



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 20/06/13

Subject: INTRODUCTORY REPORT

APPLICATION 11/04306/OT. Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access. Site of Asda store, Old Lane, Beeston, LS11 8AG.

APPLICATION 10/04404/FU. Application for the erection of retail store with car parking and landscaping at junction of Moorhouse Avenue and Old Lane, Beeston, LS11.

APPLICANT	DATE VALID	TARGET DATE
Asda Stores Ltd	18/10/11	17/01/12
Tesco Stores Ltd	01/10/11	31/12/10

Electoral Wards Affected:

Beeston & Holbeck

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

ASDA:

Defer and delegate to the Chief Planning Officer for approval, subject to the specified conditions and following completing of a Section 106 Agreement.

TESCO:

Refuse permission due to significant adverse impact on vitality and viability of Beeston local centre.

1 INTRODUCTION:

- 1.1 This report to Members should be viewed as an introduction to the two separate reports that deal with schemes by Asda and Tesco for supermarkets on adjacent sites. Both schemes have previously been reported to Plans Panels on 8th November 2012 and the relevant minutes are noted in the respective reports.

- 1.2 The Asda proposal was submitted in October 2011 and is for a new supermarket to replace an existing Asda (formerly a Netto) store on the site. The existing store is 520m² gross whilst the proposed store would be 3000m² gross. As part of the proposal a block of small industrial units would be demolished, and the site of a former industrial use will also be used. The Asda proposal is in outline to consider the principle and access only. The existing Asda store has permission to extend to 777m² which expires early July 2013.
- 1.3 The Tesco proposal was submitted in October 2010 and is for a new supermarket on the site of a former jam factory. The proposed store would be 2737m² gross. The Tesco proposal is a full application.
- 1.4 Both stores provide parking, landscaping and access. Both proposals if approved would require various highway works such as pedestrian crossings, right turn lanes and alterations to the roundabout at Old Lane/Beeston Road.
- 1.5 When originally taken to Plans Panel in November the reports carried recommendations of refusal, largely due to concerns about impact on Dewsbury Road town centre. Members did not accept this and favoured some form of retail offering going ahead. Officers were asked to address issues of impact if both stores were to be approved both in terms of the highway impact and the impact on Beeston local centre.

2 NEGOTIATIONS AFTER PLANS PANEL:

- 2.1 Following the last report to Plans Panel both applicants were asked to provide additional evidence on the cumulative impact of the two stores going ahead on both Beeston local centre and the highway network.
- 2.2 Tesco provided a cumulative report derived from the supporting material submitted in response to their application, that of Asda on the adjoining site and Asda Middleton.
- 2.3 Asda carried out an in centre survey in Beeston local centre along with an exit survey at the current Asda store and used this as the basis of their cumulative impact studies.

3 CONCLUSIONS:

- 3.1 Following submission by both applicants the evidence has been reviewed both in house and by Colliers International who are acting as retail experts. An explanation of the evidence and appraisals are given in the relevant reports, however the conclusions reached are as follows.
- 3.2 Two retail stores in this one, out of centre, location were considered to result in a significant adverse impact on the local centre at Beeston. Estimates of impact on the Co-op as the anchor store of the local centre have been suggested by Tesco's advisors as 21% impact on turnover. Subsequently they have suggested lower figures, even for cumulative impact, but their original estimate seems appropriate. They argued initially that the Co-op is trading so well it could withstand this level of impact.
- 3.3 Even if it is accepted that cumulative impact is not a simple doubling of that of each store, on the 4 of this analysis the cumulative impact would approach 30%. In view of the size and offering of the Co-op store and particularly noting its importance for Beeston centre it is considered that this is an unacceptable level of impact.
- 3.4 One store however was considered to have a lesser impact and the adverse impacts would not be as significant. A new store in this location would also offer local residents a greater choice in retail provision and introduce an element of competition

that does not currently exist. It is clear from the evidence submitted that a significant amount of money leaves the local area due to the lack of provision of a main food destination in the area (the Co-op serves a predominantly top-up shopping function).

- 3.5 Having concluded that one store would be acceptable it then fell to try and decide which of the stores should go forward. Both stores could bring about similar benefits, they will provide main food shopping provision, result in regeneration of an area in need, and will provide similar amounts of employment. Choosing between them for these reasons would therefore be unreasonable.
- 3.6 The difference between them is that if the Tesco scheme goes ahead then you would have the 2,700m² of Tesco store, plus the 777m² of existing Asda store (size of existing store with approved extensions), totalling retail floorspace of 3,477m². Allowing just the Asda proposal to proceed would result in total retail floorspace of 3,000m².
- 3.7 The Tesco store would also introduce a new element of top-up shopping that does not exist at the moment and therefore the impact of this store is likely to be greater on the Co-op store than the Asda store, which already has a top-up shopping customer base in the area. This is important due to the fact that the Co-op store predominantly provides a top-up shopping facility rather than acting as a main food destination.
- 3.8 It is considered therefore that the Asda proposal would have a less significant adverse impact on Beeston centre than the Tesco proposal and consequently the Tesco scheme is recommended for refusal, whilst the Asda is recommended for approval.
- 3.9 Members should be advised that whilst each scheme should be taken on its merits it is important that the cumulative impact is assessed and the reports to Panel should not be viewed in isolation.

4.0 **RECOMMENDATION**

- 4.1 Members are asked to note the contents of this report.