

170 – 172 Leckhampton Road

23/00813/FUL

Demolition of existing buildings and erection of mixed use development comprising a retail food store with associated car parking and landscaping, 8no. 1-bedroom apartments, 4no. 2-bedroom apartments, and 2no. 4-bedroom houses

Recommendation: Permit subject to a Section 106 agreement and conditions

Site location



Google earth image





## Google earth 3D image

Location of  
existing  
Co-op store



The site



# The site



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# Site context



10 & 12 Pilley Lane to east



174 Leckhampton Road to south



168 Leckhampton Road to north



Properties in Leckhampton Road opposite the site



1,3 & 5 Pilley Lane opposite the site to south



Middleton House care home in Pilley Lane to east



# Existing Co-op site



Google street view December 2021



Google earth

# Existing and proposed block plan



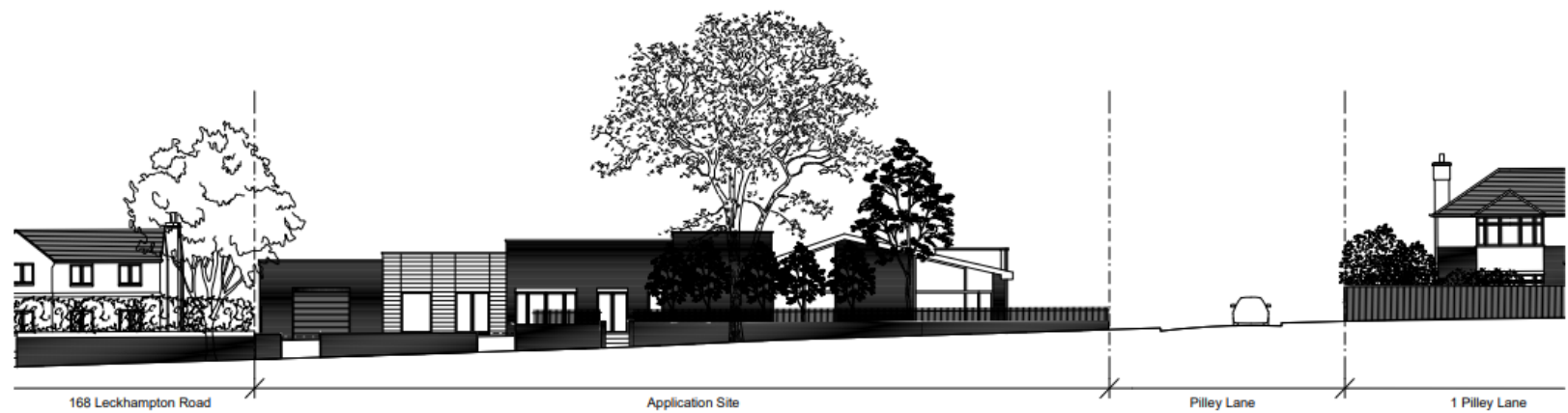
Existing



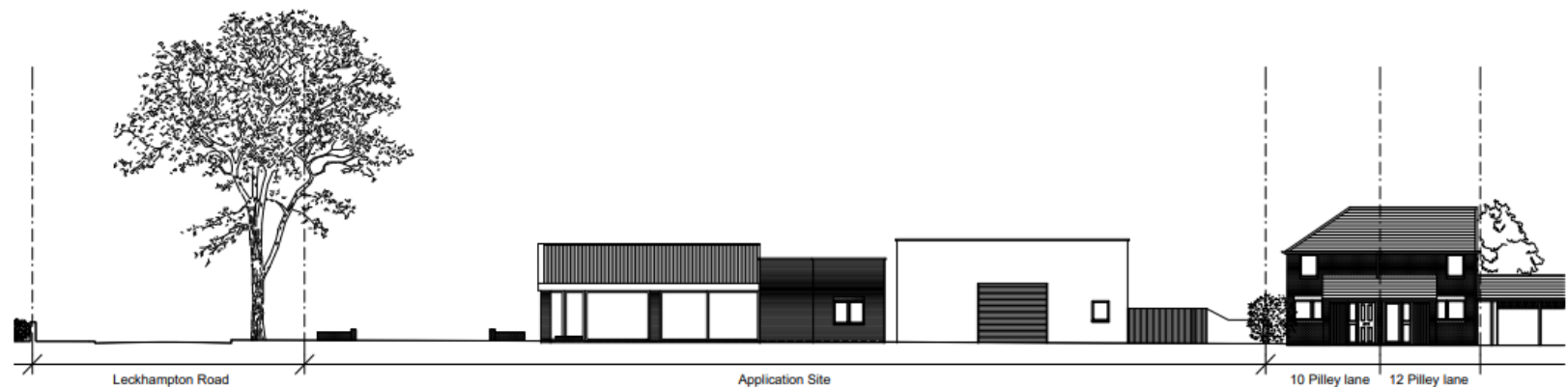
Proposed



# Existing building elevations



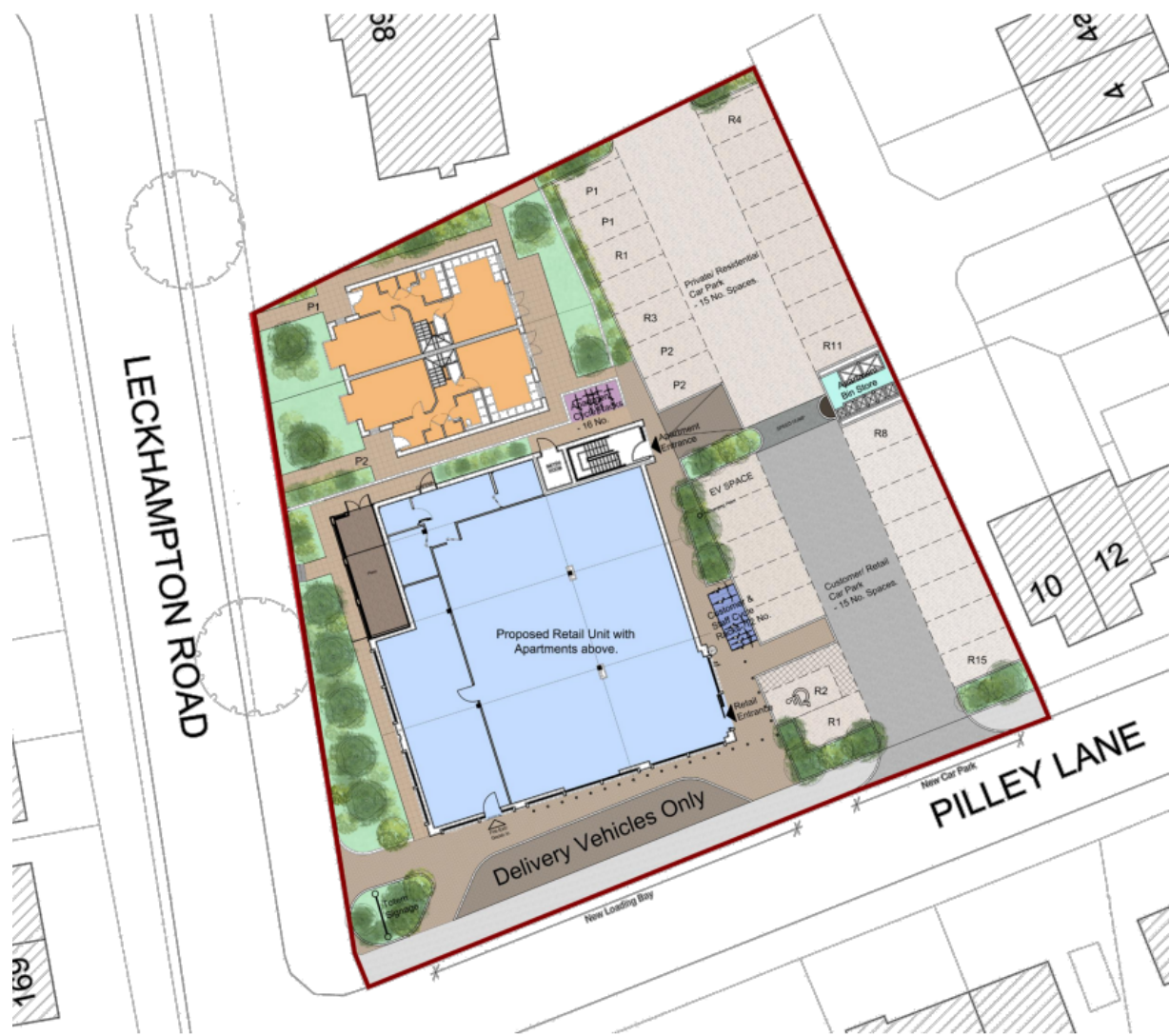
Existing Leckhampton Road Elevations



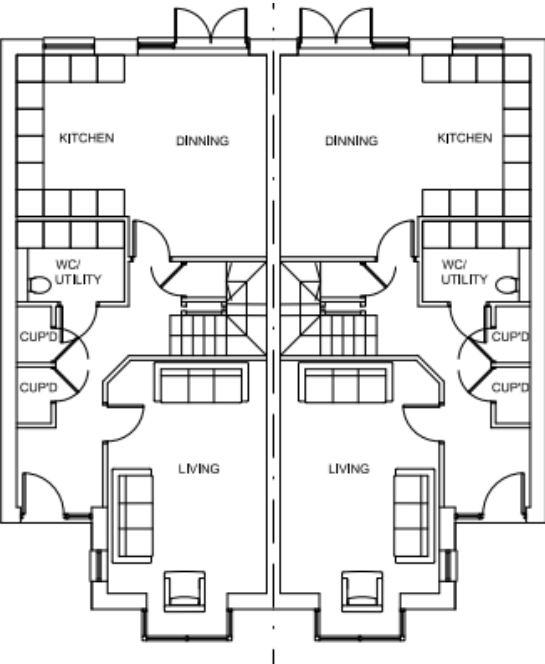
Existing Pilley Lane Elevation



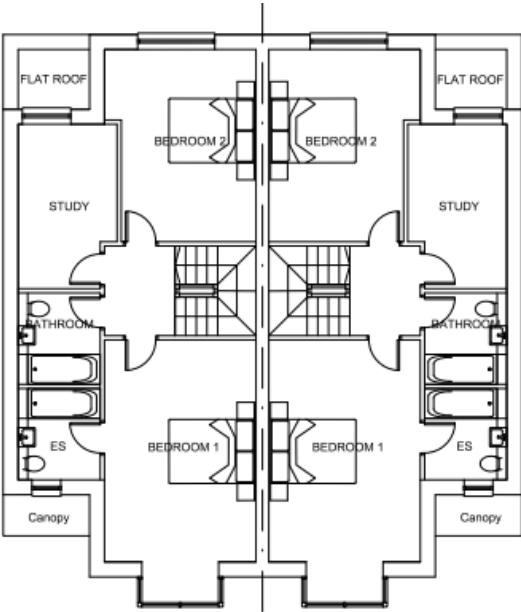
# Proposed site layout plan



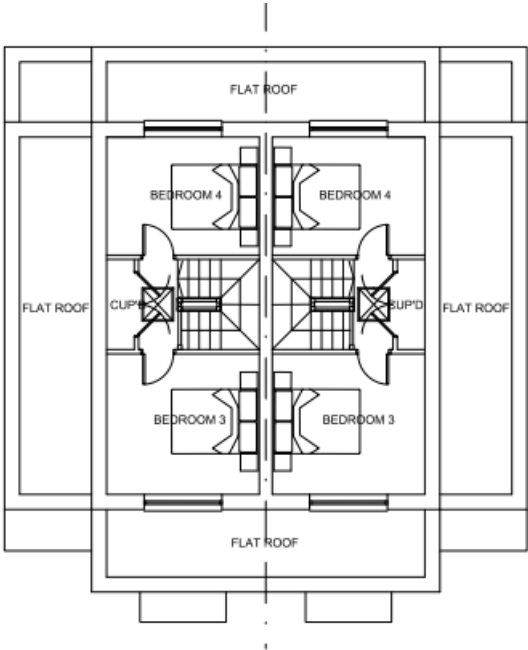
# Proposed houses – floor plans and roof plan



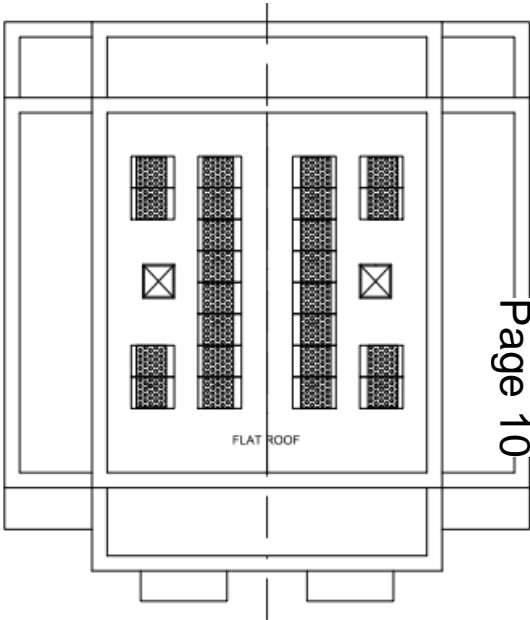
Ground Floor Plan



First Floor Plan

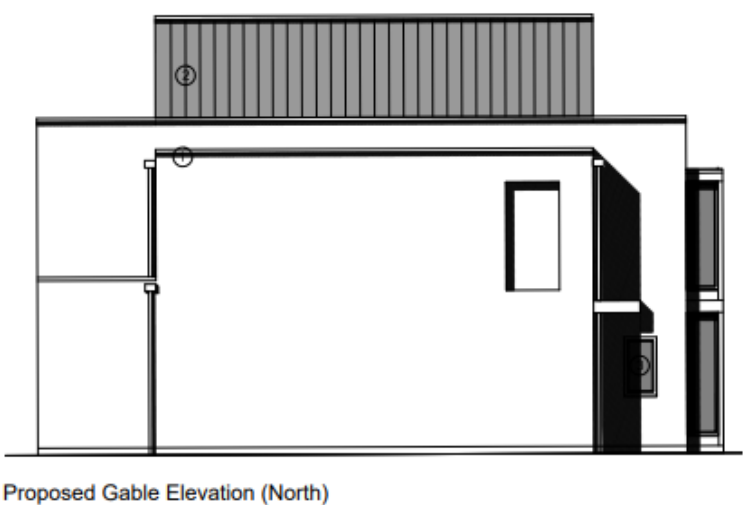
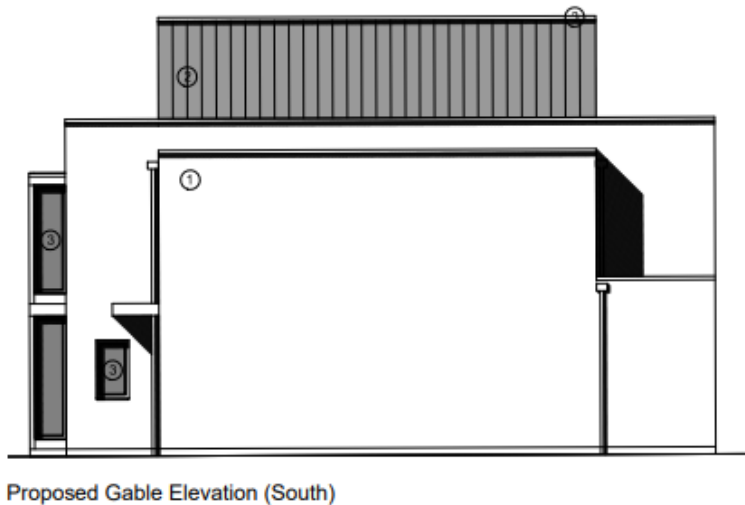
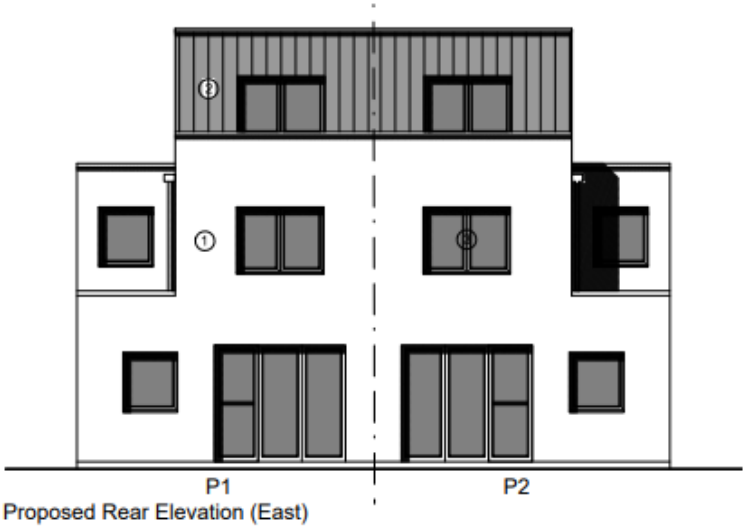


Second Floor Plan



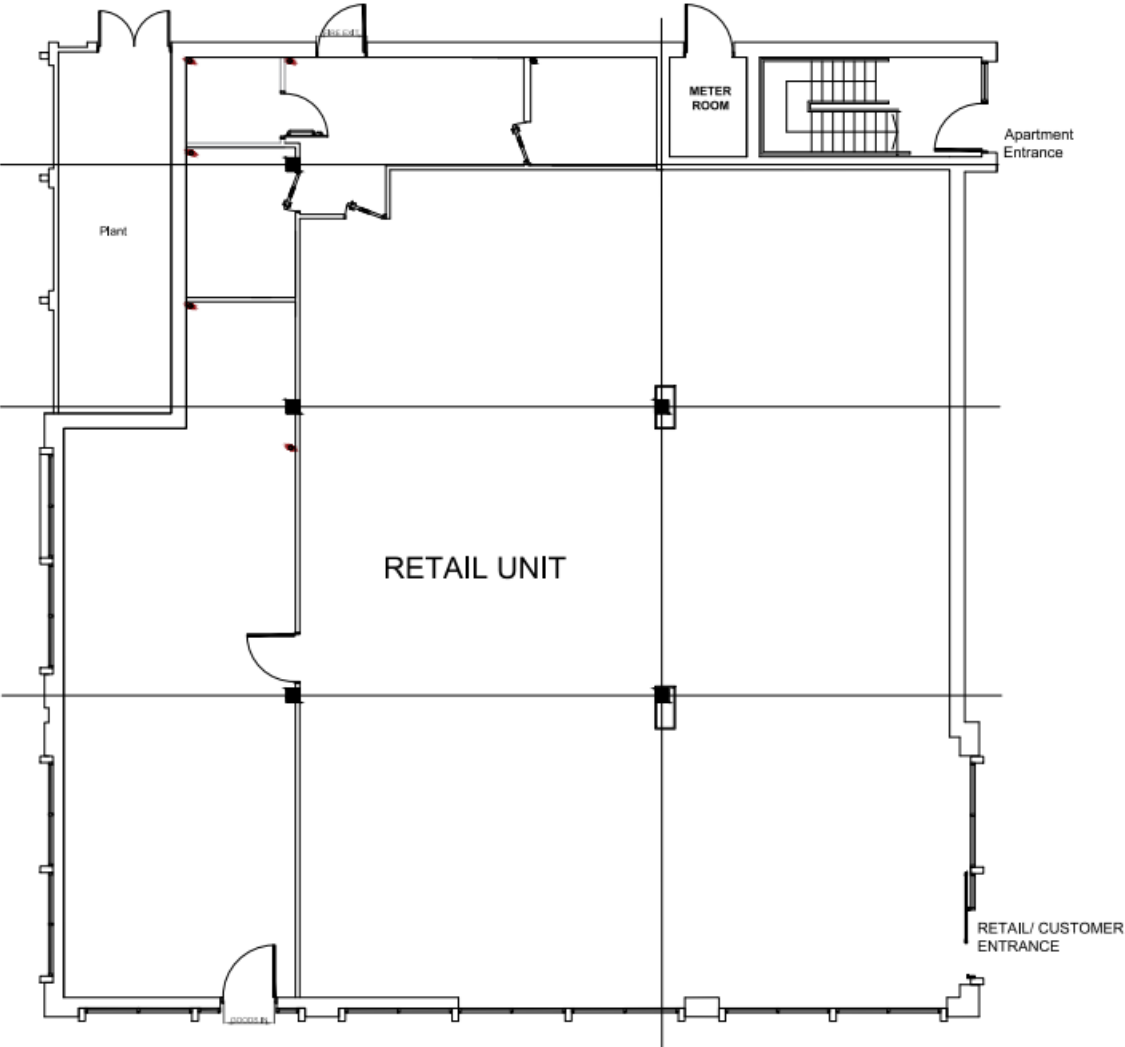
Roof Plan

# Proposed houses – elevations

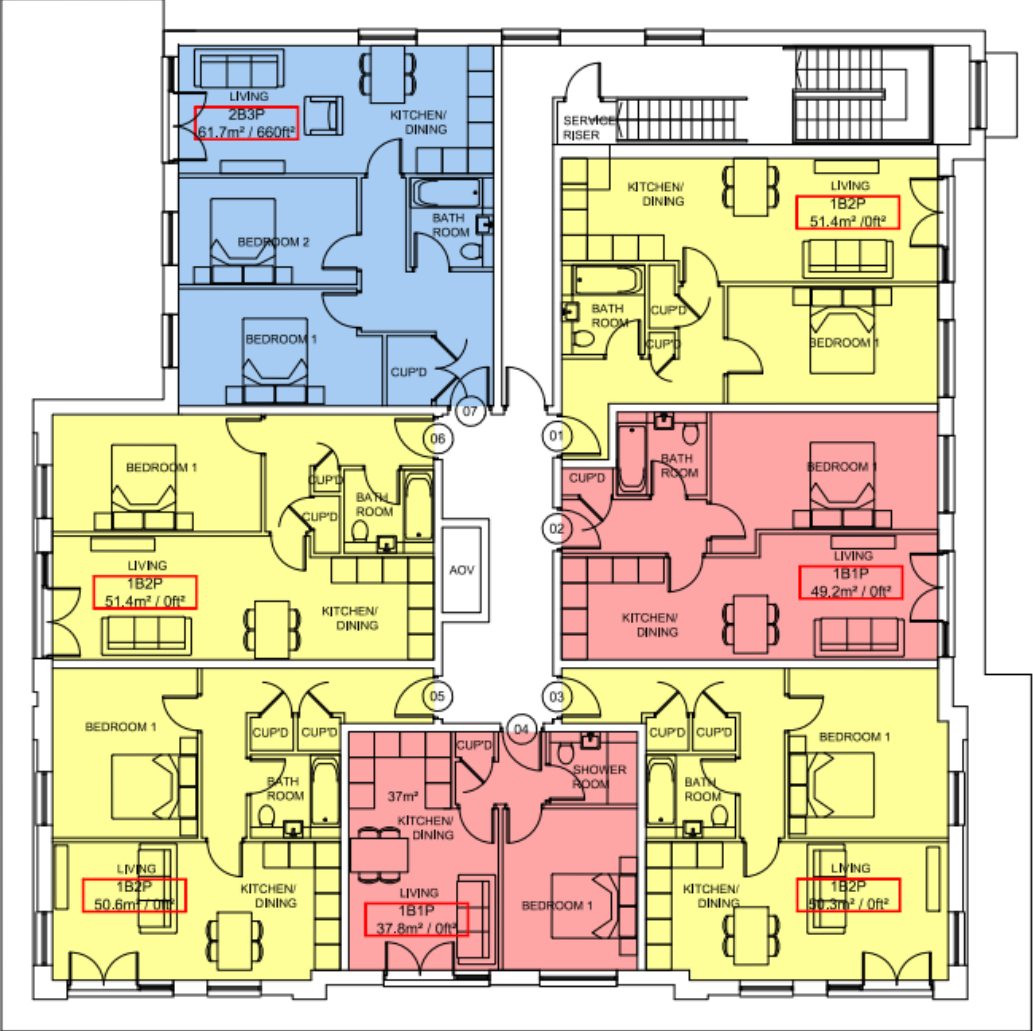




# Proposed retail/apartment block – ground and first floor plan

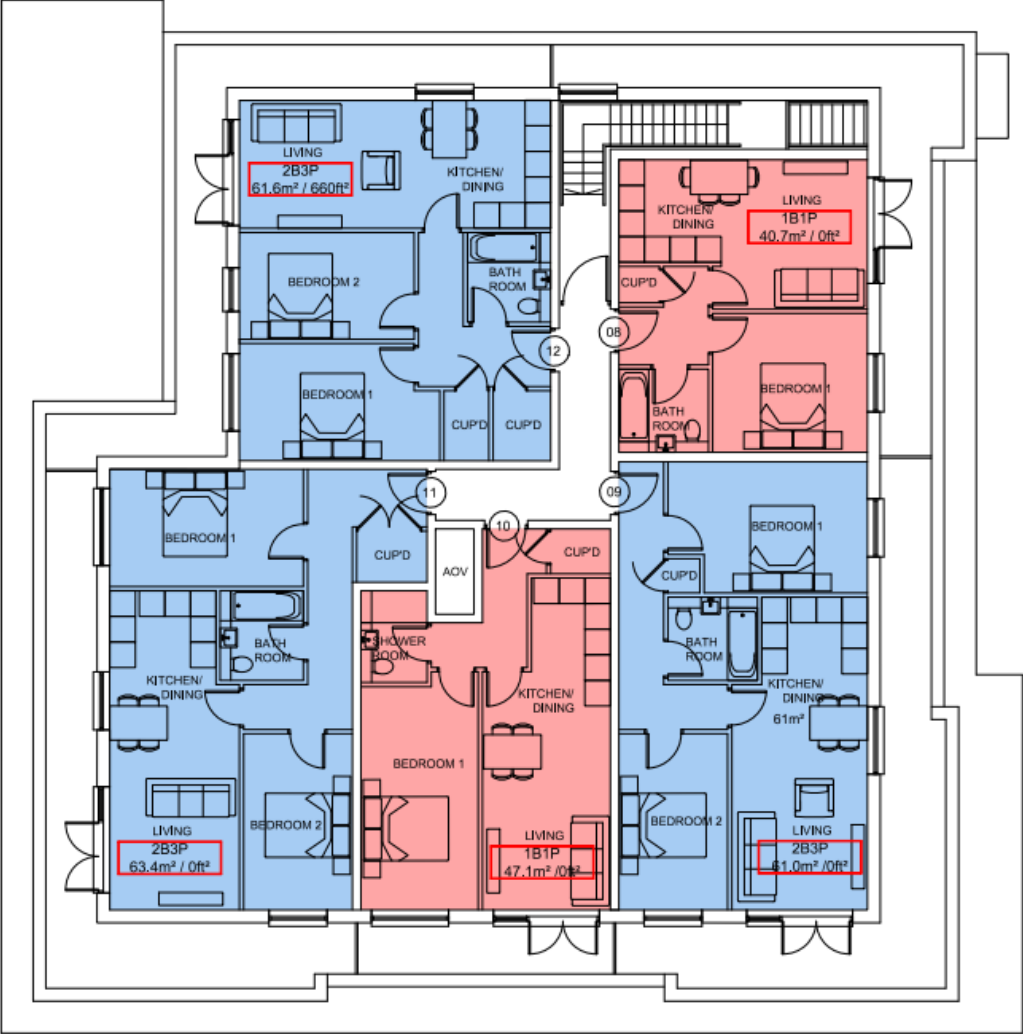


Ground floor retail unit

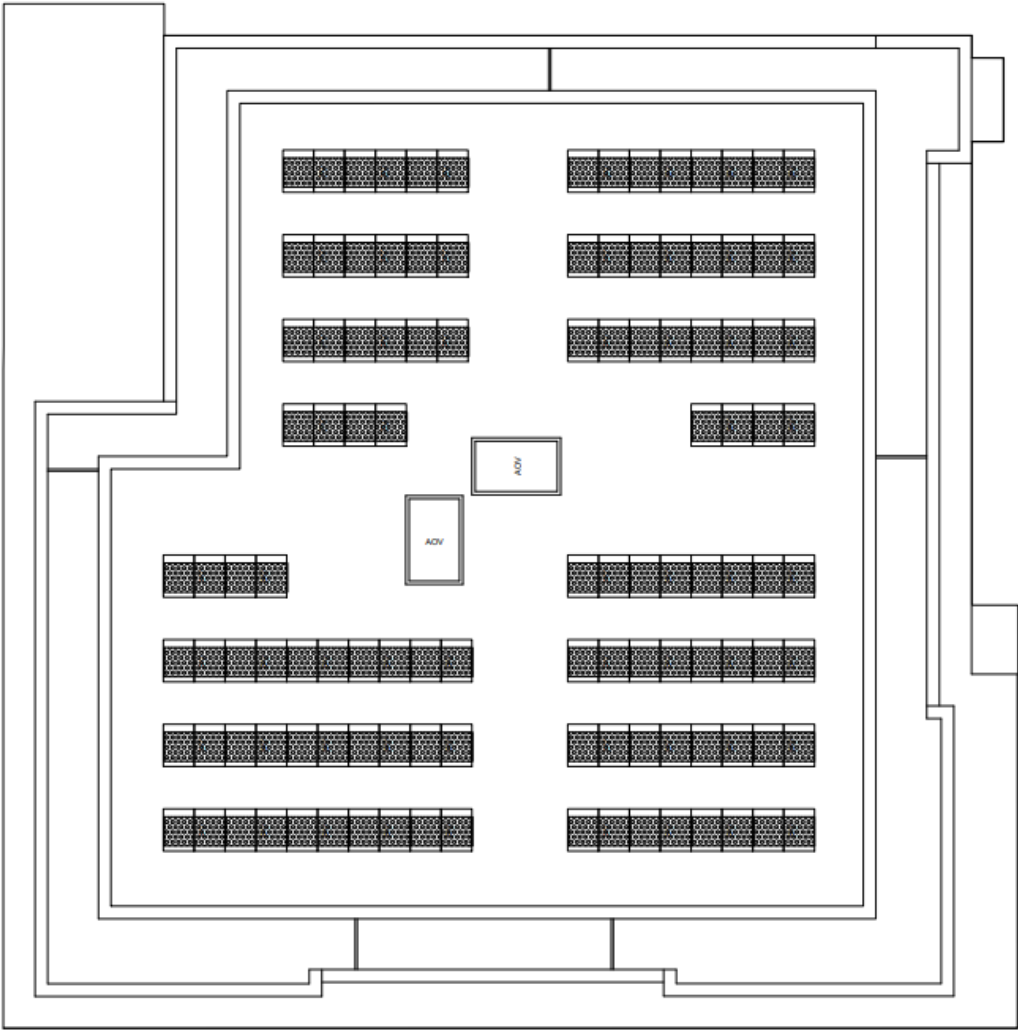


First floor apartments

# Proposed retail/apartment block – second floor and roof plan



Second floor apartments



Roof plan

# Proposed retail/apartment block – elevations



Proposed Leckhampton Rd Elevation (West)



Proposed Car Park Elevation (East)



Proposed Pilley Lane Elevation (South)



Proposed Gable Elevation (North)



# Proposed street scene elevations



Leckhampton Road Elevation (West)



Pilley Lane Elevation (South)

# Proposed retail/apartment block – comparative street elevations



Leckhampton Road Elevation (West)



Leckhampton Road Elevation (West)



Pitley Lane Elevation (South)



Pitley Lane Elevation (South)



Car Park / Entrance Elevation (East)



Car Park / Entrance Elevation (East)

As originally proposed

As revised



# Proposed 3D views



View looking south along Leckhampton Road



View looking west along Pilley Lane



View looking towards corner of Leckhampton Road and Pilley Lane

## Key planning matters

- Principle of re-development
- Design and layout
- Climate change
- Parking and highway safety
- Neighbouring amenity
- Ecology and biodiversity
- Affordable housing



# Summary of officer recommendation

- The site is a vacant brownfield site sustainably located within the Principal Urban Area, wherein new residential development is supported. The redevelopment of the site would facilitate the relocation of an existing retail store, rather than a new retail offering.
- The Council is unable to demonstrate a five year housing land supply and therefore the 'tilted balance' in favour of granting permission is engaged; and the development would make a small but valuable contribution to the borough's much needed housing stock. Although the number of proposed dwellings would normally trigger the need to provide 40% affordable housing, in this case, when applying the vacant building credit, no affordable housing contribution is required.
- The proposed site layout has been influenced by the operational needs of the Co-op, given the known shortcomings of the existing store, but the general layout of the site is acceptable. As revised, the design has been significantly improved, and the proposed corner building is now less utilitarian in its appearance. The buildings have been designed to incorporate renewable energy technologies.
- The amenity impacts of the proposed scheme have been carefully considered in conjunction with Environmental Health and, on balance, the development would not result in any unacceptable impact upon the amenities and living conditions of residential neighbours.
- No highway objection has been raised by the Local Highway Authority subject to conditions.
- Generous landscaping and tree planting along the Leckhampton Road frontage, together with additional landscaping adjacent to the vehicular access and within the car park would help to soften the development within the street scene and provide for a significant gain to biodiversity.
- Adequate mitigation to address any adverse recreational impacts on the Cotswold Beechwoods SAC has been secured.
- Taking into account the economic, social, and environmental aspects of the application, as a whole, the proposed development would not result in any adverse impacts that would outweigh the clear benefits of the scheme.
- The recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the report.

## Suggested conditions include (but are not limited to):

- Standard time limit – 3 years
- Approved plans
- Contaminated land
- Construction management
- Site waste management
- Lighting
- Tree protection
- External facing and/or roofing materials
- Sample panel of brickwork
- Design details
- Landscaping
- Fixed plant detail
- Surface water drainage
- Electric vehicle infrastructure strategy
- Car park management plan
- Refuse and recycling
- Cycle storage
- Ecological enhancement measures
- Landscape and ecological management
- Store delivery hours
- Store opening hours
- Use

# 23/01324/CONDIT-Imperial Garden Promenade

Proposal:

Variation of condition 5 of planning permission  
22/01200/FUL, to allow the use of biofuel generators and  
batteries for the periods 2023/2024 and 2024/2025

The application is before the Planning Committee because  
the Council is the applicant and own Imperial Gardens.



# Site Location

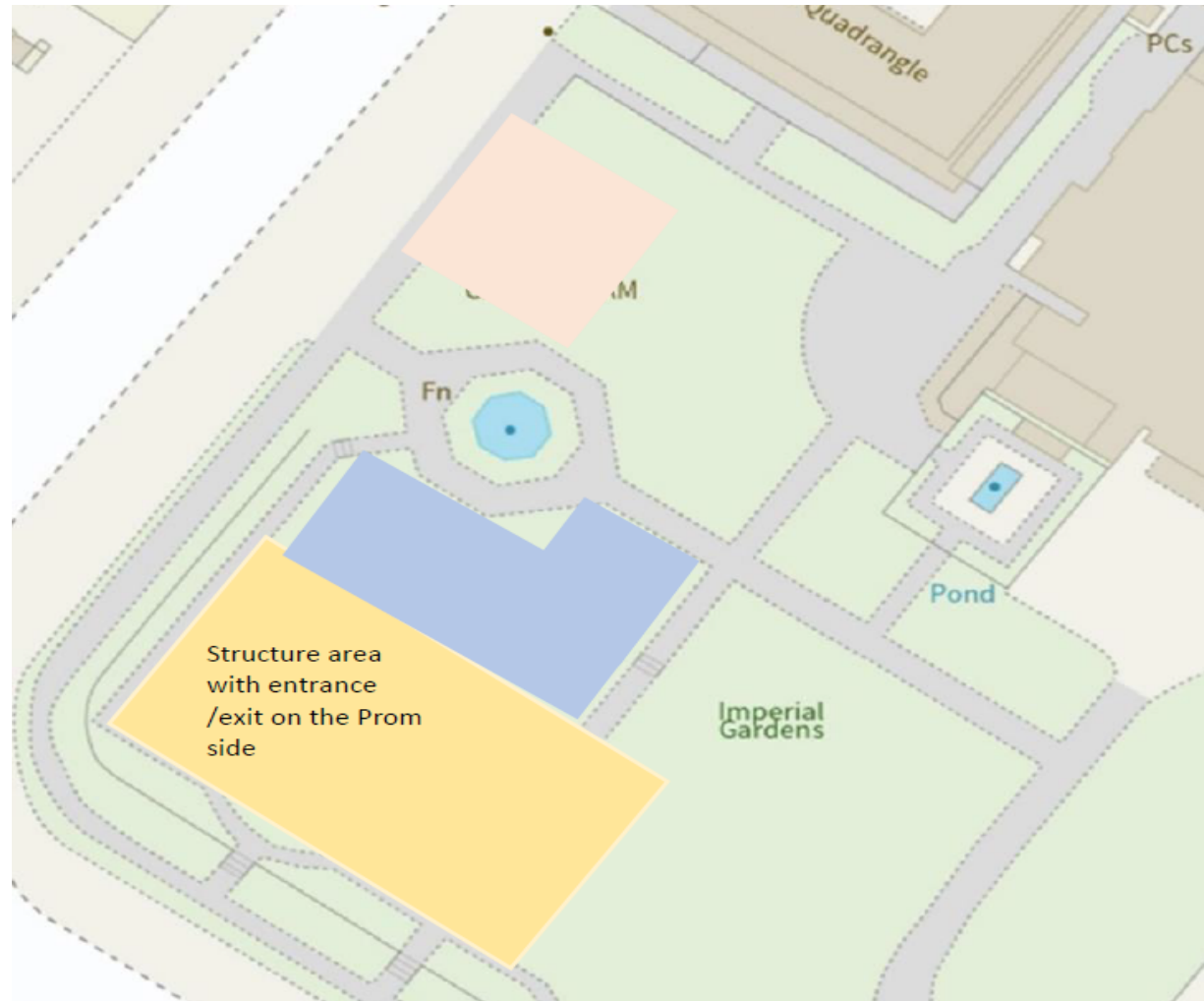




# Ice rink in 2021



# Approved zoned layout plan





# Key Planning Matters

- Sustainable development
- Neighbouring amenity

# Recommendation

- Officer recommendation is to permit this application.

# 23/00809/FUL

## 1 The Grove, Hales Road

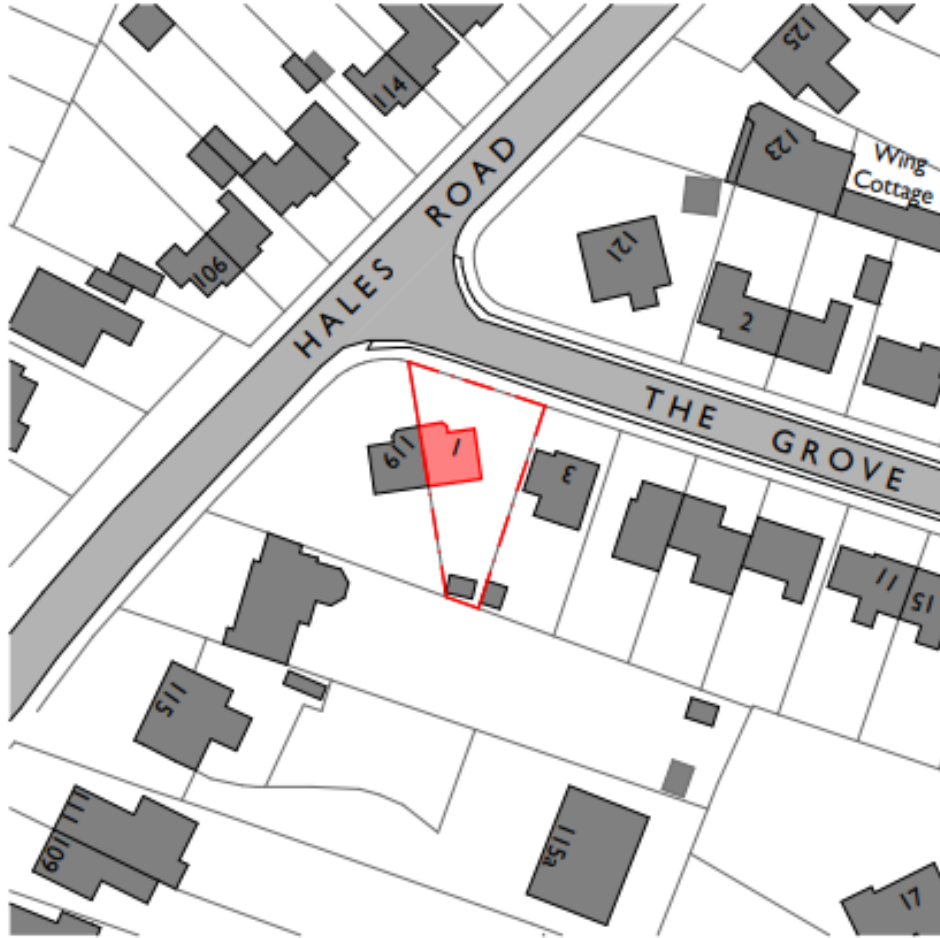
Proposed two storey side extension, alterations to rear elevation and rear dormers to facilitate loft conversion.

The application is at planning committee at the request of Councillor Babbage due to local concern.

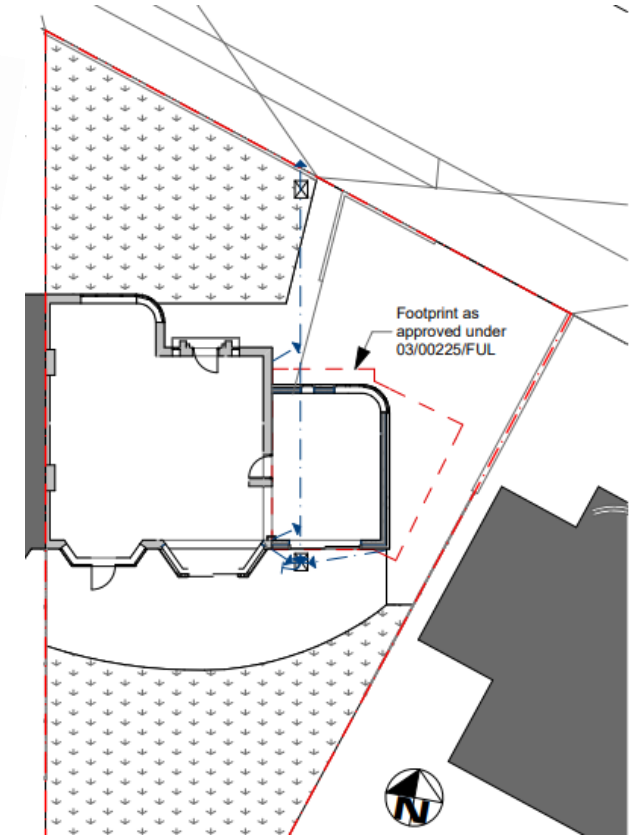
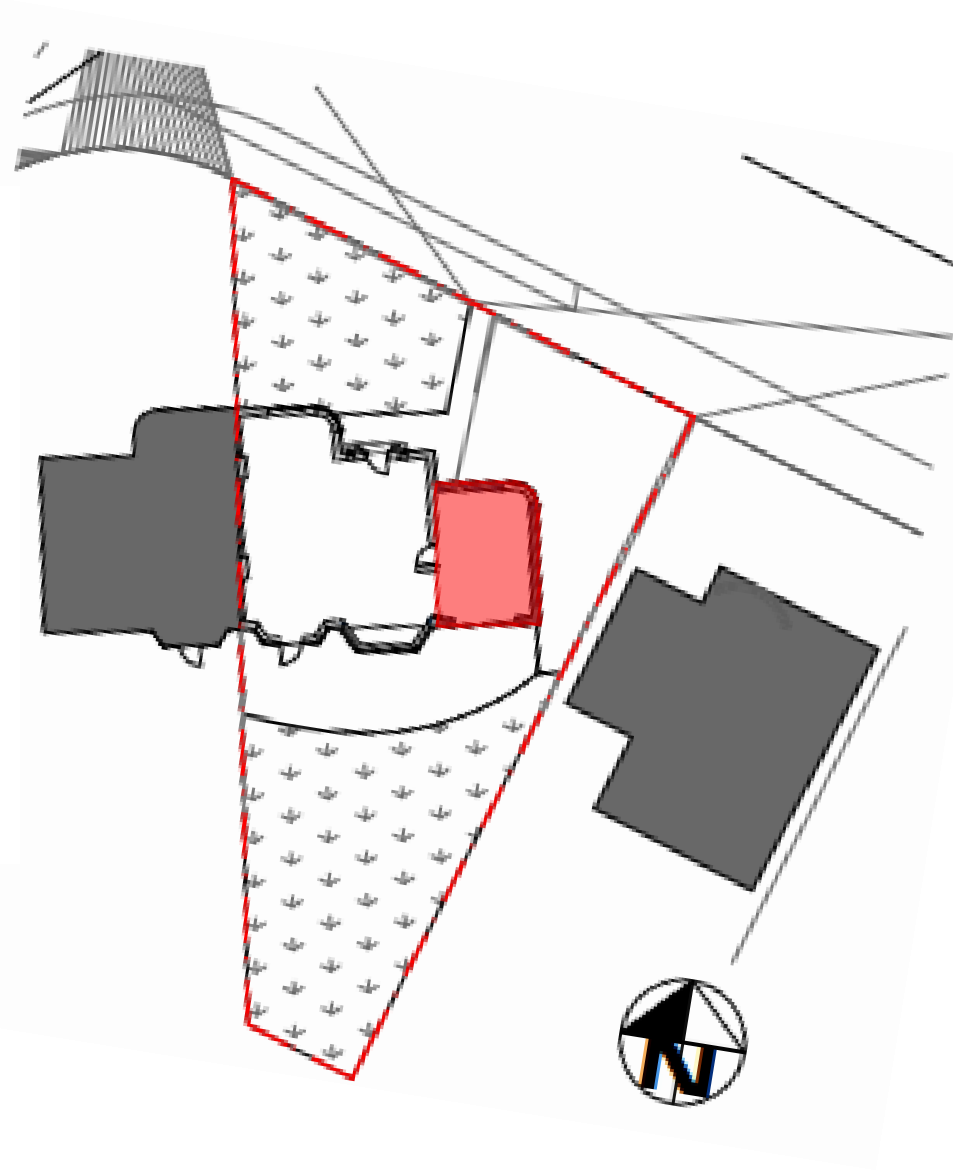
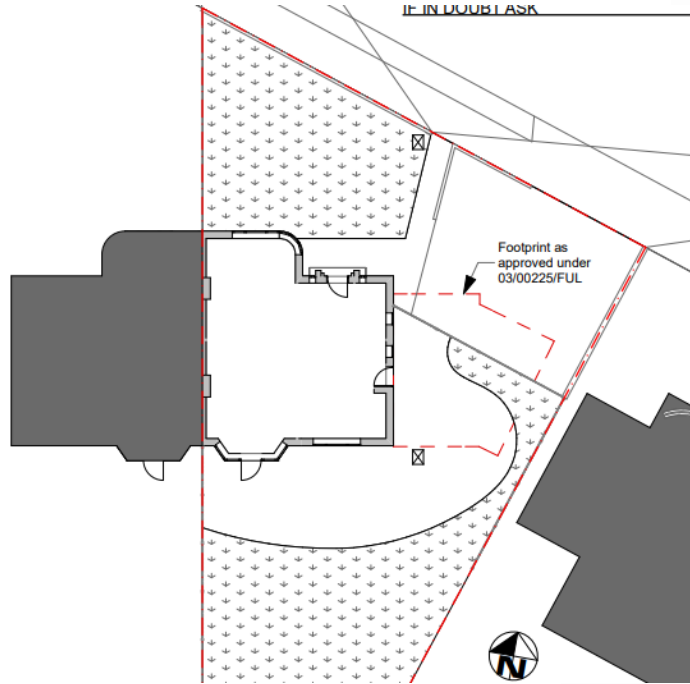
Recommendation is to permit



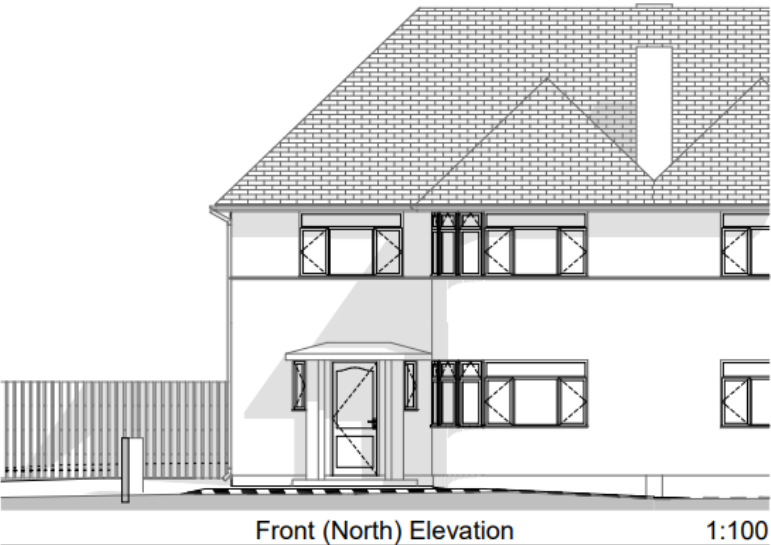
# Site location



# Block plans



# Existing elevations & floor plans



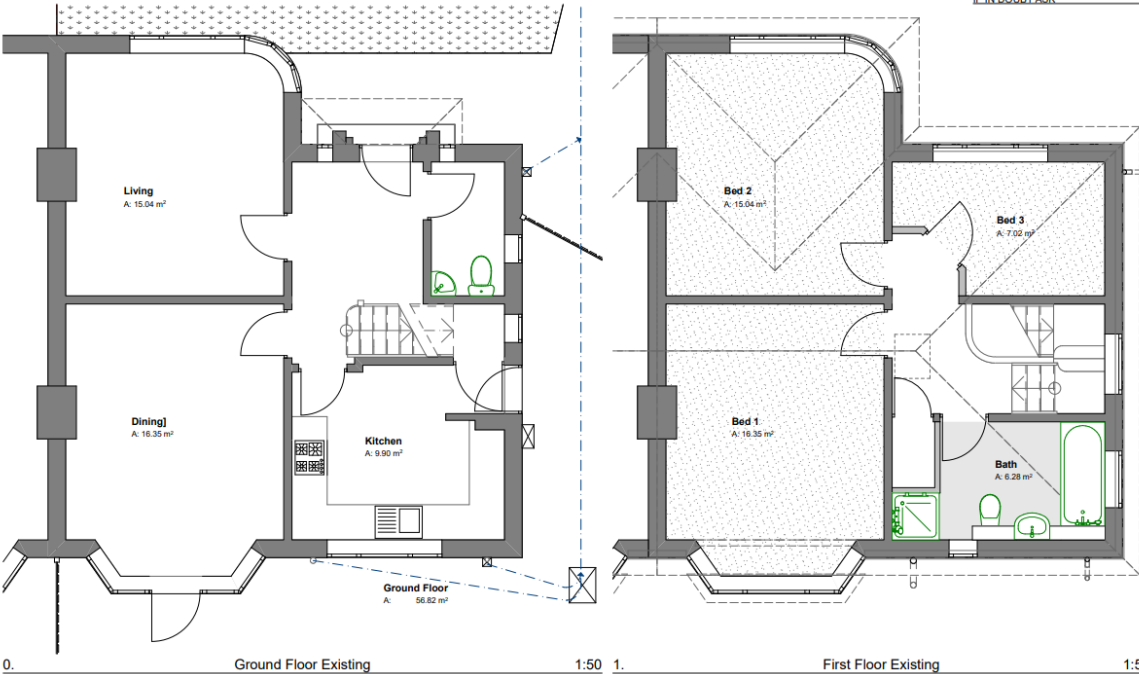
Front (North) Elevation 1:100



Rear (South) Elevation 1:100

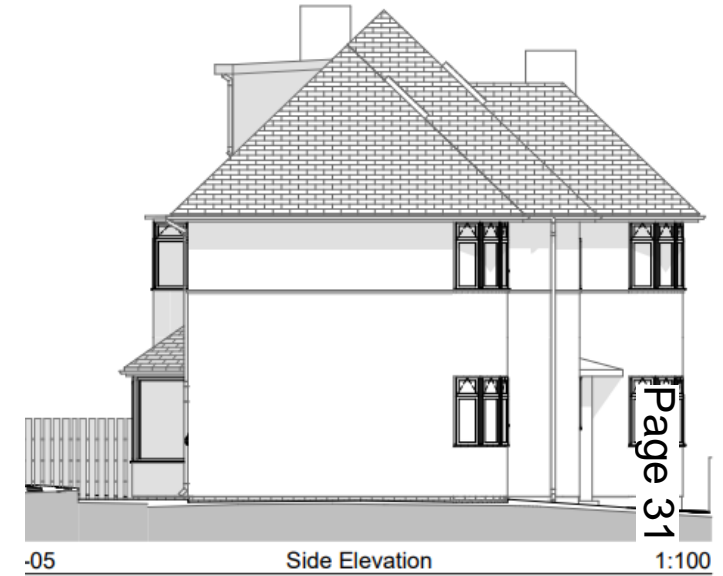


Side Elevation

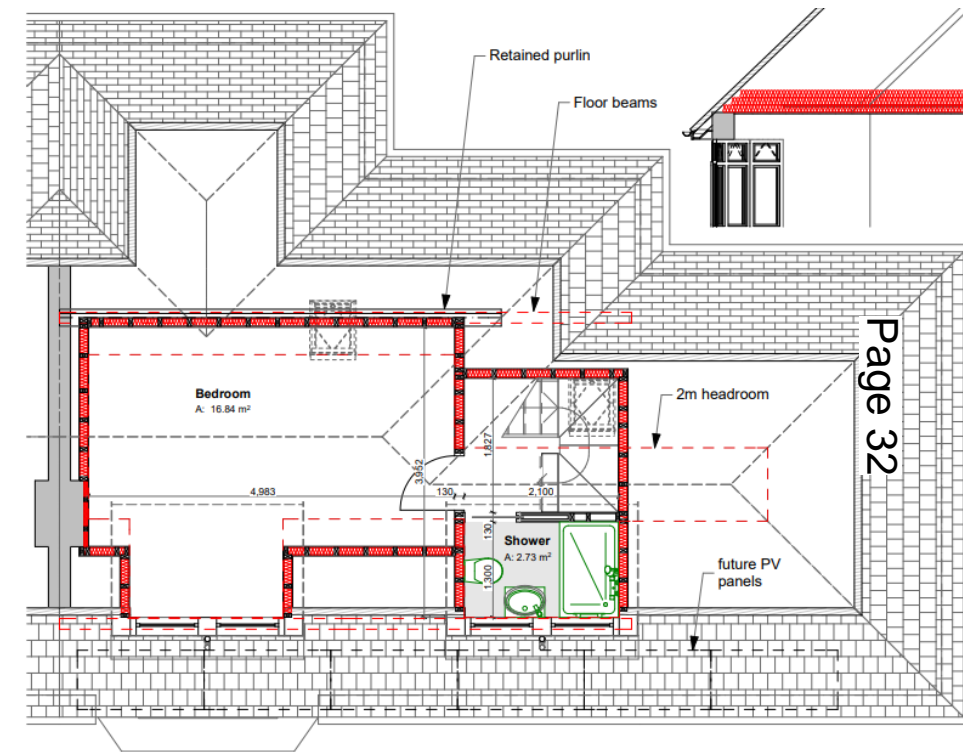
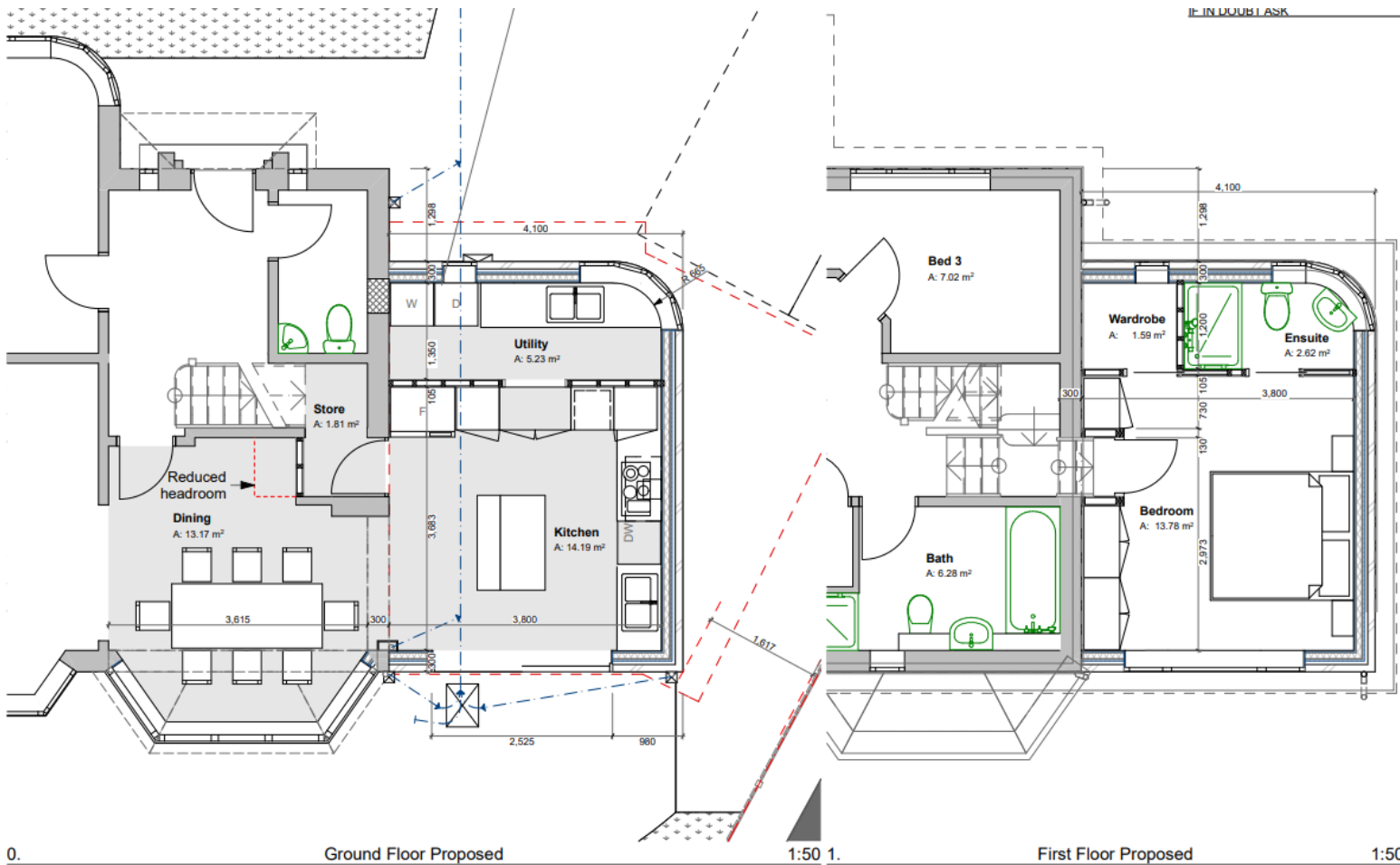




# Proposed elevations



# Proposed floor plans



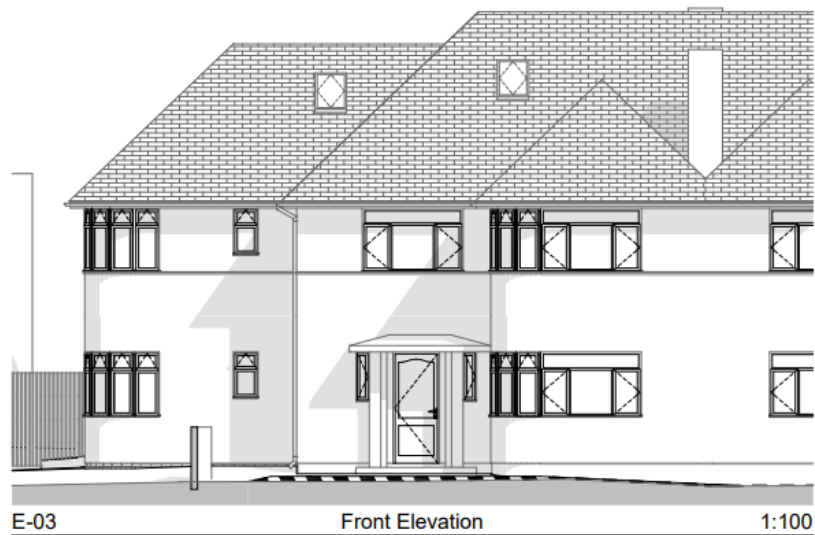


Previously approved elevations (application ref. 19/01910/FUL)

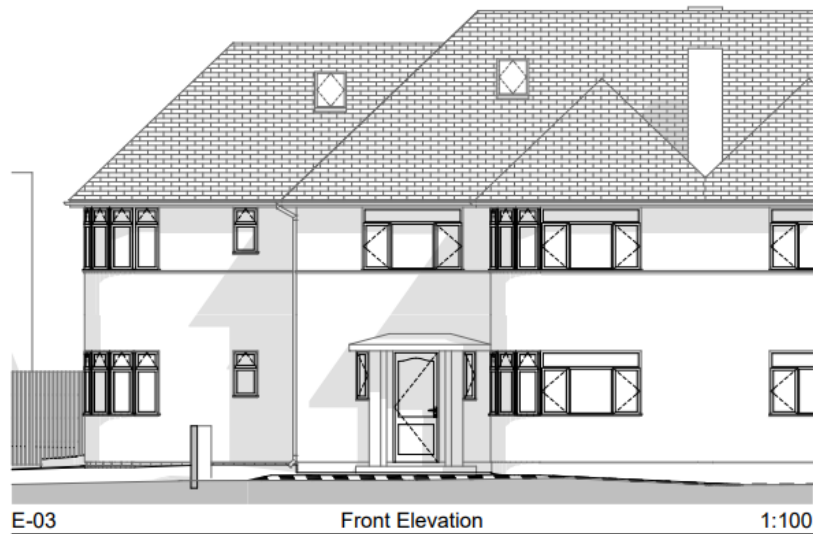


Proposed elevations





Proposed elevations as initially submitted



Revised proposed elevations

# Site context & photos





# Site context & photos



Rear of application property and the adjoining property to the west



Rear of application property



Rear of neighbouring property to the east



View from site to the west



View from existing first floor rear window



View from existing first floor rear window



# Site context & photos

The application site



# Consideration and recommendation

- Design
- Impact on neighbouring amenity
- Sustainable development

# Suggested conditions

- Standard time
- Approved plans
- Render and paint to match existing
- Tiles to match existing



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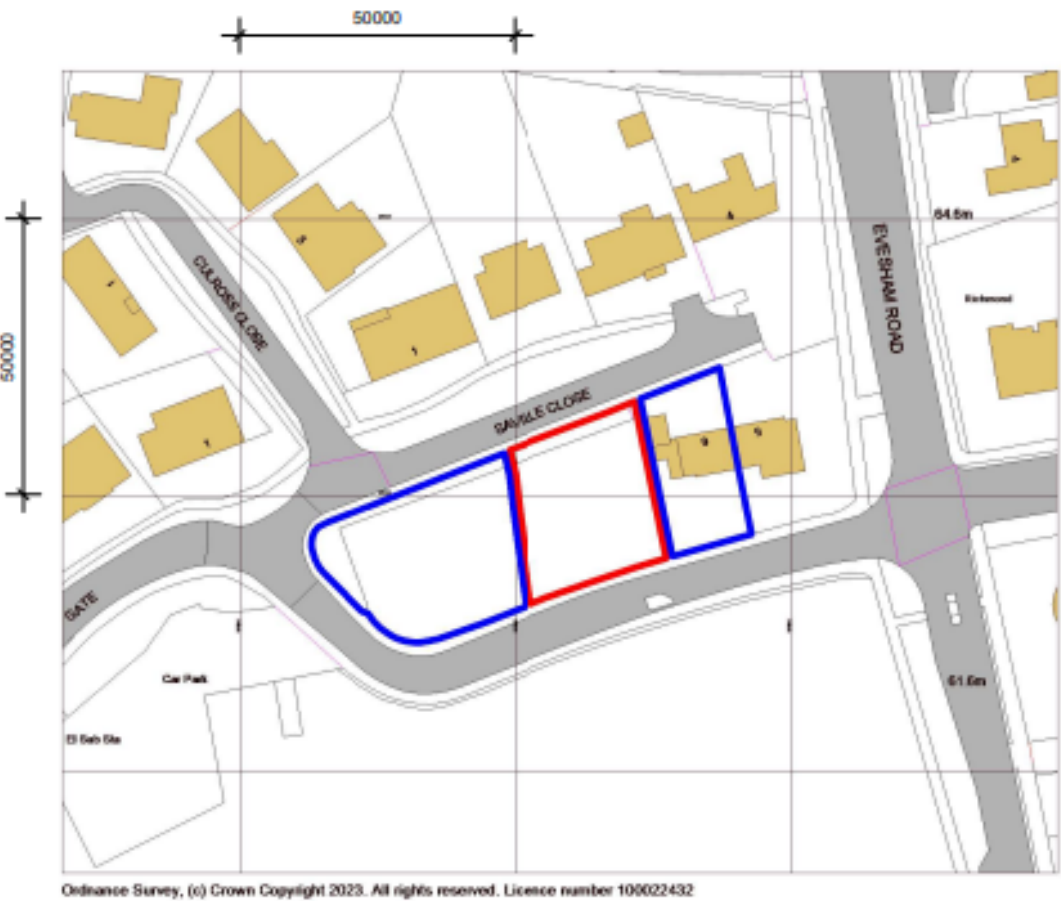
6 Saville Close

23/01132/FUL

Construction of 2no. dwellings on land  
adjacent to 6 Saville Close

Recommendation: Permit subject to conditions

Site location



Google earth image





Google earth 3D image

Pittville Pump Rooms



The site



# The site



Existing property, no.6 Saville Close



Existing property, no.6 Saville Close



View from Albemarle Gate looking northeast towards road  
(Google street view March 2023)

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View into site with property shown to the left



View into site looking towards the orchard



View from Albemarle Gate looking northwest towards orchard  
(Google street view March 2023)



# Long views of site from Pittville Park





# Site context



No.1 Saville Close



No.2 Saville Close



No.3 Saville Close



Nos. 3 & 4 Saville Close



Terraced housing to south of Albemarle Gate (west of site)  
(Google street view March 2023)



Housing to north of Albemarle Gate (adjacent to Saville Close)  
(Google street view March 2023)

# Proposed site layout plan

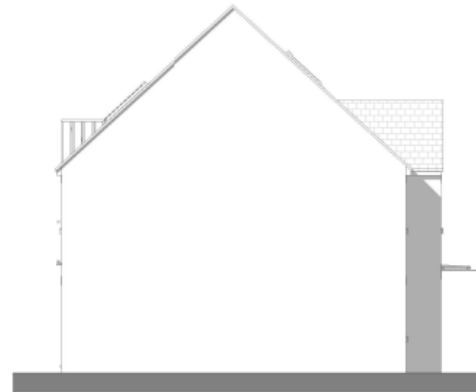




# Proposed elevations



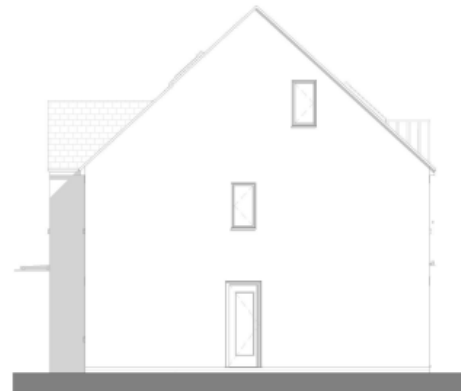
① N Elevation  
1 : 100



② E Elevation  
1 : 100



③ S Elevation  
1 : 100



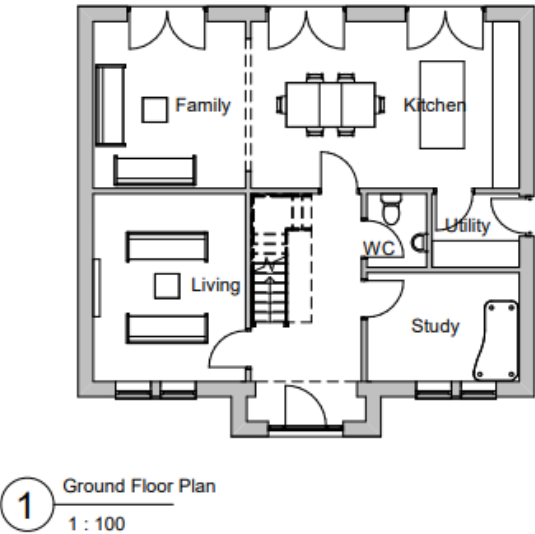
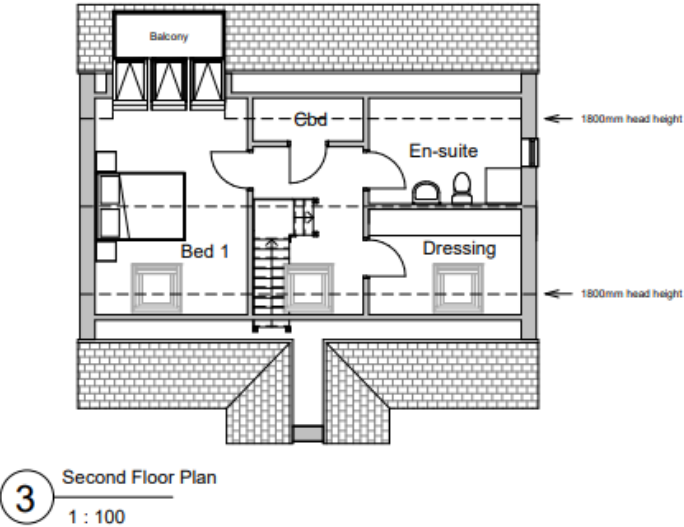
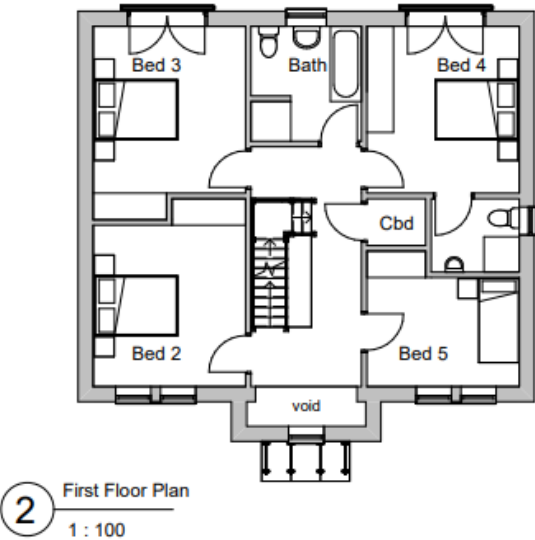
④ W Elevation  
1 : 100



Street scene



# Proposed floor plans



# Key planning matters

- Principle of development
- Design and layout
- Heritage impacts
- Climate change
- Neighbouring amenity
- Trees and landscaping
- Biodiversity
- Parking and highway safety

# Summary of officer recommendation

- The site is sustainably located within the Principal Urban Area, wherein new residential development is supported.
- The Council is unable to demonstrate a five year housing land supply and therefore the 'tilted balance' in favour of granting permission is engaged. The proposed dwellings would make a small but valuable contribution to the borough's housing stock.
- The design of the dwellings is wholly acceptable in this location; and the buildings have been designed to incorporate renewable energy technologies.
- No harm would be caused to designated heritage assets; and the overall character and appearance of the conservation area would be preserved.
- There are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- Adequate mitigation to address any adverse recreational impacts on the Cotswold Beechwoods SAC has been secured.
- Taking into account the economic, social, and environmental aspects of the application, as a whole, the proposed development would not result in any adverse impacts that would outweigh the clear benefits of the scheme.
- The recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the report.



# Suggested conditions

- Standard time limit – 3 years
- Approved plans
- Tree protection plan
- Surface water drainage scheme
- External facing and roofing materials
- Design details
- Landscaping scheme
- Visibility splays
- Access and parking
- Cycle storage
- Refuse and recycling storage

# Chester Walk Car Park

## 23/01226/CONDIT

Variation of condition 1 (approved plans) on planning permission ref. 22/02004/CONDIT, under Section 73 of the Town and Country Planning Act 1990, to reflect as built changes on site; and provision of additional detail in relation to other conditions

Recommendation: Permit subject to conditions

# Google earth image





# Photos of building as existing



View from Minster grounds



View from car park to north



View from Chester Walk

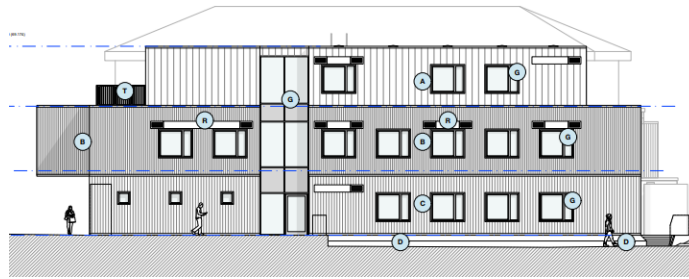


# Comparative north and east elevations

## North elevation facing car park



As originally approved – 20/00552/FUL



Approved as revision – 21/02567/CONDIT

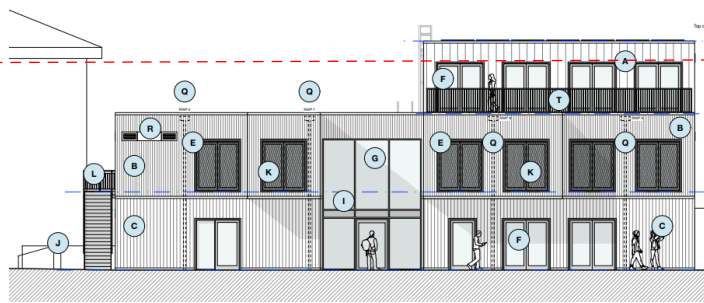


As proposed

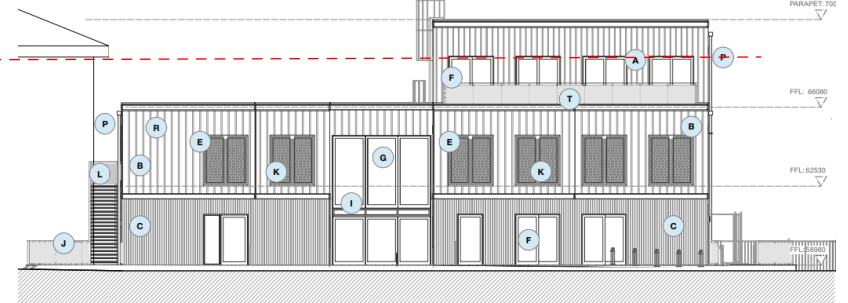
## East elevation facing Minster



As originally approved – 20/00552/FUL



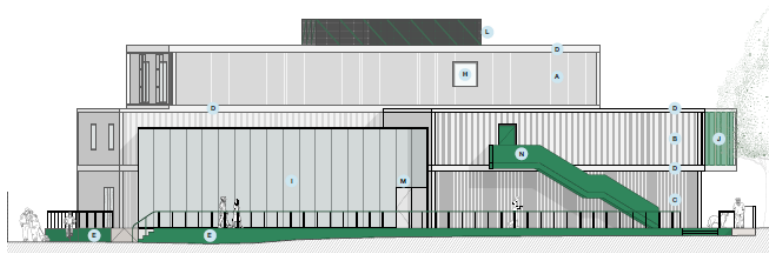
Approved as revision – 21/02567/CONDIT



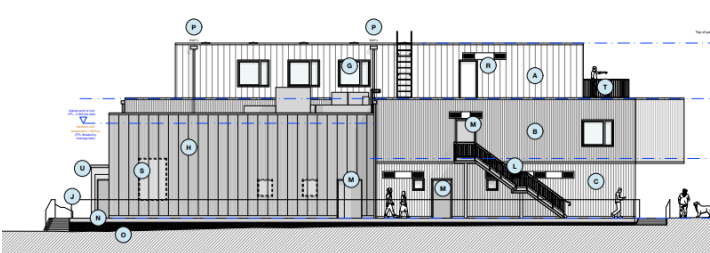
As proposed

# Comparative south and west elevations

South elevation facing Childrens Library



As originally approved – 20/00552/FUL

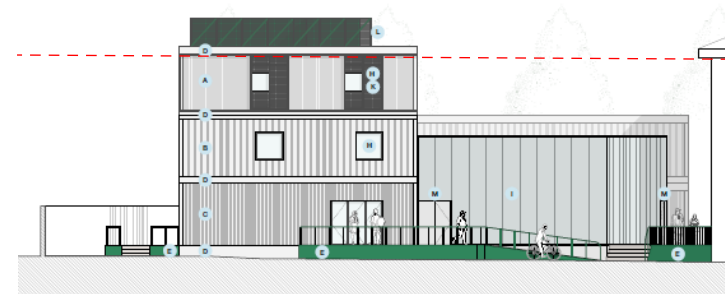


Approved as revision – 21/02567/CONDIT

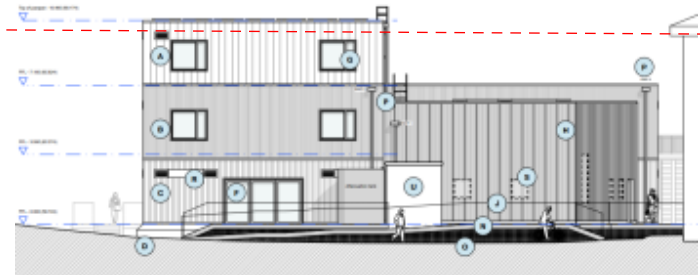


As proposed

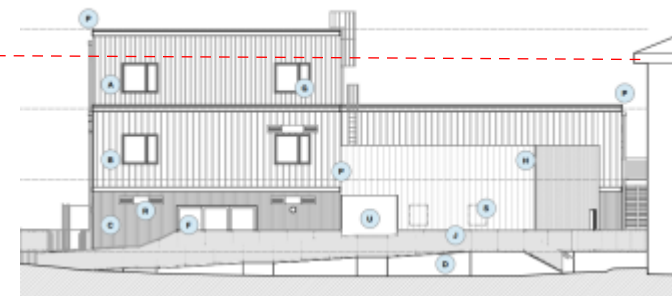
West elevation facing properties in St Georges Place



As originally approved – 20/00552/FUL



Approved as revision – 21/02567/CONDIT



As proposed



# Key planning matters

- Design
- Heritage impacts
- Amenity

# Summary of officer recommendation

- The key consideration is the acceptability of the proposed changes as an amendment to the previously approved scheme. The general principle of development has been firmly established through the previous grants of planning permission.
- From a design perspective, the building now proposed is not substantially different from that previously approved. The overall design approach is unchanged and the general appearance of the building will be unaltered.
- The revised proposals do not result in any significant or additional harm to the setting of the grade I listed Minster, or wider conservation area.
- The proposed changes do not result in any additional impacts on neighbouring amenity.
- The recommendation is to grant planning permission subject to a schedule of conditions which reflects those conditions imposed on the previous permission, but amended where necessary.

# Suggested conditions

- Approved plans
- Operational management plan
- Non-opening windows (west elevation)
- Privacy film to windows (west elevation)
- Refuse and recycling
- Parking and turning
- Cycle storage
- Lighting
- Advertisement strategy