



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 13th September 2012

**Subject: PRE-APPLICATION PRESENTATION
PROPOSED RETAIL SUPERMARKET AT KIRKSTALL DISTRICT CENTRE
COMMERCIAL ROAD, KIRKSTALL**

APPLICANT	DATE VALID	TARGET DATE
Tesco	n/a	n/a

Electoral Wards Affected:
Kirkstall

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

That members note this update report and associated pre-application presentation by DPP on behalf of Tesco and comment.

1.0 INTRODUCTION:

1.1 The primary purpose of this report and associated presentation by DPP on behalf of Tesco is to update Panel regarding progress on the redevelopment of Kirkstall District Centre.

2.0 PROPOSAL:

2.1 ORIGINAL PROPOSAL

2.2 A planning application was submitted in October 2011 for redevelopment of the Kirkstall District Centre. This scheme was presented to West Plans Panel as a

position statement on 8th December 2012. This application is still under consideration.

2.3 This scheme involved the redevelopment of a parcel of land which is surrounded by four roads these being Commercial Road, Kirkstall Lane, Kirkstall Hill and Beecroft Street in Kirkstall. It proposed all the buildings that are currently on the site was be demolished. The site slopes very significantly from the bottom of the site on Commercial Road to the top of the site on Kirkstall Lane and also from Kirkstall Lane up to the junction of Kirkstall Hill and Beecroft Street. This would result in the highest part of the site being the junction of Kirkstall Hill and Beecroft Street and the lowest, the junction of Kirkstall Lane and Commercial Street. The development was proposed to be five stories high at the Commercial Road end of the site and three storey at the top end onto Kirkstall Hill. The proposal comprised the following:

- The supermarket was provided to have a gross floorspace of 9,230 square metres and a net sales area of 5,667 square metres. This will comprise 3,066 square metres of convenience goods and 2,601 square metres of comparison goods.
- This supermarket will be on the top floor of a proposed 5 storey building and will be two storeys high. The sales area will all be on one floor with a mezzanine floor occupying the western end of the building for staff facilities.
- Underneath this supermarket will be a three storey car park to house 639 car parking spaces. There will be two floors of car parking that are completely covered with the third level having some open car parking at the western side of the building with the rest under the store.
- There will be 7 smaller retail units at single storey height with their frontage onto Kirkstall Lane with a combined floorspace of 1,008 square metres.
- A new community centre located next to the 7 smaller retail units.
- A replacement Post Office Workers Club.

2.4 Officers considered that the main issues in relation to this previous scheme were.

Principle of development – The lower half of the site is within the town centre so in principle for this part is acceptable in policy terms. A retail impact assessment had been submitted and was still being negotiated.

Highway and Transport matters – The proposal involves some significant changes to the surrounding network and these changes along with the proposed traffic generation where being negotiated and assessed.

Impact on Kirkstall and wider area – The development was introducing a high building on a large footprint which was uncharacteristic of the area which tended to have high buildings on a small footprint and low buildings on a large footprint. Due to the topography of the site to develop the site will be difficult and challenging.

Impact on the setting of a listed building – The impact on Kirkstall Abbey and a listed building on Beecroft Street needed to be assessed.

Design, scale and place making – The impact on area due to a high building in a prominent position. Also impact of the scheme in terms of unactive frontages.

Residential amenity – The impact of the proposed 24 hour operation and deliveries of the houses around the site.

Job Creation – The creation of jobs for local people in the local area

Pedestrian Access and safety – Impact of non active frontages, pedestrian access through the car park and conflict between the vehicles and pedestrians.

2.5 Members at this Plans Panel were asked for their initial views on the proposals which where:

- Highways concerns – roads in the area were already at saturation Level with congestion at junctions and the proposals would bring more Traffic into the area. Highways would be able to provide more analysis and assessment of impact in due course.
- Concern that the proposal was not fitting for the area and was more suited to an out of town development. Comparisons were made to a similar development in Batley where the additional retail units had remained empty. Whilst Members were keen to see something happen On this site and were aware of the physical challenges in bringing a Scheme forward on the site, there was a general consensus that the Scheme presented due to its size, scale and impact would be out of Character and detrimental.
- Concern about pedestrian access arrangements.
- Concern regarding the siting and detail of the Children’s play area.
- Concern of some Members about the demolition of the existing terrace of commercial premises on the Commercial Road frontage.

Officers and the agents have been negotiating a revised scheme. Before the revised scheme is submitted as a new planning application and the previously seen scheme is withdrawn the agents would like to present the proposal to Members for any comments.

2.6 REVISED SCHEME

2.7 The revised scheme to be presented to Members at this Panel involves a reduction in the amount of floorspace for the supermarket although the precise figures have yet to be submitted. The revised scheme has been moved down to the front of the site and the previous landscaping area to the front of the development has been removed. This time the building will be four stories on the elevation facing Commercial Road and level with the ground at the top of this site on Kirkstall Hill. Each level will have the following:

- On the ground floor will be the row of new retail units which will be at street level on Commercial Road.
- On the next level there will be the post office workers club and the staff areas for the employees of the supermarket. This level will also include a service road for the club and the small retail units which will one way off Kirkstall Road to Beecroft Street.
- The next level will be the food store and with will have its main entrance on Kirkstall Road. This will cover the front part of the site. This level will also have the store café and community facility which will be accessed at the top of Kirkstall Road at ground level.
- The final level will be the car park. Half of this car park will be on top of the proposed store and the other half will be surfaced car park. There will be 513 car parking spaces.

2.8 The main entrance will be in the same position off Commercial Road. There will also be a second entrance to the surface car parking off Beecroft Street. The service yard for the store will be located under the store with its entrance off Commercial Road.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is surrounded by the roads of Commercial Road, Kirkstall Lane, Kirkstall Hill and Beecroft Street. There is a parade of two storey shops on the Commercial Road frontage which will be demolished for the highway works required. The rest of the frontage onto Commercial Road is landscaped.
- 3.2 To the opposite side of Commercial Road are some two storey stone buildings used for retail and behind this the retail development which includes Morrison's supermarket. The traffic light junction for access into the Morrison's retail park is on Commercial Road. The major junction of Commercial Road, Kirkstall Lane is on the corner of the site. Kirkstall Leisure Centre is also on this junction on the opposite side of Kirkstall Lane. The other buildings on Kirkstall Lane are two storey and are mainly residential and corner shops.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 24/54/96/OT – retail development approved August 1997
24/198/00/RE – renewed in November 2000
24/572/05/OT – Outline application for mixed use including residential, retail, community facilities, public open space, parking and access (Espalier scheme).
Refused Jan 2008 for two reasons:
1. No affordable housing provision
2. Traffic generation
An appeal was withdrawn.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Positive discussions have been held with Planning, Design, Landscape and Highways officers regarding this developing redevelopment.
- 5.2 Ward Members and the appropriate steering groups have been briefed regarding this revised scheme.

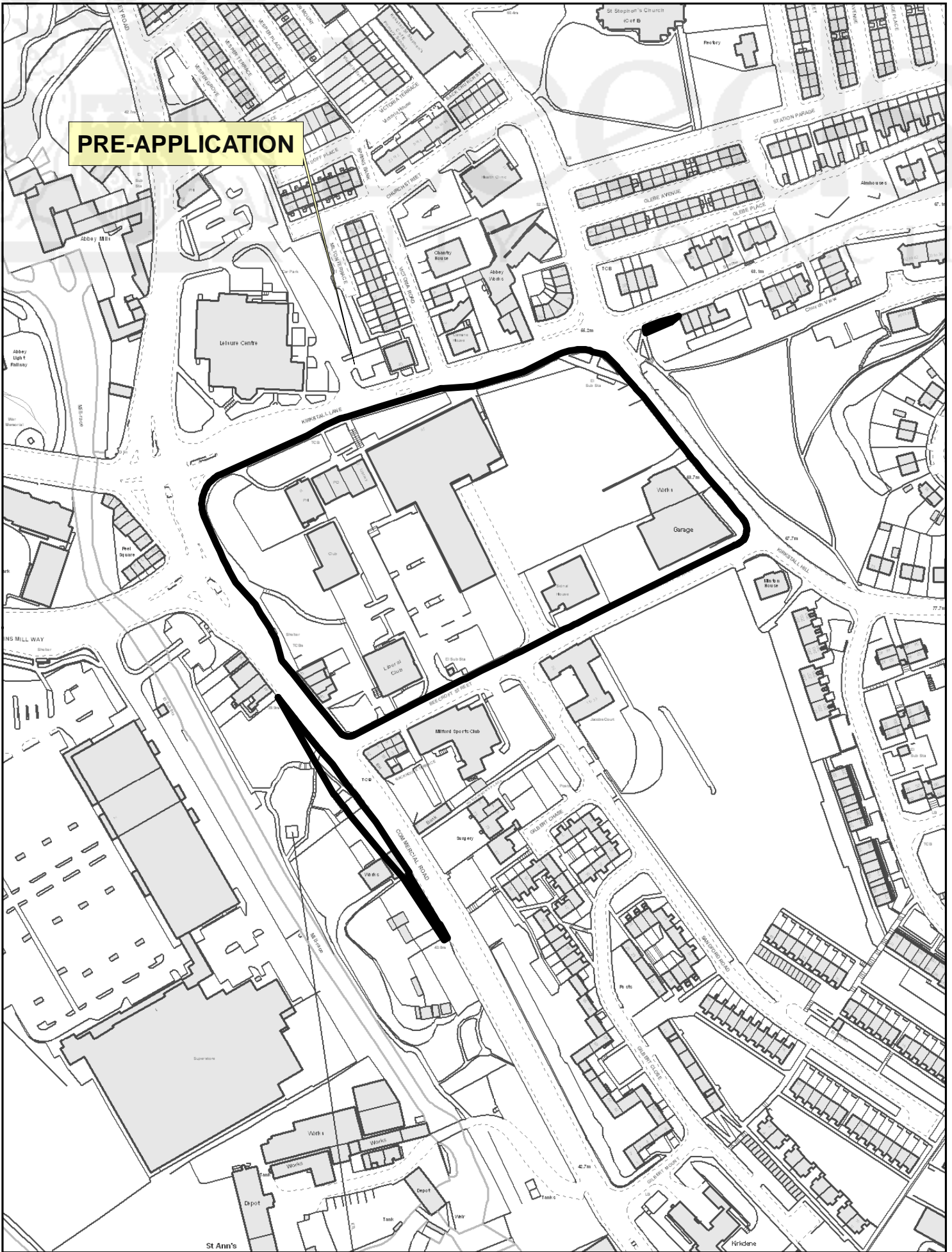
6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Ward Members will continue to be informed of ongoing discussions and community engagement will continue.

7.0 CONCLUSION

- 7.1 The planning application for the redevelopment of Kirkstall District Centre has been significantly changed since Panel previously saw the scheme in December last year. Members are asked to pass comments on the pre application scheme that will be presented with particular regard to:
- Store size
 - Access both vehicular and pedestrian
 - Scale/massing
 - Design
 - Location of retail units/community centre
 - Impact on centre of Kirkstall
 - Impact on Kirkstall Abbey
 - Residential amenity

PRE-APPLICATION



WEST PLANS PANEL

