



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 30th June 2016

Subject: 16/01182/FU - Demolition of existing building and construction of a Class A1 food store together with car parking, landscaping public realm and associated works at land off Pelham Place, Chapel Allerton Leeds, LS7 3PD

APPLICANT

Aldi Stores Limited

DATE VALID

2nd March 2016

TARGET DATE

1st August 2016 (Ext of time).

Electoral Wards Affected:
Chapel Allerton

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 following conditions and the prior completion of a Section 106 Agreement to cover the following:

- £15,000 towards a Traffic Regulation Order for the area of Chapel Allerton Town Centre affected by the proposed development
- £20,000 towards bus shelter development and improvement
- £20,000 towards Bus information display
- Public realm works
- £2,500 towards the monitoring of the approved Travel Plan
- The appointment of a Travel Plan Co-ordinator to be approved in writing by the Chief Planning Officer
- Local Employment measures
- Commuted sum payment for the maintenance of works to highway and redundant access to site

In the circumstances where the S106 Agreement has not been completed within 3 months of the Panel resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

1. Standard three year implementation
2. Approved plans
3. Materials
4. Restriction on the hours of the undertaking of the development including the demolition of the building on site
5. Submission of a statement of Construction Practice
6. Submission of a noise control Scheme
7. Submission of waste collection provision
8. Submission of any external extraction facilities to be attached to the building
9. Submission of external lighting scheme
10. Restriction on Hours of Deliveries (details of these are still awaited and there is a potential conflict between the preferences of Highways who would prefer to see them occur outside of opening hours and Environmental health who wish to see them restricted to between 07:00-20:00 Mon-Sat 08:00-20:00 Sunday's and Bank Holidays. Information is still awaited from the applicants on this point.
11. Restrict net floor space to 20% maximum of non-food retail.
12. Implementation of Landscaping (Tree Planting)
13. Drainage conditions
14. Submission of and implementation of works under sec 278 applications prior to opening of store to the public.
15. Provision of electric vehicle charging points in the car park to a minimum specification
16. Availability of car park to general usage with no restrictions on duration of stay outside of Aldi's normal opening hours including, on a commercial basis, the availability of Electric Vehicle Charging Points to be provided as part of this development.
17. submission of an implementation of Tree Protection measures
18. Details of proposed boundary treatment to front to be submitted

1.0 INTRODUCTION

- 1.1 Members will recall that the applicants made a pre-application presentation at the meeting of this Panel on 4th February 2016 where the justification for the development was presented to Plans Panel and opportunity was given for Members to consider 3 design options for the development of the site.
- 1.2 In summary, Members agreed that the principle of retail based development on this site was still acceptable and that a building located towards the rear of the site, and a design that was option 3 as part of Aldi's presentation (and reflected in the present submission now), were considered acceptable principles in moving this site forward for development.
- 1.3 Given Panel's previous involvement in the development of this proposal it is considered appropriate that Plans Panel make the final determination on it.

2.0 PROPOSAL

- 2.1 The proposal seeks planning permission for the construction of a 1638 square metre (gross internal area) A1 retail unit following the demolition of the existing building on site. The new building is proposed to be located towards the rear of the site with the provision of 76 space car park accessed from Harrogate Road via a newly constructed access point towards the south of the site. The proposal also includes the provision of boundary treatment on the Harrogate Road and Allerton Hill frontage

to provide a small degree of 'urbanness' to the development in the form of low walling and pillars in-filled with metal railings. A pedestrian access is provided near the junction of Harrogate Road and Allerton Hill with an entrance 'pergola' creating a focal point.

- 2.2 Land to the south of the site adjacent to the existing Yorkshire Bank building is shown to be developed as a public realm 'sitting-out' area.
- 2.3 The building is designed to present a two storey element to its frontage with twin gables facing the car park one at each end of the building. These gables are linked with a full pitched roof in-filling the gap between them. The entrance to the building will be in the northern gable feature with the southern gable having a recessed panel built into it to provide relief to the stone work of the frontage. A simple canopy will run along part of the frontage and around the side of the building (north facing elevation) and will help in identifying the main entrance location of the building. The majority of the building hidden behind the elevated front feature is flat roofed and single storey.
- 2.4 The building is broadly rectangular in foot print with a small projection on the south elevation towards the rear of the building to accommodate delivery vehicles. A belt of existing trees on the southern boundary are shown to be retained and there is a limited amount of tree planting shown within the car park notably seven trees planted on the Harrogate Road/Allerton Hill frontage and two 'squares' of planting located centrally within the car park.
- 2.5 A pedestrian route is indicated from the pedestrian access on the Harrogate Road frontage and 6 disabled car parking spaces and 7 parent and child parking spaces are indicated closest to the building. A new vehicular access is to be formed at the south east corner of the site with a pedestrian refuge provided in the middle of the junction. The area of land that forms the present access to the site and which lies adjacent to the Yorkshire Bank building is shown to be laid out as a sitting out area

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is 0.56 hectares and lies off Harrogate Road in the centre of Chapel Allerton and is bounded by Pelham Place 2 – 18 Stainbeck Lane to the South, The Mustard Pot/ Chapel Allerton Tennis Club to the west, residential properties of 1 – 9 Grosvenor Park to the North and Allerton Hill to the north east of the site.
- 3.2 Land levels rise across the site and there is a significant difference in levels between Grosvenor Park and the site. The site has formerly had two office buildings on it. One building, closest to Allerton Hill, has been demolished and Allerton House remains vacant on the site.
- 3.3 Existing access to the site is taken from Harrogate Road at the corner with Stainbeck Lane adjacent to the Yorkshire Bank. Another vehicular access exists onto Allerton Hill, adjacent to 1 Grosvenor Park. The site lies centrally within the S2 Chapel Allerton Centre and is a prominent site. The Chapel Allerton Conservation Area was extended and now includes this site within it.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Notably the site has been the subject of a previous approval for an A1 based retail outlet which is still extant. This was granted planning permission under reference 13/00694/FU and expires on 5th December 2016.
- 4.2 The other significant submission was the pre-application submission made under reference PREAPP/15/00743 and which was the subject of a presentation to Plans Panel at its meeting on 4th February 2016 and which has already been referenced earlier in this report.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The applicants have previously submitted a pre-application submission which was presented to Plans Panel at its meeting on 4th February. In the initial stages of the processing of the pre-application submission Officers took the line that had previously been endorsed by Plans Panel that the building should be towards the front of the in order to provide a presence in the street scene and in recognition of the sites presence in the Chapel Allerton Conservation Area, thus representing a more traditional form of development albeit with a modern interpretation within the Conservation Area.
- 5.2 Members will recall a site visit was undertaken and then the applicants made a presentation to Plans Panel and a discussion ensued regarding the merits of the issues surrounding positioning of the building. Plans Panel resolved at that meeting that they found the positioning of the building towards the rear of the site acceptable and expressed a preference for the form of building that contained the gable roof elements rather than the more modern interpretation that provided for a flat roof design.
- 5.3 During the processing of the submitted application officers were concerned that the front boundary treatment did not respect the street scene sufficiently and so requested that Aldi consider implementing a low stone wall with pillars at regular intervals infilled with narrow gauge vertical metal railings and the creation of an entrance feature at the pedestrian access point on the Harrogate Road frontage. This has been incorporated into the scheme.
- 5.4 In addition, various issues surrounding highway matters were raised with the developers during the course of negotiations including the provision of a pedestrian refuge in the vehicular access mouth. This provides a safe place for pedestrians to stand whilst crossing the vehicular access to the site and means that pedestrians only have to negotiate one flow of traffic at a time when doing so.
- 5.5 Other aspects of the discussions that officers have undertaken with the developers include the list of items at the head of this report to be included in the Section 106 agreement and such things as Electric Vehicle Charging Points. Notably, the scheme also includes the laying out of the seating area to the south of the site adjacent to the Yorkshire Bank building however at the time of writing clarification on future maintenance responsibilities were still being finalised.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by site notice and newspaper advert. As a result of this publicity which the second round of which expired on 2 June 2016 a high number of comments have been received. It is difficult to judge the exact number of representations that have been submitted as a bug in the Public Access system allows for multiple submissions of the same representation from the same

person. There are however, over 150 entries listed on the system as objections to the proposals. It is now understood that this particular bug in the system has been resolved and in future multiple submissions whether intentional or non intentional will not occur. The comments raised in this multiplicity of submissions cover the following matters:

- Impact on highway safety – By far the most common objection/comment. These comments range from the potential impact on pedestrians, Chapel Allerton being a very busy centre, to the impact of the creation of a ‘junction’ with Harrogate Road and the associated vehicular movements into and out of the site and with particular reference to service vehicles which need to enter and leave the site on a regular basis. The location of the servicing facility for deliveries is questioned by a number of the objectors.
- Impact on the vitality of Chapel Allerton as a centre – Particular reference is made by many objectors to the special nature of many independent retailers that exists in Chapel Allerton and concern that an Aldi will adversely impact on them
- The need for a further supermarket – many objectors catalogue how well Chapel Allerton is serviced already by supermarkets, including an existing co-op in the centre itself, a Lidl to the south on Harrogate Road and other super markets within reasonable travelling distances from the centre. The need for another super market development is questioned by many of the objectors.
- Many objectors consider that the site should be brought forward for a mixed use which includes residential development on the site.
- Lack of suitable landscaping within the scheme
- Adverse impact on Conservation Area
- Design is inappropriate in this context
- Will result in rat-running in the wider area as Harrogate Road and Stainbeck Lane become more congested, drivers will seek alternative routes through and this will lead to rat runs in nearby residential streets.
- Noise pollution due to increased activity on site
- Adverse impact on character of Conservation Area
- Development should not be allowed simply to resolve the eyesore of the existing site.

6.2 CanPlan (a local interest group) have also made representations and their comments that are material to the planning application broadly correspond to the generality of comments raised by the public and listed above and it has to be said that a number of the public who have written in have also expressed support for the CanPlan stance against the development. Specifically CanPlan object on the following grounds:

- The principle of retail use of the site.
- The proposal does not enhance or indeed preserve the Character of the Conservation Area.
- The loss of the existing building which despite superficial observations enjoys elegance and flexibility making it suitable for conversion.
- The purpose neglect of the owners allowing the building to fall into disrepair is no reason to allow for a substandard poor quality proposal as a replacement.
- Aldi’s interpretation of their pre-consultation exercise is misleading as 22% of the respondents expressed a view that they support the scheme on offer purely on the basis of the state of the site at present.

Their own consultation exercise through the Chapel Allerton Residents Society found 80% of respondents against an Aldi store in this location.

- The design pays no respect to the local character and has no design merit in its own right.
- The siting of the building towards the rear of the site does not create an active street frontage on Harrogate Road.
- The retail use is inappropriate given that the area is already well served by such uses.
- Highway improvement should be addressed as part of this scheme
- The 'artists' impressions are misleading as they take a viewpoint that is impossible to achieve in reality. (by CanPlan's reckoning, the middle of the road at a 4-5 metre elevation above ground level).
- Concern over the publicity undertaken by the Council in respect of the proposals. (there was a problem with the issuing of the initial site notices which was corrected as soon as possible once it was verified that incorrect information had been included in them. In any case a second round of publicity following the submission of some amendments was undertaken. Any confusion with regards to mismatched dates on the site notice compared to the public access web site will be as a result of the web site giving the overall date for the expiry of publicity which takes various forms including in cases such as this the publication of a notice in the local press. As this takes longer to organise than the site notice process there is often a later date whereby comments can be made despite what the site notices display. Therefore there was no conflict but any confusion is down to the limitations of the publicity regime presently imposed by the legislation.

6.3 In addition to the myriad submissions objecting to the proposals there has also been letters of support. Comments of which are as follows:

- A new store will be an asset to the local community
- Beneficial to less mobile residents and easily accessible on foot.
- There has always been an 'open space' on this part of Harrogate Road and so setting the building back respects this.
- The goods Aldi carry will complement rather than compete with other local stores in Chapel Allerton
- The additional parking will benefit the centre as a whole.
- Redevelopment of the site is long over-due
- The building proposed looks very good
- Will generate employment in area
- Will improve highway safety due to highway improvements
- Location of building moves servicing away from neighbouring residential properties.
- Car park at front offers better security

6.4 A number of standard support letters have been submitted also where a copy of a single letter has been signed by a number of different individuals these amount to approximately 69 copies of the same letter signed by different people in the locality.

6.5 A number of general comments have also been made many of which are not material to the consideration of the planning application and make reference to things like the writers likelihood of using the new Aldi once it is constructed, a lack of

response from individual approaches to the Aldi Consultation Team, praise for the manner in which Aldi have maintained the site since they have acquired it and a request for signage to be limited.

- 6.6 Following the submission of amended drawings many of the comments received more recently as a result of the publicity undertaken due to their receipt comment that the amended drawings do not address any of the concerns of the writers original comments and are at best minor cosmetic amendments irrelevant to the main issues raised in the initial consultation process.
- 6.7 Ward Members have been consulted on the application and there is broad support for the development of the site in a suitable manner.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Contaminated Land team – No objection subject to the imposition of standard conditions and directions.
- 7.2 Mains Drainage – No objections subject to the imposition of conditions.
- 7.3 Landscape – No comments subject to conditions
- 7.4 Highways – As a result of the negotiations undertaken between Aldi and officers and the developer's willingness to fund a TRO and/or the upgrades of existing TRO's
- 7.5 Historic England – Confirm that the development should be determined in accordance with national and local policy guidance and do not wish to make further comment on the proposals.
- 7.6 Local Plans – Proposal should be encouraged as it complies with the centres first approach in the Core Strategy, condition suggested that no more than 20% of the net floorspace of the shop to be used for the sale of non-food stuffs.
- 7.7 The Combined Authority – Make requests that have led to the inclusion of a contribution towards the improvement of two bus stops and bus information systems which have been incorporated into the draft Section 106 agreement.
- 7.8 Environmental Health – Recommends conditions restricting the hours that development, including demolition of the existing building should take place to 08:00-18:00 Mon-Fri and 08:00-13:00 Saturdays and no activity on Sunday's or Bank Holidays. The submission of a Statement of Construction Practice, submission of a scheme to control noise emitted from the store, including one relating to fixed plant and machinery, details of waste collection provision, the submission of external extraction facilitates the submission of any external lighting scheme, and restriction on hours of deliveries.
- 7.9 Yorkshire Water – No relevant comments to planning.

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds

currently comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

- 8.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Similarly, Section 16(2) of the same Act imposes obligations on those considering whether to grant listed building consent for development or works that affect a listed building. In such cases, it is necessary to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.
- 8.3 Core Strategy:
P1 Designates Chapel Allerton as a Town Centre
P2 Give guidance on acceptable uses within Town Centres
P10 Design – Seeks to ensure that new development is based on a thorough contextual analysis and provide good design appropriate to its scale
P11 Conservation – Seeks to conserve the historic environment including significant undesignated assets and their settings
P12 Landscape – Seeks to ensure the character of townscapes are conserved and enhanced.
T1 Transport management
T2 Accessibility requirements and new development
EN2: Sustainable design and construction
EN5: Managing flood risk.
ID2: Planning obligations and developer contributions
- 8.4 UDPR:
SA1: Secure the highest possible quality of environment.
GP5 all relevant planning considerations
N19: Development within conservation areas.
N25: Seeks to ensure boundary treatment around sites is designed in a positive manner.
N26: Relates to landscaping around new development.
N38B: Relates to requirements for Flood Risk Assessments.
N39A: Relates to sustainable drainage systems.
BD2: The design of new buildings should enhance views, vistas and skylines.
BD5: The design of new buildings should give regard to both their own amenity and that of their surroundings.
BC7: Relates to materials to be used in conservation areas.
LD1: Relates to detailed guidance on landscape schemes.
- 8.5 The Development Plan also includes the Natural Resources and Waste Development Plan Document (2013): Developments should consider the location of redundant mine shafts and the extraction of coal prior to construction.
- 8.6 Supplementary Planning Document – Leeds Parking Policy – Adopted 16th December 2015
- 8.7 Chapel Allerton Conservation Area Appraisal and Management Plan.
- 8.8 CANPLAN Community Plan and Design Statement.

9.0 MAIN ISSUES

- The Principle of the Development
- Layout
- Design
- Impact on Character of Conservation Area
- Highways
- Representations
- CIL

10.0 APPRAISAL

The Principle of the Development

- 10.1 Members will recall that at the time of the pre-application submission there was an extant planning permission on the site for a food based retail store. This permission still exists and establishes in itself the principle of a food based retail store on this site.
- 10.2 Notwithstanding this however, the site is located in a Town Centre and despite the arguments that Chapel Allerton already has an abundance of food based retail units within and near to its centre it is not the Planning Systems roll to interfere with the market forces that dictate which will prevail but only to ensure that Town Centres such as Chapel Allerton do not suffer in terms of vitality as a result of inappropriate developments being introduced. To this end the Core Strategy identifies that the preferred location for food based retail is in fact in such centres where good public transportation links exist and shoppers can undertake linked journey's whereby they visit a number of different outlets in one trip rather than make a single journey to one specific outlet for one type of shopping trip. To this end it is considered that the proposal is acceptable in principle.

Layout

- 10.3 Despite the misgiving of Officers regarding the layout of the proposals at the pre-application stage, it was clearly decided by Plans Panel that the location of the building towards the rear of the site with a car park separating the building from the highway was considered acceptable. This also fits in with Aldi's preferred model and so they have pursued this resulting in this application. The benefits of this layout include the moving away from the residential boundary to the north of the site of the servicing/delivery area thus significantly reducing the potential problem of noise disturbance to occupiers of properties on Allerton Hill. The provision of a readily visible car parking area that will be made available for general usage outside of Aldi's opening times including readily available surveillance of that car park from the public realm.
- 10.4 It is therefore considered on balance that the layout is acceptable.

Design

- 10.5 Members will recall that there were three design options available at the pre-application presentation and that a distinct preference was made at that meeting for

the gabled fronted design that now sits before Panel for determination. The materials to be used in the design will be controlled by condition, however the indication of a stone rather than brick finish with a slate roof is in keeping with the character of the Conservation Area where there is a mixture of stone used in some of the more traditional buildings and red brick in some more modern buildings. The design takes some clues from the traditional vernacular of the location whilst maintain elements of modern design and seeks to blend them together.

- 10.6 On balance it is considered that the design with the proper use of materials is acceptable.

Impact on Character of Conservation Area

- 10.7 Notwithstanding the consideration of Plans Panel at its meeting on February 4th 2016 to what was in essence a partially completed scheme seeking to establish some broad principles, it was considered that given the sites location within the Conservation Area that some attempt to recognise the urban aspect of the site should be made whilst still allowing for the openness of the site to prevail. To this end the applicants were requested to incorporate a low stone wall with regular stone pillars with the gaps infilled with narrow gauge metal railings. This gives a definition to the front boundary of the site along Harrogate Road and Allerton Hill which was lacking in the only partially completed schemes considered under the auspices of the pre-application process. The introduction of this element also allows for the creation of a focal point for the pedestrian access near to the bend in the site frontage and the creation of a 'pergola' type structure to inform pedestrians of a safe route into and through the site. The use of narrow gauge metal railings still allows for the surveillance of the car park from the public realm and helps to inform the type of landscaping that should be implemented behind it resulting in the provision of trees rather than very low level planting that will not significantly impact the street scene and would likely get trampled on by people using the wider frontage with no sense of 'defensible space' as an access to the store over the car park.
- 10.8 This compromise is considered to render the development much more acceptable in terms of its impact on the character of the Conservation Area. Views of the building will still be possible, but the views of the car park will be broken-up by the boundary treatment now shown on the submitted drawings.
- 10.9 The scheme is not considered to have an adverse impact on the character of the Conservation Area and is acceptable in this respect.

Highways

- 10.10 There is clearly significant concern regarding the highways issues expressed as a result of the public consultation exercise. Chapel Allerton is a busy vibrant centre with a main highway running through it and a busy junction at Stainbeck Lane/Harrogate Road. The benefit of the scheme is that there are an additional 76 car parking spaces provided within Chapel Allerton town centre and whilst primarily for the use of Aldi customers, they will benefit the wider town and customers are likely to make linked trips and so a shop at Aldi then visit other premises within the Town Centre or vice-versa.
- 10.11 In addition Aldi have undertaken not to impose any restrictions outside of opening hours so that during the later evening following the closure of the store the car park will be freely available to support the vibrant nightlife of Chapel Allerton. There are likely to be usage restrictions during opening hours as Aldi do not want the car park

to become a park and ride facility and having long stay car park during the day would be of little benefit to the town centre over all anyway.

- 10.12 The scheme has been modified since submission to alter the main access so that the radii is suitable for delivery vehicles to access and egress the site safely. A pedestrian refuge is provided on the access point so that pedestrians can more safely negotiate the access and deal with only one directional flow of traffic at a time when passing in front of the store.
- 10.13 Access for delivery vehicles to enter and leave the site in a forward gear is demonstrated however at the time of writing there was still some clarity awaited from the applicants in regards to the times of delivery. The ideal would be for all deliveries to occur outside of normal shop opening times. This would reduce the potential conflict between delivery vehicles and pedestrians to nearly zero as the delivery vehicles has to carry out a reversing manoeuvre once in the site in a part of the car park that would be accessed by customers. However, the contents of the submitted documentation suggest that up to three deliveries per day might take place with no commentary on the timing of these deliveries.
- 10.14 According to the normal standards of the Council there level of parking provision for the gross internal floor space is low, however the supporting documentation has been discussed with the Councils Highways Officers and they are comfortable that the level of provision is acceptable given also that Aldi are prepared to fund reviews and improvements to the Traffic Regulation Order affecting the town centre which will help mitigate the impact of the proposal on demand for car parking in the town centre.
- 10.15 The existing access to the site becomes redundant following the development of the site and Aldi are prepared to implement a 'sitting out' area to complement the town centre which will also include the hard landscaping of some land under the control of the council for completeness. This is indicated on the revised drawings however there is no information regarding funding for future maintenance submitted and this was awaited from the developers at the time of writing. It is considered that Aldi should layout the amenity area and provide a commuted sum payment for the future maintenance of that land and the street furniture to be provided on it.
- 10.16 A pedestrian crossing is to be provided along Harrogate Road, and this will be implemented as part of the Sec 278 works. A condition requiring the implementation of the highway improvements in accordance with approved drawings through a sec 278 application should be imposed so that these works can be implemented prior to the store opening.

Representations

- 10.17 The high proportion of representations received from the public in response to this proposed development is indicative of the level of interest at the local level that the development of this site has generated. They represent a broad spectrum of opinions ranging from the view that the site needs developing simply due to the length of time it has now been vacant to comments relating in detail to the issues surrounding this site and that there are in-principle objections regarding the proposed layout/design and even operator for the site. It is clear that in attempting to address the concerns of one section of the community the concerns of another will not be met and there will be an element of disappointment experienced.

10.18 The main concerns, objections and observations that are material to the determination of this application have been addressed in the main body of the report. They have been measured against the current Planning Policy of the Local Authority and the conclusion reached is that the principle of the development is established and that the form of the development is considered acceptable and compliant with planning policy. Those matters raised but not covered in the main body of the report are not considered to be material planning considerations that can be given any weight to in the determination of this application. In particular, there is still concern from many quarters regarding the need for a further food based retail store in Chapel Allerton. In short however this is not a material planning consideration in that the planning system is not designed to interfere with market forces and competition (except where the vitality and vibrancy of town centres might be threatened by edge of and out of town development) to the contrary given that this site is located in the town centre it is difficult to see how an objection on the basis of vitality can be sustained.

11.0 **CIL**

11.1 The scheme is liable for a CIL payment of £286,650.

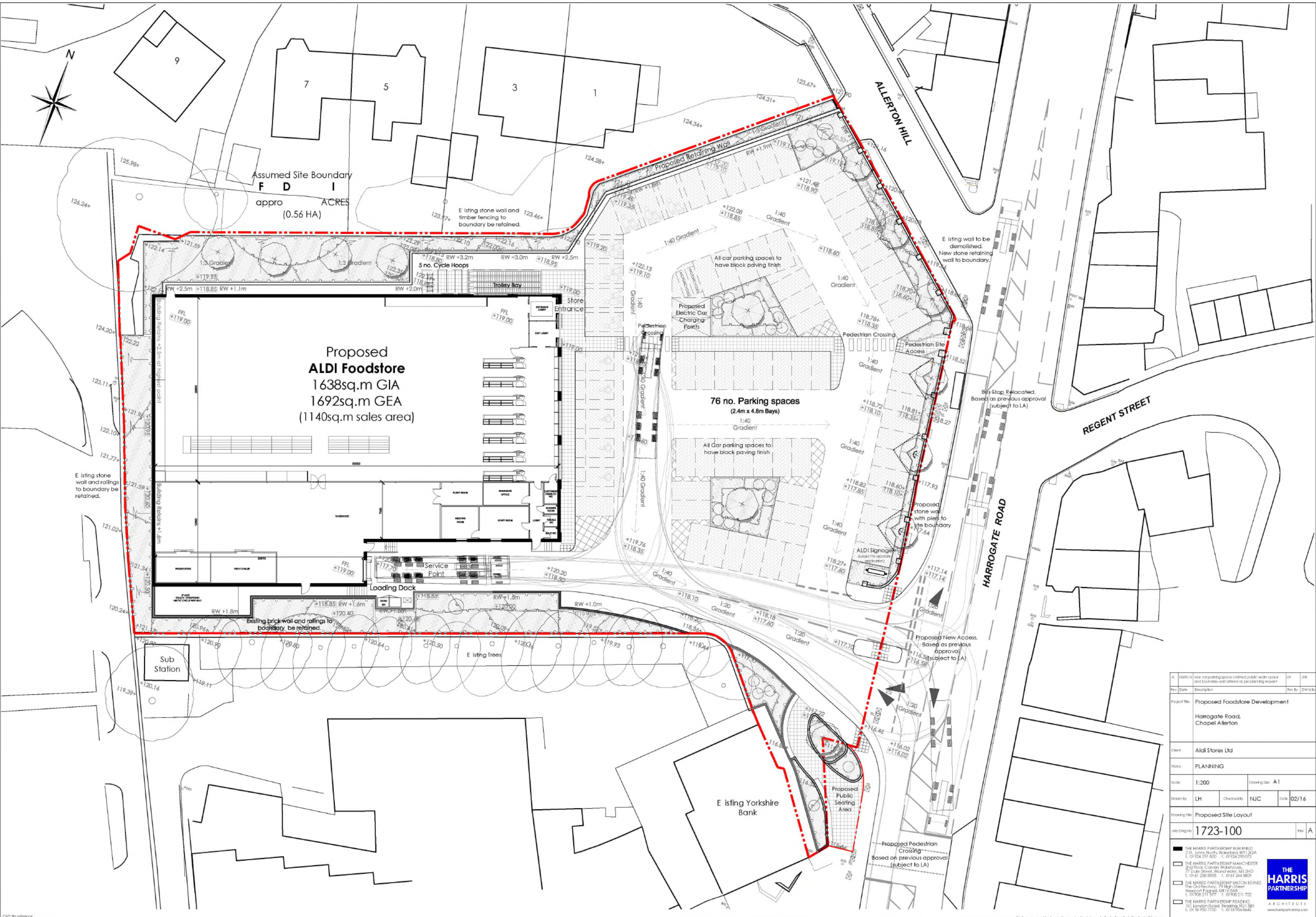
12.0 CONCLUSION

12.1 When measured against the policies of the Core Strategy and NPPF the development of this site for a food based retail store is considered appropriate. The design has been endorsed by Plans Panel previously as has the layout and officers have through the processing of the application since its submission secured additional benefits such as the finishing of the front boundary treatment and the provision of offsite benefits including the 'completion' of the sitting out space where the existing access to the site lies. Subject to the imposition of conditions and requirements within a section 106 Agreement as listed at the head of this report it is considered that planning permission can be recommended to be approved.

Background Papers:

Application files: 16/01182/FU

Certificate of ownership: Signed by applicant as sole owner of the site.



**Proposed
ALDI Foodstore**
1638sq.m GIA
1692sq.m GEA
(1140sq.m sales area)

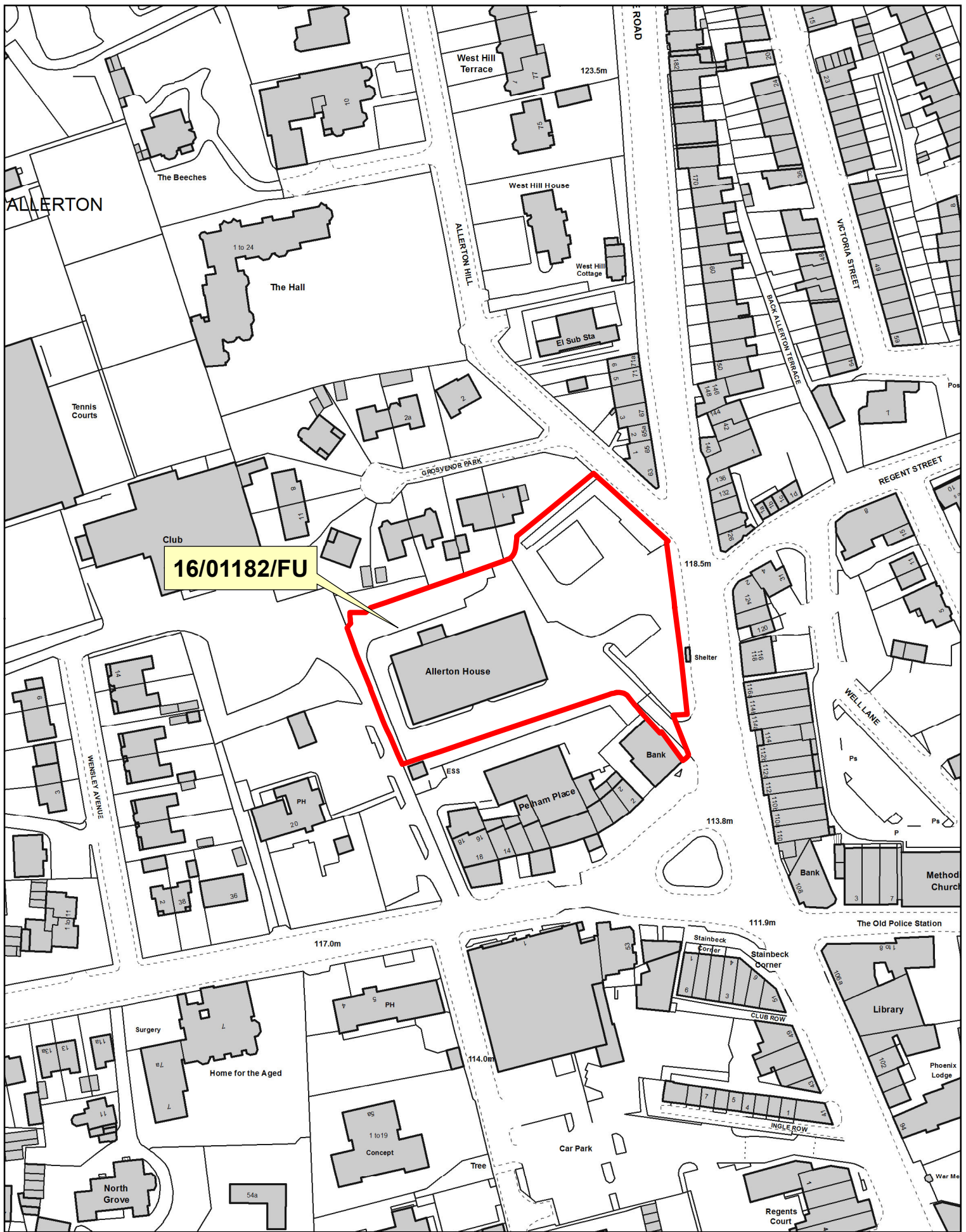
76 no. Parking spaces
(2.4m x 4.8m Bays)

Assumed Site Boundary
F D I
appro
(0.56 HA)

Rev	Date	Description	Rev By	Drawn By
A	02/05/14	new car parking spaces created public realm space and boundary wall altered as per planning request	LH	JNC

Project Title	Proposed Foodstore Development Harrogate Road, Chapel Allerton		
Client	Aldi Stores Ltd		
Status	PLANNING		
Scale	1:200	Drawing Size	A1
Drawn By	LH	Checked By	NJC
Date	02/16		
Drawing Title	Proposed Site Layout		
Job Drawing No	1723-100	Rev	A

<ul style="list-style-type: none"> THE HARRIS PARTNERSHIP WAKEFIELD 2 St. John's North, Wakefield WF1 3QA T: 01924 291 800 F: 01924 290 072 THE HARRIS PARTNERSHIP MANCHESTER 2 Wood Corners, Manchester 77 Dale Street, Manchester, M1 2HG T: 0161 235 8555 F: 0161 244 9839 THE HARRIS PARTNERSHIP WILTON KEYNES The Old Rectory, 79 High Street Newport Pagnall, MK16 2AB T: 01908 211 277 F: 01908 211 722 THE HARRIS PARTNERSHIP READING 101 London Road, Reading RG1 5BF T: 0118 959 7700 F: 0118 959 6642 	<p>ARCHITECTS</p> <p>www.harrispartnership.com</p>
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NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

