

Urgent Business Item

PLANNING COMMITTEE

3rd September 2015

P.A. No: 2015/04386/PA

LOCATION: 1323 Coventry Road, South Yardley, Birmingham B25 8LP

PROPOSAL: Hybrid planning application (part full and part outline) comprising
1. Full application for the demolition of existing buildings and construction of food store (A1), formation of accesses with associated car parking and landscaping.
2. Outline planning application for the erection of up to 21 dwellings with approval sought for access and all other matters reserved

It was agreed at the 20th August 2015 Planning Committee Meeting to approve the above planning application subject to the completion of a suitable Section 106 Planning Agreement. Members will also recall that an addendum was presented which primarily covered a representation received on behalf of Aldi Stores Limited in relation to the sequential test. A further representation has been received on behalf of Aldi and it is considered appropriate to bring this to your attention prior to a decision being made following the completion of the Section 106 Planning Agreement.

Aldi's latest representation acknowledges that their feasibility drawing did not accurately reflect the ownership of the landowner of the former Hobmoor Primary School Site and adjoining land. Aldi also highlights that Lidl's claim that their proposed foodstore is some 1080sqm larger than Aldi's feasibility drawing was incorrect and is in fact the footprint of Lidl's proposed store on Coventry Road. Aldi also advise that they are in discussions with the landowner of the former school site, who is willing to sell the site to a foodstore operator notwithstanding the current application for residential development. Aldi add that the site is not yet under contract to Aldi and therefore it is potentially available for Lidl to acquire. Aldi also argue that their feasibility plan is commercially viable for retail foodstore operators.

The error in Aldi's previous representation was referred to in the addendum presented to Members and Lidl's acknowledged error in relation to the floorspace of Aldi's feasibility plan is also noted. However, it is considered that these factors do not alter the previous conclusion that the applicant has adequately complied with the requirements of the sequential test. Members are also advised that the current residential application at the former Hobmoor Primary School site is currently being amended from an outline to a full application.

Recommendation

The content of this report is noted.