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BEESTON COMMUNITY FORUM

Katheryn Moran
Leeds City Council
Development Department
By e mail

30th April 2017

Dear Mrs Moran

RE PLANNING APPLICATION REFERENCE NUMBER 17/01987/FU RETAIL STORE WITH CAR PARKING, SUGAR MILL, 432 DEWSBURY ROAD, LEEDS LS11 7HL

I am taking this opportunity to make a formal objection to the above mentioned planning application.

There are substantial concerns about the potential increase in traffic, and the nature of such traffic, should the development go ahead. The comments from the Leeds City Council Highways Team are particularly relevant

'The vehicle tracking shows HGVs needing to use the whole of the carriageway on Oakhurst Avenue and on Dewsbury Road to turn in and out of Oakhurst Avenue, which could result in unsafe undertaking. The tracking also shows very little margin for error, resulting in unsafe manoeuvring and a high likelihood of vehicles overrunning the kerb; this is unacceptable. Only vehicle tracking for an articulated HGV has been provided; additional tracking for rigid vehicles and all turning movements is also required. The required visibility splay to the right at Oakhurst Avenue junction with Dewsbury road of 2.4 x 120m appears to be unachievable, being obstructed by the existing bus shelter. There is concern that increased right turns out on the central ghost island and the dual carriageway is not safe. The proposal would also necessitate the removal of on-street parking to facilitate HGV access and to allow 2-way passing; it needs to be demonstrated that the loss of this parking would not be problematic. In any case, residents are unlikely to support such TRO changes which would result in loss of on-street parking. There is a general concern that Oakhurst Avenue is a residential street and the proposal conflicts with this use. A substantial junction alteration is required to enable safe turning movements in and out of Oakhurst Avenue, along with TRO amendments and relocation of the existing bus stop. Any highways works would be subject to a S278 agreement. However, such

widening conflicts with the residential nature of Oakhurst Avenue '

It is particularly relevant that houses on Oakhurst Drive do not have adequate provision for off-street car parking. Car owners living on Oakhurst Avenue would therefore need to park their vehicles on the street .

In connection with road safety, the Highways Team states that :-

'There are concerns due to the junction of Oakhurst Avenue with Dewsbury Road being unsuitable for delivery and servicing vehicles, and the proposal conflicting with the function of Oakhurst Avenue as a residential street. Traffic Management have expressed their concern regarding the increase in traffic at the Oakhurst Avenue/Dewsbury Road leading to increase traffic on the Grovehall Drive/Dewsbury Road Junction, where there have been right turn conflict accidents.'

The turning of any articulated delivery vehicle, which has to start in the outside lane and then go through the inside lane, causes concerns . We understand that this is a problem which the applicant has at its branch in Greengates , Bradford and that this leads to traffic problems in that area

There is already a large number of existing retail stores located within a short distance of the proposed store, notably, the Asda on Old Lane, the Co-op in Beeston, Bals Newsagents, which is adjacent to the proposed new store , the White Rose Centre, which is within walking distance of the proposed development and the Spar Store (a remarkable omission from the applicant's planning statement) close to the junction between Old Lane and Dewsbury Road

We note that the applicant's traffic survey was carried out in 'July, at a time when many people are on holiday, when there are no matches involving Leeds United FC (Elland Road stadium is relatively close to the site) , and when weather is likely to be good. These are all factors which are likely to reduce the amount of traffic on the road

There is no evidence of any community consultation from the paperwork submitted by the applicant and posted on Public Access. We believe that consultation with residents of Oakhurst Avenue , who would be directly affected by the development is fundamental. We are particularly disappointed that neither the Beeston Community Forum , nor the Beeston Neighbourhood Forum have been consulted by the applicant. We also note that there are no notices on the lampposts adjacent to the site , about the planning application

The application would also involve the demolition of an historic building , dating from the 1920s

We look forward to receiving details of the Plans Panel meeting at which this application will be considered .

Yours sincerely

ROBERT J.W. WINFIELD