

APPLICATION NO: 20/02089/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 27th November 2020	DATE OF EXPIRY : 26th February 2021
WARD: Charlton Park	PARISH: CHARLK
APPLICANT:	Lidl Great Britain Ltd
LOCATION:	Unit 1, Charlton Kings Business Park, Cirencester Road
PROPOSAL:	Erection of a Class E retail store, car parking and servicing areas, access, landscaping and associated works following demolition of existing buildings

ADDITIONAL REPRESENTATIONS

6th - 13th October

6 Birch Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BP

Comments: 13th October

I was prompted to email following a leaflet drop by Mr McAlary from Smith and Mann around our local area recently. There are several inaccuracies around the information in the leaflet and I wanted to ensure these were addressed by a local resident such as myself, rather than a local shop owner.

The proposed Lidl store would, in my view, not 'cause more congestion'. The Cirencester Road is already a busy road and those people living on the road would be used to noise traffic at all times of the day/night. Sainsburys store on Cirencester Road creates significant congestion as cars often queue up to enter the store, creating queues on both sides of the road. Despite this, Cheltenham Borough council still allowed Sainsburys to open a store there.

Having 80 parking spaces would help to reduce road congestion around the Lidl store, not necessarily add to it. This claim by the owner of Smith and Mann is rather contradictory, given the significant congestion that customers to his store already create around a very busy area of Charlton Kings. Parking around Smith and Mann is often very difficult and can be hazardous; people park on yellow lines around the shop very frequently and this seems rarely policed by traffic enforcement officers.

Taking jobs out of the community? Difficult to prove this either way but given the size of the proposal, am sure that a Lidl store is likely to create more jobs, not reduce them.

I live on the Beeches part of Charlton Kings and can assure you that it takes me considerably longer to drive to another Lidl store, than the 10 minutes stated in Mr McAlary's leaflet. Having a local supermarket the size of the proposed Lidl's store, would help reduce my carbon footprint as the car journey would take me about 5 minutes rather than the current 20 minutes.

I'm sure that Smith and Mann's provide a useful store to those local residents wishing to utilise their high prices and limited range of goods. However, I look forward to a local Lidl store being created for local residents that will provide both a greater produce range and keen pricing options that are currently unavailable to us in Charlton Kings.

6 Southern Road
Cheltenham
Gloucestershire
GL53 9AN

Comments: 13th October 2021

I am writing to further support the proposals to build a Lidl store in Charlton Kings.

I live in Leckhampton and living on the south side of Cheltenham, it is impossible to access a budget supermarket without a considerable drive across town. Together with the other local small stores, it would mean that there would be less need to travel across town to shop and would provide a conveniently located store for those who do not have access to a car. A store in this area would have a positive impact on traffic and pollution across Cheltenham.

The area that is being proposed is down in a dip and currently unused. This would have a low impact on the surrounding area and would be of benefit to many.

I trust that you will support this application at the planning meeting on Thursday.

48 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AL

Comments: 13th October 2021

I object to the above planning application on the following basis:-

- The area is already very well served by two Co-ops, two Sainsburys, the Nisa shop and many other local stores
- I feel that the area would much better benefit from something else for the local kids to do instead of more food shops

Five Gables
31 Lyefield Road East
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BA

Comments: 10th October 2021

I would like to offer my support for the proposed new Lidl in Charlton Kings. The current site is a waste ground apart from the far end. I don't think current retailers will be adversely affected as they are more specialist and Lidl will offer more of a baseline of groceries and household products.

14 Gabell Road
Cheltenham
Gloucestershire
GL53 9FA

Comments: 11th October 2021

I strongly support the planning application for a new Lidl store in Charlton Kings.

A new store will give the local population more choice and convenience as our nearest Lidl is some distance away.

11 Cherry Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL53 8PL

Comments: 10th October 2021

I would like to register my support for the proposed building of a new Lidl store on Cirencester Road, Charlton Kings.

I have considered the possible impact on the local retailers (who are rightly concerned about this development) and for myself it will make little difference to the way I shop. Except I may be more inclined to fulfil my total needs locally instead of travelling across town to the stores on the Tewesbury Road. We have really good local stores and I would continue to use the butcher and the Post Office - where I always incorporate purchases in the same visit.

Traffic issues have been raised but with a wide entrance and more parking surely these issues will be less obstructive than the traffic issues created by the recent development of Sainsbury's Local store. As the site was previously a builder's merchant lorries will have been using the entrance for deliveries. Having been in Charlton Kings for 10 years I have no knowledge of whether this caused any issues.

All in all I would support the development of the Lidl - I think it will benefit the majority of the community by adding diversity to the local retail infrastructure.

31 School Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BQ

Comments: 12th October 2021

I wish to object to Lidl's planning application for a new Lidl superstore in Charlton Kings.

Charlton Kings already has two Co-ops, Smith & Mann (NISA), and a Sainsbury's store in Cirencester Road. A new superstore would cause more congestion and noise from traffic, take jobs out of the community and be a threat to local businesses. It could possibly cause the closure of the only Post Office in the area which is located in Smith & Mann. Another Lidl is less than a 10 minute drive from Charlton Kings, which is also five minutes away from other chain stores, including Sainsbury's who now price match Lidl on hundreds of products.

8 Bafford Approach
Cheltenham
Gloucestershire
GL53 9HJ

Comments: 12th October 2021

My objections to Lidl in Charlton Kings is that it will impact on the local shops. If these close due to Lidl, what are the older people, especially, to do re grocery shopping when most have no transport?.

Also the extra traffic on the Cirencester Road by the old railway bridge will be dangerous. The sight drivers would have coming out of the site is very difficult.

We do not need another grocery shop as we have 3 already in the village which serve us well.

21 Branch Hill Rise
Charlton Kings
Cheltenham
Gloucestershire
GL53 9HN

Comments: 12th October 2021

I wish to register my formal objection to the building of the proposed Lidl store in Charlton Kings.

Having spent the last 20 year living in Charlton Kings I can only see a negative impact on the local community and environment through the building of this additional store. It is concerning that Lidl have refused to undertake a retail impact assessment as this store would clearly have a dramatic impact on many local stores, costing more jobs than it creates and damaging the community and environment of Charlton Kings.

With 80 parking spaces I am also very concerned about the impacts on traffic congestion, noise and pollution particularly at peak travelling times.

Living in Charlton Kings we have easy access to plenty of local stores as well as only being a 10 minute drive away from larger outlets when this is necessary - including another Lidl.

I hope you will give full consideration to this objection along with many others who feel similarly about the building of a large new retail store that the area simply does not need.

62 Bafford Approach
Cheltenham
Gloucestershire
GL53 9JB

Comments: 13th October 2021

I live in Bafford Approach and I would like to object strongly to this proposal. Here are my concerns:

1. The location is totally unsuitable. Traffic on the Cirencester Road is becoming a real issue and having an access point for this proposed store at this location is very dangerous as the nearby railway bridge obscures vision up the hill.
2. Car parking, through proposed, may be inadequate, causing illegal parking on the main road outside houses and further hazard. The local Sainsbury's mini-store further down the road has a ridiculously small parking area which regularly overflows onto the road along with the lorry access for restocking.
3. Traffic approaching Charlton Kings downhill from the Cirencester direction at 60mph, quickly faces a 40mph limit near the Golf Club then a 30mph limit soon after, on the approach to The Cheltenham Park Hotel entrance. From experience walking and cycling this route, I would estimate that perhaps 25% reduces speed sufficiently on the approach to the proposed entry point. Crossing this road is already difficult on foot as there are no crossing points unless you move further down the road past Bafford Approach.

4. Traffic already uses this road as a shortcut to the A417 and traffic increases massively when the Air Balloon roundabout and Hill area is closed, as is frequently the case. In these instances, lorries also use this route despite the official diversions that are put in place.
5. Schoolchildren numbers are increasing in the area and many use Bafford Approach to walk and cycle to school. Bafford Approach is already dangerous at commuter periods and weekends and this will significantly increase the problem making it busier throughout the day and evening.
6. Charlton Kings is well-served with grocery stores and supporting local business is a government priority I believe. Larger supermarkets are within 10-15mins drive and being realistic, even locals would drive to this new store so it has no benefit in reducing traffic levels. Also, the Post Office resides within a local grocery store and if this closed, would severely impact the least able-bodied and elderly people most of all.
7. Noise is a real concern, not just during construction (again which would likely see larger vehicles ignoring the correct routing (as still happens with the golf course work still progressing)).
8. Flooding is always a concern and siting a major store in an old railway cutting would be ridiculous without major disruption to the surrounding area. The Lilley Brook runs close to this site and already causes flooding issues downstream in bad weather as Leckhampton Hill (in the AONB) causes severe runoff.
9. Finally, I would like to suggest that other industrial brown field sites are considered if available. New housing developments are springing up everywhere and siting this store in the middle of an existing established housing area is not the way to go. If new roads are being built for new housing (as was done many years ago in the Gloucester Abbeymead/Abbeydale area, then this would be the correct place for a new store, including medical/chemist and other facilities (which seem to be overlooked during development)).

I hope the planning application is rejected and I have yet to talk to anyone in the area who supports this proposal.

18 King Henry Close
Cheltenham
Gloucestershire
GL53 7EZ

Comments: 11th October 2021
I support the Lidl application Ref 20/02089/FUL

21 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NG

Comments: 13th October 2021
I understand that the CBC will be meeting on Thurs Oct 14 to make a decision on the planning application by Lidl for a new superstore in Charlton Kings (CK).

As a long-term CK resident, I would like to register my strong objection to this application because of the devastating impact on the local services and retail stores, on which I'm heavily dependent, and on our traffic.

I moved to Charlton Kings 22 years ago and - like all my friends and neighbours - we have been great beneficiaries of our many local retail businesses.

It is absolutely clear to all of us that the building of a Lidl would be a disaster for these shops and for our post office, with a serious loss of jobs for employees and loss of choice for consumers.

I rely heavily on these small stores that I can access. I cannot deal with large stores and hence would lose my ability to shop if the Lidl was built.

I understand that Lidl has declined or otherwise not supported a retail impact statement. I fear that this delivers a very clear message that they are aware of the impact on our stores and/or they have no wish for this information to be assessed and relayed.

I also drive regularly in the CK village area and the imposition of a large new retail outlet with many car parking spaces would have a very negative impact on traffic flow and road safety.

I am aware that Lidl cites the goods it will sell and the prices it offers. If the community wishes to use Lidl's services, there is already one in town - as there are many local supermarkets.

I very much hope you will reject this application for all these reasons

I appreciate your time and attention

1 Larch Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8PE

Comments: 11th October 2021

I support the above application and can see no reason not to.

27 Branch Hill Rise
Charlton Kings
Cheltenham
Gloucestershire
GL53 9HN

.Comments: 12th October 2021

We do hope there is still a point in writing this as, having already seen the removal of several large trees connected with the site and this now leaving us with a clear view of Cirencester Road, it's to be hoped they are not shortly to be replaced by large blue and yellow signs. We will remember the days when we were made to jump through hoops by the council in order just to have a few trees cut back in our own garden which does seem to suggest the height of hypocrisy. That's before we even mention the change in noise pollution levels from Cirencester Road at this stage and before we even consider a constant flow of lorries and cars that Lidl would bring.

Our other reasons for this objection are:

- (1) Cheltenham does not need yet another Lidl store and this one will create issues with both traffic levels and safety at the bottom of a hill. As mentioned, there is also likely to be an increase in noise levels, often during unsociable hours in what is primarily a quiet residential area.
- (2) Having previously worked at offices on this site, we can confirm that flooding of the car park was regularly an issue and we always suffered from problems with the infrastructure of the building. Another large building on this site will surely only add more strain.

- (3) When planning was granted by the council for the Sainsbury's site, we warned of the effect it would have on other businesses and indeed the local store on the other side of the road closed shortly afterwards and has remained an empty site ever since. There will clearly be a similar issue with other businesses in the area this time around and, who knows, Sainsburys might well become unviable and another derelict property might soon arise. In any case, the new superstore is bound to have a negative impact on other businesses and associated jobs.

We trust the Planning Committee will be taking a detailed look at all of the points being raised by numerous people and have the courtesy to correspond with those closer affected by their decisions.

5 Okus Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DU

Comments: 12th October 2021

Further to our email earlier this year I wish to register our support for the above planning application.

Wreford
249 Old Bath Road
Cheltenham
Gloucestershire
GL53 9EF

Comments: 13th October 2021

I strongly support this application for the new Lidl store on Cirencester Road.

Rossett
Balcarras Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8QG

Comments: 13th October 2021

Smith and Mann supported the local community during lock down by taking telephone orders and providing regular deliveries.

They know many of their customers. People who shop are treated in a friendly polite fashion. This store deserves to do well .

Putting the Post Office within this grocery store was a work of genius. Not having to travel to the Bath Road or to town reduces our carbon footprint. Have you collected any data to show just how well this facility is used - you should do so and look at the hours throughout which it is used. Closing the Post Office will cause unnecessary hardship.

1 Regis Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EQ

Comments: 11th October 2021

My wife and I have received a letter from Lidl seeking our support for their proposed new store in Charlton Kings, and I am afraid that we cannot do this.

Since the beginning of Covid, and still currently, Smith and Mann have offered, and provided us, free of charge, with home delivery of online grocery supplies from their store. Aged 90 and 91 as we are, it is true to say that their support has proved a life-saver to us, and we shall continue to support themj in return.

We find it incomprehensible for the Council retail adviser to give the opinion that a new store would not adversely affect the existing ones. NISA at the Croft Road junction with Cirencester Road closed within a few weeks when Sainsburys appeared opposite them. In any community such as Charlton Kings, with a finite number of residents, new competition cannot fail to disadvantage retail outlets. There is only so much demand and a new store will not bring with it new customers to the area.

The Lidl letter says Lidl often enhances footfall within a local centre, to the benefit of all retailers. This certainly will not be so in this local situation. The existing shops are all at the centre of Charlton Kings, while the proposed new Lidl is to be on the outer periphery. Any new travel to the store will be by car away from Cheltenham up the Cirencester Road, causing an obvious increase in traffic pollution.

Lidl already have three outlets in Cheltenham. Presumably they are aiming for Charlton Kings because Sainsburys have appeared here.

We note that the letter admits that objections to the Council about the proposed new store outnumber the letters of support, and we would like to add our names to the opposition, hoping that you will see fit to refuse the application.

11 Bafford Lane
Charlton Kings
Cheltenham

Comments: 10th October 2021

My wife and I both support the opening of Lidl in Charlton Kings.

46 Bafford Lane
Cheltenham
Gloucestershire
GL53 8DP

Comments: 12th October 2021

We have recently moved to Charlton Kings from a Somerset village and have really appreciated the community feel of the area. This is supported by the local schools, churches, pubs and a good selection of local shops.

We would be very sad to see the shops threatened by a large chain.

Even more importantly, there is a large number of children aged from 10 to 18 who walk to school across the Cirencester Road. We watch them come and go. There is one set of traffic lights for them. This is woefully inadequate on the long stretch from Lyefield Rd to the Lilleybrook Golf course. It is already very dangerous and will only be made worse by any large shop and car park.

We sincerely hope you will turn down this application.

22 Branch Hill Rise
Charlton Kings
Cheltenham
Gloucestershire
GL53 9HW

Comments: 13th October 2021

I am writing to object to the planning application by Lidl. We do not need another supermarket - it is not as though we are deprived of supermarkets in Cheltenham. Equally we do not need the increased pollution as everybody will drive there. Instead do something that Cheltenham needs and turn it into affordable social housing.

3 The Avenue
Charlton Kings
Cheltenham
GL53 9BJ

Comments: 10th October 2021

Reference the up coming Planning Committee meeting on 14 Oct 21. This to inform you that I strongly support the application by Lidl to build a store in Charlton Kings.

3 The Avenue
Charlton Kings
Cheltenham
GL53 9BJ

Comments: 10th October 2021

I wish to register my support for the proposed Lidl store for Charlton Kings.

19 Branch Hill Rise
Charlton Kings
Cheltenham
Gloucestershire
GL53 9HN

Comments: 12th October 2021

I object to the Proposed Charlton Kings Lidl development for the following reasons:

I am a local resident wishing to support local traders

I support the objections raised by the Parish Council, another large employer, Spirax Sarco and my local MP Alex Chalk on the basis that the development will increase noise from traffic, and make dangerous the entrance to an already busy road.

The development's increased light pollution in a residential area will cause ill health to local residents.

The local area has no need of another grocery store, where there are 3 within easy walking distance of our homes.

The proposed design is not in keeping with the local ambiance.

382 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YX

Comments: 10th October 2021

As a long-standing resident of Charlton Kings, I would encourage support of Lidl's planning application for a new supermarket in Charlton Kings Industrial Estate. This will be a great benefit to the village. Reducing the necessity to travel through Cheltenham town to reach a supermarket will have a positive effect on the congestion through the town, as well as creating jobs locally.

8 Cedar Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8PF

Comments: 10th October 2021

As a resident of Charlton Kings for over 30 years I have always had to go to the far side of Cheltenham to do a large family shop as our local smaller stores simply do not carry the variety of stock.... good stores, but only fine for essentials.

Lidl promises to alleviate that problem, locals therefore would not have to drive all the time to shop and that will assist the town to develop its green footprint.
We need this store, it has my 100% support.

21 Castlefields Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YW

Comments: 10th October 2021

Please consider this email as my support for the new Lidl store for Charlton Kings.

10 Glynrosa Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QS

Comments: 8th October 2021

I support the development of a new Lidl on this site.

It brings investment to the community making positive use of a brownfield site that is otherwise redundant. The size and scale of the development is proportionate to the site and the surrounding area.

The low level of the site (compared to the road) also helps reduce any potential visual impacts. I am pleased to see the developer proposing a sustainable development, including solar panels and low energy operations.

I do not believe this will have an impact on existing local convenience stores, which have a different use. Convenience stores are used for small, top-up shops. Existing use of Co-Ops in

Charlton Kings and Smith and Mann confirms this. The Lidl store is for a more substantial shop and it would be useful to have this as an additional option in the community, rather than in town. As a resident of Charlton Kings, I would certainly use bo

8 Robinia Close
Cheltenham
Gloucestershire
GL53 8PR

Comments: 10th October 2021

We live in Charlton Kings (Robinia Close, GL53 8PR) and fully support the plans to build a LIDL on Cirencester Road. This will bring much needed variety of food as well as a value option to the local area as many of the supermarkets are across town or a drive to Oakley. Additionally, the current site looks to be in a state of disrepair and is not bringing anything to the local environment.

Of course, we believe that the LIDL should fit with the local community in terms of its style and presentation as well as adhering to the very latest of green standards.

8 Croft Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LF

Comments: 10th October 2021

I would like to give my full support to a Lidl's store in Charlton Kings. I look forward to the store coming to this area.

30 Ledmore Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8RA

Comments: 10th October 2021

Very much hoping this is approved

3 Coxhorne Cottage
London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6UY

Comments: 11th October 2021

I am writing with reference to the proposed Lidl store in Charlton Kings, planning ref:- 20/02089/FUL.

I am strongly IN FAVOUR of this proposed development. As a Lidl customer I have to drive 15, sometimes 30, minutes to the nearest store in town, or Bishops Cleeve. Although I have an

electric car I am intensely conscience of the environmental impact of driving such distances, and that's just me! What about all the other Charlton Kings residents that need to travel a similar distance to reach a decent-sized supermarket?

There is nothing on the East-side of Cheltenham when looking for supermarkets, except for the mid-sized Sainsburys near Whaddon. What a sorry choice we have..

Although I have an environmental conscience I am also, unavoidably, a consumer. The choice of different goods Lidl offer, UK and abroad, is unrivalled by our historic supermarkets, which is another reason I make the epic journey to the current Lidl's regularly.

I should also add I regularly use both Coops in CK and would continue to do so for convenience (I pass their doors all the time).

57 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JU

Comments: 12th October 2021

I would like to register my objection to the proposed LIDL superstore (with the accompanying parking spaces) in Charlton Kings .

As the original objectors have pointed out, we already have 5 grocery / supermarket stores in Charlton Kings and a nearby LIDLs.

I wholly back local traders in their objection. I feel without local businesses the village will lose its character and become congested, busy and noisy.

I live in Horsefair street which is often used as a cut through road with huge delivery lorries coasting down it.

I hope that town planning enterprises would take into account , the character of the area , the provisions / facilities already in place and how the proposed plan would impact on an area and the local people.

13 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AG

Comments: 12th October 2021

Please note my objection to the above application.

My reasons are as follows :-

1. The store has refused to do a retail impact statement. In my view this is unreasonable and shows that the company has no respect for local feelings and the procedure whereby Cheltenham Borough Council has requested such a statement.
2. Many local folks including the elderly who live in Charlton Kings use the small local shops on a daily basis and these are likely to be put out of business by the proposed new store. Many walk to the local shops in the village. However, the new store, if built, will mean a car journey as it is too far to walk for many elderly, especially if carrying heavy shopping.
3. The local post office in Charlton Kings will most likely leave the village of Charlton Kings and the nearest one, if this happens, is a bus ride away, or two bus rides. This may not impact on car drivers but for those who do not drive but it will certainly impact on them and mainly the elderly and disabled.
4. We already have plenty of large supermarkets in the area and what we need is more small local shops and businesses, not less.

27 Sandford Mill Road
Cheltenham
GL53 7QH

Comments: 10th October 2021

I just wanted to register my support for the new proposed new lidl development. I understand that other locals have some concerns about the development, but I really feel that having a local shop to do our weekly food shop at would be really beneficial to our family and neighbours. It also means less traffic going through town to attend other supermarket options, also enabling us to cycle to do smaller food shops.

I understand it is going to be sympathetic to the surrounding environment and is built in a sustainable way.

I really hope the proposed development can go ahead.

15 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NG

Comments: 10th October 2021

I am getting in touch to support this application for a new Lidl store to open on the Cirencester Road in Charlton Kings.

There is a marked lack of supermarkets on this side of Cheltenham and this will be a welcome addition to the existing local stores, within walking or cycling distance of most CK residents.

7 Pine Trees
Cheltenham
GL53 0NB

Comments: 11th October 2021

I would like to register my support for the proposed development. It will bring choice and balance to a part of town that doesn't have a large supermarket. I live locally and will use the shop if it is built. Otherwise I have to drive a few miles across town for shopping.

6 Larch Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8PE

Comments: 10th October 2021

As a Charlton Kings resident I would like to back this application for a Lidl store because there is

Inglewood
145 Cirencester Road
Charlton Kings
Cheltenham
GL53 8DB

Comments: 13th October 2021

I am 100% in favour of Lidl. It will be good for Charlton Kings.