3 This group of 'supporters' were provided with a standard letter of support by Aldi, which was addressed to the Local Planning Authority along with a pre-paid envelope. The covering letter which was sent to local residents even suggested further points for local residents to raise, to add to their letters of support. The points raised in these standard letters of support are summarised below.
- The proposal will improve the appearance of the site
 - Increased shopping choice
 - Competition is good, Aldi is value for money
 - The proposed store has level access and disabled parking
 - The proposal will create job opportunities
 - Will boost the local economy
 - The site is easily accessible and very convenient
 - The site has been an eye-sore for years
 - The proposal will benefit an elderly population
 - Many local people own no car and the proposal will be serve a existing residential population
 - The proposal will lessen the need for people to travel to other food stores
- 7.4 The only objection received from a local resident, is from an occupier who lives opposite the site on Albany Street. This representation states that the proposal would over-shadow their property and a shadow analysis should be submitted in support of the application.
- 7.5 The second objection is from Morbaine, who are the applicants/ developers of the Carr Crofts site in Armley, which benefits form outline planning consent a

major retail development (See paragraph 4.2). The points raised in this objection are highlighted below.

- The proposal could be accommodated on part of the upon the Carr Crofts site and would 'kick- start' investment in Armley Town Centre
- The proposal is contrary to both national and local adopted planning policy
- This proposal would have a severe adverse impact upon the Carr Crofts site coming forward
- The reasoning behind Aldi discounting the Carr Crofts site in terms of likely timescales and complex ownership issues are misleading
- The proposal would take away valuable investment from an established town centre, reducing the potential to deliver regeneration

7.6 Following the receipt of this objection, and the discussion at the last Panel meeting, Officers wrote to Morbaine to establish the current position of their site in terms of implementing their consent. A reply was received, and the mains points of this reply are highlighted below.

- The retail environment has changed since the outline consent was granted and operators are now favouring smaller formats
- Detailed discussions are taking place with an operator (undisclosed)
- Without an operator contractually committed it is difficult to provide a timetable
- Likely that planning application to be submitted in late summer 2014, with implementation commencing in new year (2015) and store opening in 2 years from planning permission being received

The response is no more specific and provides no certainty as to when and by whom and to what scale the Carr Croft site would be occupied.

7.7 At the time of drafting this report no representations had been received from Ward members, although Councillor Ann Blackburn has verbally stated she would like the scheme to provide glass recycling facilities.

8 CONSULTATION RESPONSES

8.1 Statutory:

Environmental Agency

No objections subject to conditions

Highways

No objection subject to standard conditions, including agreed off-highway works to be secured through a S278 agreement. The store being conditioned to be only occupied by a discount food retailer.

8.2 Non-statutory:

Sustainable Development Unit

Considers the appearance of the building would be improved with a pitch roof in place of the flat roof proposed.

Architectural Liaison Officer

No objections, made comments regarding the calibre of glazing etc

Travelwise' (Travel Plan Officer)

The Travel Plan is acceptable. A monitoring fee of £2500 is required.

Contaminated Land Officer

No objections to the proposal subject to a condition which places a duty on the applicant to submit a Remediation Statement.

Access Officer

No objection, the proposal offers level access and an adequate level of disabled car parking.

Environmental Health

No objections subject to conditions which limited the noise level from plant equipment and opening hours

Mains Drainage

No objections subject to conditions.

9 PLANNING POLICIES

- 9.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 9.2 The Development Plan for the area consists of the adopted Unitary Development Plan Review (2006), the Natural Resources and Waste DPD (2012) along with relevant supplementary planning guidance and documents. The Local Plan (Core Strategy and Site Allocations Plan) will eventually replace the UDP – the Core Strategy has been submitted to the Secretary of State and is currently undergoing Examination and the Site Allocations Plan is at Issues and options stage having been through a period of public consultation in the summer of 2013.
- 9.3 UDPR
GP5 – Detailed Planning Considerations
GP7 – Planning Obligations
N12 – Priorities for Urban Design
N13 – Design and New Buildings
N25 – Development and Site Boundaries
N39A – Sustainable Drainage
T2 – Transport Provision for Development
T7A – Cycle Parking Guidelines

T7B – Motor Cycle Parking Guidelines
 T2C – Travel Plans
 T2D – Public Transport Contributions
 T24 – Parking Provision for New Development
 S2 – Vitality and Viability of Town Centres
 S4 – Retention of Retail Character
 S5 – Major Retail Development Location (Sequential Test)
 BD4 – Plant Equipment and Service Areas
 BD5 – Amenity and New Buildings
 LD1 – Landscaping Schemes

9.4 Leeds Local Development Framework (emerging)
 Development Plan Document - Statement of Community Involvement (2007)

9.5 Supplementary Planning Advice
 - Travel Plans (2011) – Supplementary Planning Document (draft)
 - Public Transport Improvements and Developer Contributions (2008)
 - Supplementary Planning Document
 - Building for Tomorrow Today, Sustainable Design and Construction (2010) - Supplementary Planning Document
 - Sustainable Urban Drainage in Leeds (2004) - Supplementary Planning Guidance

9.6 National Planning Policy Advice
 - National Planning Policy Framework
 - Ministerial Statement: Planning for Growth (March 2011)

10 MAIN ISSUES

- Principle of Development
- Design/ Appearance
- Amenity Considerations
- Highways
- Trees and Landscaping
- Sustainability Issues
- Economic Development and Planning Obligations
- Conclusion

10.1 Principle of the Development
 The site unallocated within the adopted Leeds Unitary Development Plan and approximately half a mile to the south-west of Armley Town Centre. Given the former use of the site and the resulting contamination issues, and the proximity to the existing commercial properties located opposite on Tong Road, it is unlikely this site would come forward for housing development, and therefore other uses do need to be explored and fully considered which would bring this site back into use, and secure environmental and visual benefits.

- 10.2 The proposal is contrary to the NPPF and the Leeds City Council Unitary Development Plan (Review 2006) and the emerging Core Strategy, which both seek to direct town centre uses to town centre locations. This therefore means that in line with paragraphs 24 and 26 the application is required to undertake a Sequential Assessment and potentially an Impact Assessment.
- 10.3 The emerging Core Strategy adopts the same town centres first approach endorsed by the NPPF. The Core Strategy has now been through the Examination in Public and whilst there are still matters to be resolved (Gypsy and Travellers and Affordable Housing) the Inspector has indicated that he only wishes to see minor amendments to the policies relevant to this application. It is therefore the formal, legal position of Leeds City Council that the relevant Core Strategy policies should be given significant material weight.
- 10.4 Policy P1 identifies Armley as a Town Centre, the highest order of centre below the city centre.
Policy P5 states:
- (I) Food stores will be directed towards the town and local centres identified in policy P1.
 - (II) Sites on the edge of town and local centres will be considered where there are no available, viable or suitable sites within centres.
 - (III) A number of town centre could perform more successfully as major locations for weekly shopping needs if they included investment in new food store provision and/or redevelopment of existing facilities to expand their retail offer or expand their function. Appropriate provision within centre or on edge of centre will be encouraged, and will be supported where sites can be identified in the following locations:
 - Armley
 - Chapel Allerton
 - Cross gates
 - Dewsbury Road
 - Farsley
 - Headingley
 - Holt Park
 - Horsforth Town Street
 - A new centre at Richmond Hill
 - Holbeck
- 10.5 It is important to note that Armley has been identified in this policy, as it is a Council commitment to deliver new retail facilities within the town. This reflects a permission given for a retail foodstore on the Morbaine site. The Morbaine/Carr Crofts site within the designated centre of Armley benefits from outline planning permission (10/02363/OT) for a major foodstore circa 8,350 sqm granted in January 2012. This site is sequentially preferable to the proposal site considered here and to be convinced that the proposal has adequately passed the sequential test, there will have to be strong justification for dismissing the Morbaine site. It was envisaged that the development of this Morbaine site by a major food retainer would act as an anchor store, and encourage other retailers to locate within Armley town Centre, acting as a

catalyst for the regeneration of the locality. The outline consent of this site also included a new area of public realm and petrol station..

- 10.6 The applicants have dismissed this site due to legal and ownership issues which they state render the Carr Crofts site complicated and expensive to develop. The title information for the site shows that the site is held in 14 different ownerships, with 22 separate Title entries. With planning consent for a net floor area of 5,017sqm retail floorspace consented on the Carr Crofts site, the Aldi proposal considered here represents only 20% of this net floor area. In terms of turnover, Aldi state they would have a turnover of approximately 15% of the estimated turnover for the Morbaine approval if constructed.
- 10.7 The agents acting for Aldi have stated although they are not privy to tenancy agreements with the existing tenants upon the site, it does not appear that the site is being readied for comprehensive development, they estimate that obtaining vacant possession would take 2/3 years, in addition to this full demolition and remediation, as well as establishing other tenants alongside Aldi would take development beyond a reasonable timeframe from their point of view. Therefore the proposal would only occupy part of the site leaving the majority undeveloped. It is unlikely the current owners would be willing to clear the entire site for a development which only occupied approximately 20% of it, without any commitment from another retail operator to occupy the remainder of the site.
- 10.8 Morbaine the developers of the Carr Crofts site have objected to the proposal, as outlined in paragraph 7.5. Since receiving this objection, Officers have written to Morbaine for confirmation on the exact position regard progress of their site, deliverability and likely time scales. No certainty has been provided at this stage from Morbaine regarding this issue, as there is no contractual agreement with a retail operator to occupy the site. At present the site is occupied by a number of different uses. A large waste management/recycling facility is present on the site, this business will need an alternative site in the area. The industrial estate which currently occupies the site is almost fully occupied with only 2 units vacant. There are currently boards on the site offering premises to be Let (potentially on a short term licence), which implies there is no intention to redevelop the site in the short term.
- 10.9 It is considered that the sequential test provided illustrates they are no alternative available sites within a 5 minutes catchment of the application site, including this Morbaine site, and as such this proposal is considered to be acceptable in principle, subject to an assessment against all other normal development control considerations.

Design Issues:

- 10.10 The store has been located towards the eastern part of the site, with the parking area being located to the western side. The front narrower elevation of the store has a glazed frontage, onto Tong Road, which would be perceived

as the main front elevation of the building. The proposed food store will incorporate elements of glazing together with an oversailing canopy to signify the entrance to the store facing onto the primary elevations from which the public shall approach the store.

- 10.11 It is considered the proposal is of a quality design, which although simple, contains quality detailing features. The proposal includes a band of light weight cladding along the longer side elevations below the roof level which reduces the mass of the brickwork and adds a degree of visual interest. The design of the store is largely dictated by its function and the shelving within the store only allows for high level glazing along the side western elevation which faces onto the adjacent parking area.
- 10.12 Officers had concerns regarding the design of the Albany Street elevation which is 55m in length, and lies opposite residential properties. This has been amended at the request of Officers to include a band of high level glazing, and contrasting brick pillars, to reduce the mass of this elevation. The layout of the proposal has also been amended to increase the provision of landscaping along this elevation to soften the appearance of the store along Albany Street.
- 10.13 The majority of the residential properties in the immediate area of the site are constructed from red brick, and it is considered the use of this material as the main walling material will successfully tie the building in with the surrounding built environment. The exact bricks will be conditioned on approval to allow Officers to view the proposed samples, prior to the commencement of development.
- 10.14 The form of the building, and the fact it is only single storey in height means it would not appear overly dominant. The space around the siting of the building also minimises the visual impact of the proposal. The site is a disused former scrap yard, and at present is in a neglected state. The site is identified as an eyesore site through the West Leeds Gateway and it is considered the proposal would result in vast visual and environmental improvements to this site and the perception of the wider locality. For all of these reasons it is considered the proposal follows the policy guidance of N12 and N13.

Amenity Considerations

- 10.15 The site is surrounded by residential properties to the east and west. The siting of the proposed store places it in very close proximity to the properties which lie to the east along Albany Street. These properties on average are located 22m away from this side elevation. The application is supported by sectional drawings which show the height of the store, smaller than these properties located opposite. Due to the distance to these properties, the height of the proposal and the orientation to the west of the properties along Albany Street, it is not considered the proposal would result in over-shadowing these properties located opposite, and no shadow analysis is required, as requested by one of the objectors. The adopted SPG

'Neighbourhoods for Living' recommended a 21m distance from the front of opposite properties. Although this guidance is concerned with opposite residential properties with clear glazed windows, it give an indication on what distances are considered to be acceptable with regard to outlook.

- 10.16 All traffic into the site will use the Tong Road access and it is not considered the traffic going to the site, would cause a noise nuisance for the occupiers along Albany Street. Speed calm measures are also proposed along Albany Street which will discourage customers from using this road to access the site.
- 10.17 The development which is the subject of this proposal falls in an area which suffers crime in line with the National Average for England and Wales. As out of town car parks can attract anti social activities, consideration should be given to a means of securing the car park outside opening hours to prevent misuse of the facility. A condition is imposed to control this. In view of all of these issues it is not considered the proposal would have an adverse impact on the living conditions of nearby and adjacent residents, particularly when considered against the previous use of the site.
- 10.18 Environmental Health Officers have recommended conditions which relate to noise levels from plant equipment, open and delivery hours. All of these conditions will be imposed on the approval of the application to protect the amenity of nearby residents. There is no concern which relates to the proposed opening hours of 08:00 to 21:00. Tong Road is a busy strategic route through West Leeds which will provide a constant level of background noise. There are unrestricted B1, B2 and A4 uses which lie opposite the site across Tong Road, which could operate beyond 21:00.

Highways

- 10.19 Highways have raised no objections to the proposal. The application was supported by a full Transport Assessment and Travel Plan. The proposal includes 83 car parking spaces. This includes disabled parking space and Parent and Child parking spaces which are located nearest to the site entrance. Highways have stated this level of parking is only acceptable as the proposal is for a discount retailer, and this needs to be secured through a S106.
- 10.20 A S278 agreement is required, and a condition to implement these off-site highway works prior to the occupation of the supermarket is recommended. These off-site highway works include traffic calming measures to Albany Street at a maximum cost of £20,000, and £50,000 for signalling improvements to Whingate junction, the provision of a traffic island, in front of the store on Tong Road and TRO's along the Tong Road frontage to provide a safe crossing route and visibility in and out of the site.
- 10.21 The submitted Travel Plan is considered to be acceptable, and the layout of the building has been amended to include showering facilities for staff who wish to cycle to the premises. The £2500 Travel Plan monitoring fee will be

secured through the S106 agreement. The proposal includes cycle parking at the front of the store. The duty to ensure these cycle spaces are provided and retained will be conditioned on approval. A Public Transport contribution is also sought, and a sum of £47,500 has been agreed with the Travel Wise team.

Tree and Landscaping

- 10.22 The site is largely vacant at the moment; however there are a number of trees situated mainly around the site perimeters. These trees are not protected, and the application is supported by a full Tree Survey. The proposal seeks to remove all of the trees on the site and replace these with new trees and landscaping. The survey has identified 13 trees, 12 have been identified as a category 'C' retention and one has been identified as category 'B'.
- 10.23 The landscaping scheme has been amended at the request of Officers to increase the provision of landscaping, and soil volumes to ensure then new planted trees do successfully grow and flourish. The landscaping scheme includes new trees to be planted along the sites, north, eastern and western boundaries, with a central area within the car park provided, to allow the planting of three trees. The Landscape Officer has raised no objections subject to conditions. On balance, it is considered that the proposal would result in significant environmental improvements to the site, despite the removal of the existing trees.

Sustainability Issues

- 10.24 It is considered the proposal would constitute a highly sustainable form of development. The site is previously developed, and is located on a main vehicular route, which is served well by public transport, and within a locality which has a large population within an immediate close catchment. One of the main themes received in the letters of support to the application is the fact it that the proposed store will serve the local residents, with an increased food choice, without any reliance on transport to access the store.

Economic Development and Planning Obligations

- 10.25 The proposal would amount to a development intended to create between 20 - 30 jobs, split between part and full time positions. Up to 100 positions during the construction phase are also anticipated by Aldi. This in an area which suffers higher than average (national and local) unemployment and deprivation. The applicants have entered into discussions with the Council's Employment and Skills Service who have in principle confirmed their agreement to work with Aldi to promote and secure positions for local residents. Aldi in turn have suggested that this could be controlled through a Section 106 Agreement and have listed this as a 'Heads of Terms' matter for consideration.

10.26 Aldi have also stated their investment in this site is immediate and would be open within 8 months, from gaining planning consent. This offering is in no doubt a positive consideration and in current economic conditions should be given appropriate weight where the National Policy Framework very much advocate the importance of job creation and general economic related development. Indeed the Ministerial Statement has highlighted that sustainable economic growth should be given important consideration amongst other relevant considerations and that appropriate weight is given to the need to support economic recovery.

CONCLUSION

11.1 Although the proposal does constitute out of centre retail development, given the unavailability of other more 'central' sites, and the uncertainty given the of the deliverability of the Morbaine site in Armley, and the benefits of providing a new discount retailer in this location, redeveloping a vacant site and providing new jobs, whilst providing an increased in retail choice and competition, the proposal is on balance considered to be acceptable. The proposal would result in significant environmental and visual improvements on a key site, which is located on a major strategic route through West Leeds, whilst resulting in a sustainable form of development which will give local residents an increased food choice.

Background Papers:

File Planning Application 14/00970/FU



SOUTH AND WEST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

