

## **Development Plan Panel**

**Tuesday, 9th August, 2011**

**PRESENT:** Councillor N Taggart in the Chair

Councillors B Anderson, C Campbell,  
C Fox, T Leadley, J Lewis, K Mitchell,  
E Nash and N Walshaw

### **56 Chair's Opening Remarks**

The Chair welcomed all in attendance to the August meeting of Development Plan Panel.

### **57 Late items**

In accordance with his powers under Section 100B(4)(b) of the Local Government Act 1972, the Chair agreed to accept copies of representations submitted by Hammerson and Land Securities in relation to agenda item 7, Leeds City Centre, Town and Local Centres Study, which were not available at the time of agenda despatch. (Minute No. 61 refers)

### **58 Declaration of interests**

Councillor Nash declared a personal interest in agenda item 7, Leeds City Centre, Town and Local Centres Study, in her capacity as a Member of the Co-operative Group – Leeds and Wakefield Area Committee. (Minute No. 61 refers)

### **59 Apologies for Absence**

There were no apologies for absence.

### **60 Minutes - 12th July 2011**

**RESOLVED** – That the minutes of the meeting held on 12 July 2011 be approved as a correct record.

### **61 Leeds City Centre, Town and Local Centres Study**

The Director of City Development submitted a report which summarised the findings of Colliers International, who had been commissioned to provide an up to date, comprehensive picture of current and future capacity for retailing and related town centre uses across the district.

The following information was appended to the report:

- Core Strategy Preferred Approach Leeds Centres Hierarchy (CSPA)
- List of proposed Town and Local Centres
- Summary of town centre healthchecks undertaken by Colliers International
- Convenience and Comparison Goods Retail Summary

The following officers / representative attended the meeting and responded to Members' questions and comments:

- David Feeney, Head of Planning and Economic Policy

- Sue Speak, Team Leader, Local Planning East
- Graham Connell, Colliers International.

In brief summary, the key areas of discussion were:

- Confirmation that there was already a shopping outlet on Dewsbury Road. One Member referred to planned development off Dewsbury Road on Old Lane. Some Members were of the view that Dewsbury Road was an unrealistic defined shopping area. Officers advised that the study referred to the defined Dewsbury Road centre and not the surrounding area.
- Acknowledgement that Horsforth Town Street was a thriving area and presented opportunities for further enhancement and growth.
- Clarification about office provision, particularly in town centres. Officers confirmed that office provision was generally encouraged above retail units.
- In relation to city centre floorspace, referred to in 3.1 to the report, it was advised that this excluded the new shopping development at Trinity Walk, Wakefield, which was not open when the study was undertaken nor did it account for development of the large undeveloped area in the centre of Bradford.
- Concern about the status of some categories suggested as part of the Colliers study, particularly Boston Spa and East Ardsley. One Member questioned whether the size of Churwell was sufficient enough to be categorised as a major settlement, local centre as shown in the CSPA. Members were advised that there were currently insufficient shops at Churwell to justify inclusion as a local centre, but this position would be reviewed when options for growth were considered.
- Concern whether reliance could be placed on the retail projections. Members were advised that the projections were formed using industry standards and the main drivers were population and retail expenditure.
- Confirmation that the study was recommended by the Planning Inspectorate and provided an evidence based assessment.
- Concern about the impact of proposed new developments on traffic, particularly close to the inner and outer ring roads.
- Concern about the timescales for implementing the changes.
- The negative effect of the White Rose Centre on local centres, especially, Dewsbury and Batley. Members briefly discussed the need to accommodate more sustainable growth in the outer south area.
- Officers responded to representations submitted by Land Securities and Hammerson. It was confirmed that the fully study was now available to view online on the Council's website.
- Confirmation that the Investment Partnership South Leeds was an informal steering group which did not necessarily reflect Council policy.

**RESOLVED** – That the report and information appended to the report be noted.

(Councillor James Lewis left the meeting at 2.50 pm during the consideration of this item.)

**62 Date and time of next meeting**

Tuesday, 6<sup>th</sup> September 2011 at 1.30 pm.

(The meeting concluded at 3.03 pm.)