



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 26th September 2013

Subject: APPLICATION 12/03886/OT – OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING OFFICES (BUSINESS PARK) (B1A), (B) AND (C), RETAIL AND BAR/RESTAURANT (A1, A2, A3, A4, AND A5), HOTEL (C1), LEISURE FACILITIES (D1, D2), MULTI-STOREY CAR PARK, TOGETHER WITH INTERNAL ROADS, CAR PARKING AND DRAINAGE AT LAND BETWEEN BARROWBY LANE AND MANSTON LANE, THORPE PARK, LEEDS.

APPLICANT

Thorpe Park
Developments Ltd

DATE VALID

24/9/12

TARGET DATE

21/5/13

Electoral Wards Affected:

**Crossgates and Whinmoor, Garforth
and Swillington, Temple Newsham**

Yes Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 INTRODUCTION:

1.1 This application was considered by members of the City Plans Panel at a special meeting on 19th September 2013. A further four associated applications (3 x relating to the detailed alignment of the Manston Lane Link Road (MLLR) and a further application relating to Green Park) were also considered at the same meeting.

1.2 In respect of the four associated applications, the Panel resolved to accept the officer recommendation to defer and delegate approval to the Chief Planning Officer subject to conditions. With respect to the main outline application for Thorpe Park itself, the officer report recommended approval in principle and to then defer and refer to the Secretary of State for the Department of Communities and Local Government as a departure application and delegate approval to the Chief Planning officer subject to conditions and the completion of a Section 106 Agreement. This recommendation was also agreed in principle subject to further consideration of the

recommended conditions in so far as they relate to retail uses/restrictions and the suggested Public Transport Contribution for the development.

- 1.3 A supplementary report will therefore be provided in advance of the meeting considering these two matters only and setting out what has happened since the 19th September meeting. The report will also include a copy of the comments received from third party objectors regarding the suggested retail restrictions.

RECOMMENDATION:

Members are asked to

- (i) Note the position
- (ii) Consider further information to be provided within a supplementary report (To be circulated separately)
- (iii) Determine all outstanding matters relating to Application 12/03886/OT