

APPLICATION NO: 23/00813/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 13th May 2023	DATE OF EXPIRY : 12th August 2023
WARD: Leckhampton	PARISH: LECKH
APPLICANT:	Boo Homes (Leckhampton Road) Ltd
LOCATION:	170 - 172 Leckhampton Road Cheltenham Gloucestershire
PROPOSAL:	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

REPRESENTATIONS

Number of contributors	63
Number of objections	30
Number of representations	3
Number of supporting	30

21 Burnet Drive
Cheltenham
GL53 0FD

Comments: 11th June 2023

Would be great to have a bigger shop and easier access and parking

3 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 18th June 2023

This appears to be a trade off between the Co-op and Boo homes. The former providing an acceptable reason for the development and the latter using the opportunity to get away with a 3 storey building and cramming as many tiny flats into it as possible in order to maximise profits.

Too much emphasis has been placed on the desirability of having a larger Co-op with easier parking by supporters of the proposal most of who live a considerable distance from it. More consideration needs to be given to nearby residents who will be directly affected by the out of scale and intrusive nature of this proposed development and the disruption it will cause to them.

Frankly if people need a car to go shopping they can easily travel to the existing Bath Road facilities (where there is another Co-op) or further afield. The existing local Co-op is quite adequate for pedestrian shoppers.

If this development is to go ahead perhaps a compromise would be for the Co-op, who's commercial interest this is so much in, to put more money into the cost of funding it. Then

Boo Homes would not need a third storey in order to cram in so many flats and can allow adequate space for parking.

381 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AH

Comments: 15th May 2023

This application sorts out an old problem, the current parking is terrible and challenges pedestrian access when motorists park on the pavement. The store itself is cramped. The old Wilkins garage can be redeveloped into a new, fit for purpose store that answers local needs very well. The plans look very good and it is a great solution to give the local community a much better store, better parking, extra housing and turns a brownfield site into a useful and value added solution.

99 Pilley Crescent
Cheltenham
Gloucestershire
GL53 9ES

Comments: 17th May 2023

Strongly support the development of the Suzuki garage into a new Co-Op. the current location is dangerous, causing congestion on the roundabouts and pavements as the car park is so cramped. This new location will provide much needed space for both parking and in the shop itself. Great as the surrounding Pilley area continues to develop!

Flat 2
8 Royal Parade
Bayshill Road Cheltenham
Gloucestershire
GL50 3AY

Comments: 24th July 2023

This is a tasteful proposal and is 'in keeping' with the neighbourhood surroundings. The development will lead to a safer arrangement for both pedestrians and cars than the current retail store arrangement.

180B Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AE

Comments: 13th August 2023

Overall I strongly support the development of the site, and especially as a new mixed retail store with parking and homes.

A critical aspect however that must be given greater consideration and revision in the current plan, regards Public safety.

The key issue with the current store is principally the lack of safe access. Increased traffic passing the store, utilising the store, increased store deliveries (trucks), increased services (delivery pickup and drop-off), increased primary age children (larger school), increased secondary school children (new secondary school). So the new site must account for and accommodate these considerations and thereby simply avoid moving the problem. As the new site faces the Zebra crossing, and is close to the bus stop, and given the absolute requirement for safe disabled access including for wheelchairs etc., please consider better access and wider footpath areas and slopes to eliminate a pinch point of pedestrian traffic at the junction of Pilley and Leckhampton Rd. Utilisation of the full corner for pedestrian use, i.e., a 20ft wide corner with immovable bollards at the corner edge would make pedestrian flow, simple and safe. In addition, ensuring truck delivery space is completely off the pedestrian footpath, thereby ensuring full width of pedestrian access around the Pilley/Leckhampton Rd corner would ensure pedestrian safety. If this means the loss of one of the houses adjacent to 168, then so be it.

72 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BL

Comments: 5th June 2023

I am writing to express my concern about the proposed development at the former Suzuki development. Having reviewed the plans I feel the design is incongruous to the neighbouring buildings and local architecture. I worry the scale of this development will have a diminishing effect on the landscape and character of the local area and I am especially concerned about the height of the development over 3 floors resulting in the 2nd floor bedrooms overlooking directly into the bedrooms of the houses opposite. I recognise the need for a development on this site and but have concerns about the number of cars this will attract in terms of both retail customer and residential parking, and where these cars will be able to park given that there is no parking on Leckhampton road. I would urge the planning authority to address these concerns and recommend adaptations to the overall scale of the proposal before making a decision.

98 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JH

Comments: 23rd May 2023

This is such an important amenity that all assistance should be given to the move. Perhaps reducing any CIL payable. On the 10 Mar 2021 I made the comments below. Which were based on comments from the Traffic Commissioner. Indeed a good time to "do much work" with the Traffic Commissioner to improve safety on Leckhampton Road

The Traffic Commissioner has stated that there is "Much work to be done" in relation to the traffic around the Leckhampton triangle (A46 - Leckhampton Lane - Church Road, Leckhampton Road) to provide high quality sustainable transport routes vital for the New Leckhampton School, Leckhampton Junior school enlargement and the planned housing developments (MD4). Church Road and the junction of Leckhampton Road is a key junction, and nothing should be approved that impacts on the ability to provide High Quality Sustainable routes. Any development should be in conjunction with the needs of the overall transport solution.

297 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AJ

Comments: 26th May 2023

I agree that the traffic situation around the existing Co-op store is chaotic and even the earlier proposed demolition of the adjoining bungalow would probably not have improved matters - because of the proximity to the junction with Church Road.

The potential situation at the junction with Pilley Lane needs to be studied carefully: the vehicle entrance to the property would be very close to that T-junction and, while this might present fewer dangers than the existing location, there would need to be strict traffic management measures as there are queues at peak times.

I suggest that the junction now become a traffic-light controlled one with a pedestrian phase. This would replace the existing light-controlled pedestrian crossing and, usefully, act as a brake on traffic descending Leckhampton Road and queuing at the roundabouts. This would assist delivery drivers too - by causing drivers from Pilley to slow when seeing that the lights are against them - thus facilitating safe entry and egress. Pilley and Everest estates drivers would have safer exit.

With regard to the building height, I suspect that there will be reservations about the number of storeys. Perhaps a part only of the complex might be developed to the suggested height - a reasonable compromise, maybe.

Honeysuckle Avenue
Cheltenham
GL53 0AF

Comments: 12th June 2023

Very excited about this development it sounds like a great idea. Having a new shop will be far more useful to the community than a garage. The Co-Op is a busy shop already so it is a great that the Co-Op wish to invest in our area and make it an improved retail store to serve the community. I hope this goes ahead.

Suffolk House
166 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AA

Comments: 25th May 2023

We absolutely agree with other comments that this is a better, safer site for the COOP than its current location. However, we have grave reservations regarding the parking. Parking has been the primary problem with the current COOP and with the number of planned flats and houses we are concerned the parking problem will simply be moved to Pilley Lane. In theory there are more spaces, but the developers have vastly undercalled the number of spaces needed for the planned flats and houses. It is inevitable that even the one bedroom flats are likely to have two people living in them- with two cars. Surely there should be a minimum of 2 spaces per property? That is without any visitor spaces. At the moment there is less than one per property. We can see the residential properties using the COOP spaces, leading to shoppers parking dangerously on Pilley Lane and around the junction with Leckhampton Road. The obvious and sensible thing would be to reduce the number of flats by at least half. The building is going to tower above residential properties around it, so it may be sensible to remove the top floor to be more in keeping with its surroundings and reduce the number of properties within it?

83 Honeysuckle Avenue
Cheltenham
GL53 0AF

Comments: 10th June 2023

The current site is extremely congested at times and poses a danger to road traffic and pedestrians, while entering and exiting the very small carpark directly onto a roundabout. This has stopped us using this Co-op which happens to be the closest to our house.

5 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 19th May 2023

I support this development for a number of reasons,
Firstly, the CO-OP is an important part of the Leckhampton community, but I believe that the current store and especially the parking, is now too small to serve the ever expanding community. Secondly, the proposed site is currently an eye sore and needs developing asap.

Thirdly, the traffic disruption caused by the current location of the CO-OP is getting worse all the time due to the popularity and number of deliveries to the shop. I believe the new proposed location, further up from the two mini roundabouts will help significantly with this disruption/congestion.

I fully support Boo homes and believe they will take utmost care in building a development in keeping with needs of Leckhampton.

34 Suffolk Parade
Cheltenham
Gloucestershire
GL50 2AE

Comments: 12th June 2023

I think this would be good as it creates more housing for people in a nice area of Cheltenham and it's also a good location for a food store.

Luscombe
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NL

Comments: 12th June 2023

It looks like a much needed development for the area. Both the repurposing of the existing site and the move of the Coop from a busy double roundabout junction to a location with more straight forward access and a dedicated space for store deliveries.

35 Delancey Crescent
Cheltenham
Gloucestershire
GL53 9EZ

Comments: 7th August 2023

I hope we can all agree that our local Co op is a valuable local resource. It has clearly outgrown the site and is not ideally situated. The nearby brownfield site is a eyesore and would be ideal. Boo Homes is a well thought of local builder.

I have trawled the comments and am disappointed by the albeit articulate, sometimes not applicable, time rich negative shameless nimbyism. We need homes especially affordable ones and facilities to go with them. The store is a lifeline to the local elderly maintaining their dignity and independence. Not everyone has or can afford to run a car. Let's not forget we nearly lost our local bus service. To give this proposal some perspective the established vernacular in Pilley Lane is Middleton House. The current volume of traffic in Pilley Lane is insignificant in comparison with nearby Charlton Lane. We welcome the proposed development and believe it will enhance the area.

189 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 13th August 2023

Where do we start!

- 1) Encroachment of the Building Line along Leckhampton Road and the return of Pilley Lane
- 2) Overscaling, mass with 3 storeys when the existing garage is only 1.5-2 storeys high and set further back than the proposed development
- 3) As a result of 2) the design will over impose neighbouring properties not only in the vernacular design but due to its box like construction which in turn will destroy the look and feel of that prominent location
- 4) As a result of 1) this creates a H&S highways issue due to reducing visibility splays coming out of Pilley Lane
- 5) Where are the green credentials for this development and why aren't you imposing an eco build compared to the new LH school and Miller homes development of 350 houses down the road?
- 6) This is surely an enterprise zone for commercial use so why are flats even being considered - surely a community cafe or youth hall would be more appropriate and in keeping with the needs of a district community

7) Why isn't access being provided off Leckhampton Road with exiting out of Pilley Lane. This will reduce the need for setting the Building further forward as well as removing the parking for flats.

This application screams of developer greed having paid a daft price for the site, hence over development of the site along with an IKEA build quality

7 Imperial Square
Cheltenham
Gloucestershire
GL50 1QB

Comments: 16th May 2023

Good afternoon I have just seen the proposal for the above development (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) and would like to offer my full support for the application.

I have lived on Southfield Approach, GL53 9LN for 25 years and regularly use the Co-op on Leckhampton Road (at least once a week). Unfortunately parking is a nightmare at the existing site especially when they have deliveries and the lorry parks across one of the parking bays. Customers still park on the pavement even though they are clearly marked "No Parking" which makes it unsafe for pedestrians especially when they have young children/prams and dogs.

Exiting the site is also very difficult at times with traffic coming off the two mini-roundabouts and Church Road.

The retail/residential development will enhance the already improving Pilley Lane/Crescent area and would be a fantastic use for the former Wilkins Garage site.

I for one would be delighted to see this scheme go ahead.

Regards

24 Everest Road
Cheltenham
Gloucestershire
GL53 9LG

Comments: 22nd May 2023

I fully support this application. As a regular user of the existing Mid-Counties Coop, as soon as I heard that John Wilkins were moving out of the site on the corner of Pilley Lane, my immediate thoughts were "I seriously hope the Coop move in there". Why? Because the Coop's existing site is appalling. There is insufficient parking, the access is terrible, the siting is awful due to it being sandwiched in between two mini-roundabouts, and whether you are a pedestrian or road user, the set up is dangerous and causes delays and congestion. The new site is much more suitable, and in my opinion ideal for what the community of Leckhampton needs.

I also fully support the look, layout and dual use of the site for housing and retail. The look is modern and fresh, and whilst perhaps not necessarily in keeping with some of the surrounding housing, certainly reflects that of some redeveloped houses in the area (eg Bath Road and recent developments on Pilley Lane), and also that of other new retail developments further down Leckhampton Road./Bath Road. I like the fresh design used and think it brings Leckhampton very nicely into the 21st century without looking cheap or tacky.

I also like the provision for parking spaces and also how these have been sited. This keeps parking access away from Leckhampton Road. However as someone who regularly uses the junction of Pilley Lane and Leckhampton Road, I would urge the Council to consider installing a mini-roundabout at this junction to prevent queuing on Pilley Lane. This would also have the effect of calming the speeds of traffic on Leckhampton Road in both directions, which can frequently make exiting Pilley Lane difficult and somewhat dangerous, particularly with the limited visibility in the area due to historic trees.

One further thing that the Council should consider as part of this application is the long requested pedestrian crossing on Old Bath Road, and possibly also improved crossings on Bath Road. This will make accessing the new retail development easier and safer for everyone in the surrounding areas.

Finally, I have neighbours who work or have worked in the existing Coop, and teenage children who may seek local part time employment there. The Coop is an excellent and reputable employer and I would imagine a successful planning application will result in retention of these good quality jobs for existing employees, and hopefully create new ones too. If this application is turned down, there is a risk that another developer will move in and either these jobs are lost, or are replaced with something much less favourable. This is also why I support the development of quality apartments on top of the store, which will help the viability/business case for the development, ensuring that it goes ahead to the benefit of the whole Leckhampton community..

In summary I fully support this application and eagerly await the new developments construction.

Hillside
Undercliff Avenue
Cheltenham
Gloucestershire
GL53 9AA

Comments: 17th August 2023

Whilst the principle of relocation the Co-op store is to be welcomed, not enough consideration has been given to the actual building structure and its impact on neighbours and indeed others with a concern for the appearance of that part of Leckhampton

The development is driven not by the relocation but by the additional residential element which is excessive and detracts from the space and amenities that would otherwise be available for users of the store e.g. car parking

In particular the height of the building is not consistent with adjoining roof heights and so the top storey should be removed and in addition the building line encroaches on the Leckhampton Road frontage and should be the same as the existing garage building and adjoining houses

Tudor Cottage
Crippetts Lane
Cheltenham
GL51 4XU

Comments: 24th August 2023

I wholeheartedly support this proposal. It is an ideal site for a new Co-op store with much better access and space for parking. The current site is an eyesore and parking inadequate. People block the pavement which is extremely dangerous for pedestrians especially those with mobility problems or pushing a pushchair

17 Honeysuckle Avenue
Cheltenham
GL53 0af

Comments: 10th June 2023

We desperately need a bigger shop around this area.
The current car park for the Coop is tiny and not suitable for use.

57 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PF

Comments: 7th August 2023

We are in support of much needed change to location of co-op in Leckhampton and increase in size of shop plus parking.

We would expect build style to be in keeping with local architecture and provide green infrastructure esp tree planting and positive BNG.

Inclusion of housing that is affordable will be useful too

Regards

7 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 15th May 2023

I support this application, as the development will create more residential housing, utilise a disused brownfield site and eradicate the regular traffic congestion caused when delivery trucks are on site. The new store will, I am told, be larger than the current one, enabling more storage and display, and the development will permit the replacement of two tired and old-fashioned buildings.

3 Pilley Lane
Cheltenham
Gloucestershire
GL53 9EX

Comments: 5th June 2023

I object to this application for the following

Reasons

1. The development would have an adverse impact on the character of the area.

The proposed height of the building is unacceptable and completely out of keeping with the surrounding area. It is questionable who the flats would be marketed at, given that existing flats on the market, close to this site, have yet to sell.

2. The development would have an adverse impact on traffic and parking.

There will be a significant increase in risk to pedestrians, due to the increase in traffic on the Leckhampton road/ Pilley lane junction. The proposed parking is inadequate

3. The development would have an adverse impact on noise and disturbance.

The development brings with it increased noise at unsociable houses, which was not present with the previous ownership. Not only from the retail outlet deliveries, but increased traffic and the balconies.

4. The development would have an adverse impact on the rights of others, such as the right to light or privacy

The height of the proposed development means that surrounding properties are overlooked, some directly into bedrooms and gardens which is not acceptable. Furthermore, the scale of the proposed development means a reduction in natural light to the surrounding area.

This proposal represents overdevelopment of a family area for maximal profits with no consideration for the surrounding environment, community, residents or safety of pedestrians.

7 Halland Road
Cheltenham
Gloucestershire
GL53 0DJ

Comments: 12th August 2023

The proposed development for the Co-op is welcomed, however, as many have said the three-storey development is out of character within the current residential area and is above existing roof lines.

The windows of the flats are poor aesthetically, and highlight the poor detailing in the design.

Its a shame that the building doesn't exhibit any real architectural merit for such an important position, and would fit better in a re developed inner city area, rather than on a main route into an historic spa town.

I imagine there will soon also be a similar development opposite when the old co-op is demolished, which will ultimately change the whole look and feel of this approach.

269 Old Bath Road
Cheltenham
Gloucestershire
GL53 9EF

Comments: 31st May 2023

We support this new site with some reservations:

1. The parking is insufficient. The current coop parking is dangerous. The car park is too small and therefore customers park on the pavement making it unsafe for pedestrians. We need reassurance that this will be persist but in a new location.

2. How will the developers ensure that the traffic coming in and out of the site does not cause a danger to pedestrians, in particular school children walking and cycling to Leckhampton primary and high school?

3. It is disappointing not to see an option for a Cafe or deli. Has this been considered?

25 Pilley Lane
Leckhampton
Cheltenham
GL53 9EP

Comments: 5th June 2023

I object to the application 23/00813/FUL. The proposed relocation of the Co op store from Leckhampton Rd to the old Wilkins car show room on Pilley Lane may have some merit, but little consideration has been given to the design, scale of the proposed development, height and traffic generated from a larger store. It will be over development in this area with too many flats and houses on the proposed site. The proposed development is not sensitive to the local surroundings. This part of Leckhampton is an established residential area of Edwardian, Victorian and 20th century buildings, of modest size and height, built mainly of red brick and stone. The visual impact of the three storey building in its present form, with a box-like structure, would have a detrimental effect on the surrounding area. It is poorly designed, unattractive and is not sympathetic to other residential properties nearby. It is not acceptable to build a mixed development opposite and nearby two storey properties whose privacy will be adversely affected. Balconies will overlook properties in Pilley Lane and Leckhampton Road. This is totally unacceptable. It will be overbearing and will not enhance this part of Leckhampton. We already have a 4 storey care home on this road, opposite my property, which has created a privacy issue for me too. Residents have a right to privacy. Noise pollution is another factor which has been given scant attention. It appears that there will not be enough parking places within the proposed site for residents, shoppers and shop staff. This will cause more on street parking in Pilley Lane and surrounding roads, which have very few spaces for residents and visitors even at the present time. The four storey care home was built with inadequate parking facilities and so lorries and other large vans have to park on the street on double yellow lines, sometimes half on the pavement! This is a narrow road, (lane), and by general informal agreement, parking is only on one side of the road, from beyond the two care homes, near Old Bath Road, all along Pilley Lane to Leckhampton Road, on the same side as the proposed redevelopment. It is, therefore, incorrect for the Transport Statement to say that some vehicles may park on street in Pilley Lane, Pilley Crescent and Hillands Drive. Many local vehicles already park half on the pavement on these narrow roads. Pedestrian safety, negotiating past the entrance to the store whilst cars enter and exit is another hazard. I would suggest there are more families who walk to nearby schools and use this road than Leckhampton Road. Is there a need for a bigger store? Should the entrance to the store and entrance to the residential properties be separated? Consideration should be given to re-siting the Co op but the present plans need a great deal of modification, showing greater awareness of the local surroundings.

5 Arden Road
Cheltenham
Gloucestershire
GL53 0HG

Comments: 10th July 2023

I have only just become aware of this proposal - was the notice displayed at the site? Although there is a need to have a new Co-op instead of its current location, I object to this proposal as follows:

- # - the development is inappropriate for the location and the nearby houses although the site is a 'brownfield' site.
- # - the roof lines of both the two semi-detached houses and the commercial block with apartments are too high and exceed those of the nearby houses; it will create an overbearing block in the area overlooking nearby houses.
- # - the development is too near to Leckhampton Road and it needs to be set further back
- # - assuming that the new Co-op will be larger than the existing premises, will this lead to a parking and traffic problem on Pilley Lane, as it is not clear how many car spaces will be allocated to apartment owners and how many will be available to retail users.

167 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 4th June 2023

Whilst the development of the old John Wilkins garage site is to be welcomed, I object to the current planning proposal submitted by Boo Homes (it would seem, without the prior assistance or advice from the Council before submitting the application) for the following reasons:

1. Position of the development within the site.

The main building on the proposed development is sited closer to both Leckhampton Road and Pilley Lane, thus making it out of step with its neighbours. The Design And Access Statement comments that there is no definitive historical building line established with reference the adjacent buildings and the footprint of existing buildings. But if you travel up Leckhampton Road from the Norwood roundabout, no other building juts out relative to its neighbours in the way the proposed development would. This matters for two reasons: firstly, it would affect the visual amenity of the Leckhampton area in a way that no other building along does; secondly, it would significantly interfere with the sight lines of southbound traffic turning left onto Pilley Lane and traffic exiting Pilley Lane onto Leckhampton Road.

2. Safety.

Much has been said about the existing safety issues at the current Co-Op site, but any new development must not displace the safety issue to somewhere else or make things worse. Road safety dictates that drivers, cyclists and pedestrians have as much visibility as possible. The current proposal does not take this into account. Bringing the footprint of

buildings closer to the Leckhampton Road/Pilley Lane junction is a major issue, but this would be made worse by HGVs parking on the proposed loading bay, which would create a huge blind spot, the impact of which would be made worse by cars emerging from the car park behind the loading bay. The existence in the plans of totem signage - advertising the existence of the retail unit in a way that the current Co-Op does not - would further reduce visibility.

Due to the greater population density in the Pilley Lane area and its connection to Old Bath Road, a greater number of parents and children walk past and through this junction than walk past the existing Co-Op. The number of interactions between road users and pedestrians would increase. The current proposal is ill thought through in this respect. The Transport Assessment does not address these points adequately.

3. Overdevelopment.

The purpose of the existing Co-Op was to serve as a shop for Leckhampton locals, akin to a corner shop. Discussion about this took place at the time of previous (rejected) planning applications to extend the car park at the current Co-Op location. The store was never intended to be a destination shop. Had the car parking provision for the shop been increased, it was acknowledged that a greater number of home-shop-home care journeys would be made. The Transport Statement itself references Leckhampton as being a walking neighbourhood and references reduced reliance on the car. This objection (i.e., that it was not desirable for the Co-Op to become a destination supermarket) therefore persists.

Added to this is the opportunistic nature of the developer in tacking on twelve flats above the proposed new retail unit in order to make a greater profit. These would not be family homes with gardens. There are many unsold flats on the market further down Leckhampton Road so one queries what the market for flats in this area is. The Planning Report, in focussing on the retail component, largely (and perhaps conveniently) glosses over this. The inclusion of the flats - and in particular of a tall second floor - would raise significant issues for the privacy of neighbouring properties into whose gardens, bedrooms and living rooms the flats would look. The car parking provision for those properties in the current plans is insufficient and would lead to increased on-street parking in neighbouring streets, and the increased traffic movements would create congestion and add to the safety issues.

Whilst both the Design and Access Statement and the Planning Statement refer to the proposed development responding well to the established topography, this is not true - by bringing the footprint closer to the roads and by building something so much taller than its neighbours, the topographical line would not only be broken, but the visual impact of the development would be akin to a citadel marking the corner of junction, completely out of character with the area. It is just too big for this particular location.

I would encourage those considering this application to reject it in its current form. If built, the residents of Leckhampton (not just the neighbours) will be lumbered with a development that is out of context with its surroundings visually, which does not add to the community's amenity in the intended way and which would cause significant issues for those who live in the area.

165 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 4th June 2023

I have detailed below a number of points I wish to raise with regard to the planning application. In parts I will refer to sections in the 'Planning Statement' as provided by the applicants

Visual impact

3.9, 4.15 The sloping topography suggested in the plans does not accord with the height of the surrounding buildings. With the extra floor of flats there is a definite discrepancy in the transition in building heights that is not in keeping with the area.

The building line along Leckhampton Road is transgressed. All other houses along the road are set back by a more or less equal distance but the plans bring this development much further forwards.

2.1, 2.2 The proposed development will also have a semi-industrial appearance, offering little visual interest and out of step with the surrounding environment. Even Councillor Martin Horwood agrees that it is 'not the prettiest or most discreet design' so why not come up with a design more in keeping with the area?

Noise or disturbance

2.2 There was very little noise or disturbance from the original garage. They opened at 8.30 and closed at 5.30 with generally little traffic in and out.

There will be luminous signs incorporated into the structure to encourage/inform people of the position of the shop. These could easily provide an unwelcome amount of light pollution for the houses opposite.

Traffic

There will be continuous ingress and egress of traffic from the site onto Leckhampton Road, already a very busy main thoroughfare. There have been a number of accidents over the years between cars pulling out of Pilley Lane and colliding with vehicles travelling along Leckhampton Road. The Pilley Lane/Leckhampton Road junction is well used, particularly in term time when bringing children to and from the Primary School. Bringing the building line forward would reduce visibility for both motorists and pedestrians at that corner causing safety problems.

Privacy

The proposed flats will be much nearer the opposite row of houses in Leckhampton Road if the building line is brought forward and the height of the flats will not ensure privacy for the householders, especially if balconies are included in the design. There will be a large structure in close proximity to the front aspect of the houses. Councillor Horwood states that the planned building will be further from existing houses than the current garage building. From the plans you can see this is incorrect.

Two final points

Is there a market for more flats in the area? The HSBC building in the Bath Road is being redeveloped into flats, the flats above Fiori, also in the Bath Road, have not all sold and the flats in Old Station Drive always seem to be up for sale.

Why did the applicant not seek assistance or advice from the Council prior to submitting their application?

163 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 25th May 2023

While I recognise the need for the redevelopment and the Coop's desire to move to larger premises from its present site I have reservations about the design, the number of flats proposed, and the size of the Coop's retail space. There are also potential parking problems, and the likelihood of increased traffic and noise.

Aesthetically the design of the premises does not look attractive: materials proposed include standing seam/site folded metal cladding above the retail unit, perforated brickwork and aluminium panels. I cannot agree with SF Planning Ltd's assertion that the use of these materials 'provides additional visual interest to the development'. They do say that such materials 'are not prevalent within the locality'. They are ugly, even if some people might consider them 'visually interesting'. And if they are not prevalent within the locality, why use them? The development will look utilitarian, functional and without aesthetic merit. Rather like John Wilkins Suzuki Motors does or did!

I would like to know what the actual height of the building will be. I cannot see from the Proposed Elevations Plans what it is likely to be. At least 40 ft or 12 metres?

Regarding the number of flats proposed, the aim appears to be to cram in as many as possible without falling foul of building regulations. The dimensions meet only absolutely minimum standards. Flat 4, on the first floor, for example, is clearly a 'studio' flat (technically a one-bedroom, one person flat - the term 'studio flat' is not used in the standards) with 37 square metres of space. The building standards stipulate that the minimum gross internal area is either 39 sq m with a bathroom, or 37 sq m with a shower room. It just meets the minimum standard but no more. The same goes for all the others: minimum space, cramped accommodation. Profit maximisation is surely the motive.

The planning application is for market housing only, not starter homes or affordable homes. I hope this is not going to attract buyers who want to use the flats for second homes, holiday lets or AirBNBs.

The present Coop is designated a destination shop. The proposed new one at 410 sq m will be much larger. Does Cheltenham need yet another sizeable supermarket? The Coop has outlets in Bath Road and Charlton Kings, there is a Sainsbury's in Bath Road and in Charlton Kings, and there is a new Lidl in Charlton Kings. Reduce the number of flats and the size of the retail space, and build another house in the space thus saved, perhaps?

I also see that work has already started on this development. There are workmen there now. Planning permission hasn't yet been granted, has it?

161 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 4th June 2023

My wife and I although in principal agree and support the re- development of the site however object to certain aspects of the proposal.

Firstly, the height, it will severely impact the amount of light and given it's proposed be 2 floors above ground level I feel that the top floor will look directly into my bedroom and will impact on my privacy. One floor above ground would be significantly more acceptable.

The scale and mass isn't in keeping with the local area and my opinion should be in keeping with the neighbouring properties regarding height. Parking will undoubtedly be affected with an increase of cohabitation and therefore Pilley Lane will be overrun with cars not able to park at the flats.

Delivery times to the Coop are far too early at 5 Am and should be delayed to something more suitable to a residential area. I work in the Emergency services and therefore a shift system. This will undoubtedly impact on sleep quality to me and neighbouring families. And finally I do not agree with the proposal for balconies that face immediately towards my property. The style of properties offered will attract generally the younger aspect of society and that brings a desire to be more sociable than the generally middle aged and elderly section of society that live in this area and this will expectedly cause anti social and noise issues to a long standing community that have supported each other and reside in peace and harmony .

159 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 31st May 2023

I am writing to express my objection to the proposed application for a retail shop with flats development at 170-172 Leckhampton Road. While I acknowledge the importance of development, I believe that the current proposal does not align with the existing character of the area and raises several significant concerns. I kindly request that you carefully consider these objections before making a decision on this application.

1. Scale, Mass, and Height:

The scale, mass, and height of the proposed building are not in keeping with the surrounding area. The size of the development could have an overwhelming impact on the visual landscape and overall character of the locality. I recommend considering a reduction in height by one story to ensure better compatibility with the neighbouring

structures. The proposed height exceeds that of any other property in the immediate area, which could result in an incongruous and out-of-place appearance.

2. Inadequate Off-Street Parking:

The density of the proposed housing, combined with the mixed-use development, raises concerns about the availability of adequate off-street parking. This shortage may lead to overflow parking on neighbouring roads, causing congestion and inconvenience for both residents and visitors. Moreover, the lack of designated parking spaces may result in illegal parking in the delivery bay. I urge you to reassess the parking provision to adequately meet the demands of the proposed development. Provision for parking would be improved by reducing the density of residential properties in the development

3. Noise and Disruption:

The proposed delivery schedule, starting as early as 5:00 AM, poses a potential for noise disturbance during anti-social hours. This disruption would have a negative impact on the quality of life for nearby residents. I strongly recommend restricting delivery times to a shorter window during the day, taking into consideration the community's right to peaceful enjoyment of their properties. Additionally, I urge you to impose limitations on the store's opening hours, reducing activities during evenings and weekends to minimise noise disturbances.

4. Privacy Concerns:

The inclusion of balconies on the second floor of the development, with direct sightlines into neighbouring properties, including our own, raises valid privacy concerns. This design element lacks precedence along Leckhampton Road and may compromise the privacy of existing residents. I request that you reevaluate the balcony design and explore alternative solutions that prioritise the privacy of neighbouring properties.

In summary, whilst we are not fully opposed to the mixed retail and residential scheme, the proposed plans do not align with the existing character and scale of the area. The concerns raised regarding scale, inadequate parking, noise disruption, and privacy warrant careful consideration. I kindly request that the planning authority addresses these objections and takes the necessary steps to rectify the shortcomings of the proposal before reaching a decision.

157 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 5th June 2023

We wish to register an objection to the proposed planning application at 170-172 Leckhampton Road.

Whilst we appreciate that the current site of the Co-op may not be ideal, we feel that the proposed move would merely move the problem to another site and cause further problems in the area. We feel that overall this is an overdevelopment of the proposed site.

Our concerns are:

1. Traffic and parking.

The junction of Pilley Lane and Leckhampton Road is already busy and extra traffic will exacerbate this problem. Higher traffic volume and the inevitable congestion will result in higher pollution levels which will be detrimental to local residents, this is a particular concern for the number of young children going to and from the Primary school. Also, the proposed delivery area is very close to this junction and would cause further congestion and danger to both pedestrians and traffic.

There is already limited parking in this area, and the site plan seems not to provide adequate parking for shoppers and the new residents of the flats - we feel that more illegal parking will occur as a consequence.

2. Visual impact.

Leckhampton Road is a tree-lined suburban street and the proposed design of the development is not in keeping with the existing buildings, to quote Councillor Martin Horwood "It's not the prettiest or most discreet design you'll ever see". The dominating, unsightly three storey proposed development and industrial style construction materials are inappropriate for a suburban setting, and will not enhance the area.

3. Privacy and loss of daylight.

We are unable to find exact measurements as to the height of the main building but we have estimated that it will be significantly higher than our house, casting a shadow over our and neighbouring properties thus causing a significant loss of natural light. We would be overlooked by both the new houses and flats, especially from the proposed balconies and new residents will be able to see directly into both living rooms and bedrooms. We feel that this is unacceptable.

4. Light pollution.

We have concerns over the level of light coming from the illuminated signage and shop interior due to the early morning and extended evening opening times of the shop unit.

5 Hillands Drive
Cheltenham
Gloucestershire
GL53 9EU

Comments: 8th August 2023

These new plans are just a resubmission of the original plans with the slightest of changes. Those changes have not addressed the serious objections and concerns already raised and submitted. We are therefore resubmitting our original objections: Although we welcome the move of the Co-op from its' current location to the old John Wilkins site, we object to this application for the following reasons.

1. The current site has major issues with parking and traffic entering and leaving the store due to the small size of its car park and the location betwixt two roundabouts. Moving the location with the carpark off Pilley Lane is just moving a traffic problem, with an increased volume of traffic exiting Pilley Lane and onto Leckhampton Road. This currently can be difficult and at times dangerous, especially with the large trees lining Leckhampton road creating blind spots. Therefore, the entry/exit to the store needs to be looked at from a safety perspective and also with the potential increase of traffic. Having the new store with a larger carpark will inevitably increase trade and therefore create more traffic than the existing store has. This has not been addressed by the "Revised Plans"

2. The proposed development for the Co-op is welcomed, however, the three-storey development is totally unreasonable within the current residential area. If this development goes ahead the two town houses and the three-storey development block will tower above all of the neighbouring properties and those properties in the vicinity, creating an eyesore and looking totally out of place. This has not been addressed by the "Revised Plans"

3. Living to the rear of the development, the apartments and town houses will be looking directly into our lounge and kitchen, especially the third floor with the wrap around balcony, this in itself totally eradicating our privacy along with our neighbours privacy and that of all those adjacent to the development. During the winter months, with the sun in a lower position, these additional two storeys on top of the existing single storey will also take away our light. Both points here seriously impacting on our right to light and right to privacy. This has not been addressed by the "Revised Plans"

4. With the planned 12 apartments (8 One Bed and 4 Two Bed) and the 2 Four Bed semi's, this all creating 24 bedrooms in total, you would expect between 20 to 30 residents' cars minimum), there are only 15 spaces allocated! Where are the other 5 to 15 cars expected to park? I would suggest clogging up the neighbouring streets, creating more hazards and dangers for customers entering and leaving the Co-op, and parents and children walking to and from school. This has not been addressed by the "Revised Plans"

With all of this information, these plans are obviously a total over development of this site, a site which would be better suited to the Co-op relocation and possibly a couple of smaller retail units to serve the local community (with serious consideration to the entry and exit of the car park) and not the additional housing and apartments.

A note should be made that none of the "Supporters" of this development live in the immediate vicinity of this development and the majority will drive to it, creating more traffic and parking issues.

We therefore continue to object to these plans.

Comments: 31st May 2023

Although we welcome the move of the Co-op from its' current location to the old John Wilkins site, we object to this application for the following reasons.

1. The current site has major issues with parking and traffic entering and leaving the store due to the small size of its car park and the location betwixt two roundabouts. Moving the location with the carpark off Pilley Lane is just moving a traffic problem, with an increased volume of traffic exiting Pilley Lane and onto Leckhampton Road. This currently can be difficult and at times dangerous, especially with the large trees lining Leckhampton road creating blind spots. Therefore, the entry/exit to the store needs to be looked at from a safety perspective and also with the potential increase of traffic. Having the new store with a larger carpark will inevitably increase trade and therefore create more traffic than the existing store has.

2. The proposed development for the Co-op is welcomed, however, the three-storey development is totally unreasonable within the current residential area. If this development goes ahead the two town houses and the three-storey development block will tower above all of the neighbouring properties and those properties in the vicinity, creating an eyesore and looking totally out of place.

3. Living to the rear of the development, the apartments and town houses will be looking directly into our lounge and kitchen, especially the third floor with the wrap around balcony, this in itself totally eradicating our privacy along with our neighbours privacy and that of all those adjacent to the development. During the winter months, with the sun in a lower position, these additional two storeys on top of the existing single storey will also

take away our light. Both points here seriously impacting on our right to light and right to privacy.

4. With the planned 12 apartments (8 One Bed and 4 Two Bed) and the 2 Four Bed semi's, this all creating 24 bedrooms in total, you would expect between 20 to 30 residents' cars minimum), there are only 15 spaces allocated! Where are the other 5 to 15 cars expected to park? I would suggest clogging up the neighbouring streets, creating more hazards and dangers for customers entering and leaving the Co-op, and parents and children walking to and from school.

With all of this information, these plans are obviously a total over development of this site, a site which would be better suited to the Co-op relocation and possibly a couple of smaller retail units to serve the local community (with serious consideration to the entry and exit of the car park) and not the additional housing and apartments.

We therefore object to these plans.

4A Hillands Drive
Cheltenham
Gloucestershire
GL53 9EU

Comments: 4th June 2023

Dear Planning Authority,

I am writing to lodge an objection the planning application 23/00813/FUL for the proposed development at 170 - 172 Leckhampton Road Cheltenham Gloucestershire GL53 0AA. I have carefully reviewed the plans and have identified several concerns that I believe warrant reconsideration.

Firstly, I would like to draw your attention to the height of the proposed development. The proposed height exceeds the line of houses in the area, resulting in an incongruous structure that significantly alters the visual character of the neighbourhood. This deviation from the existing architectural landscape is a matter of great concern to the community and should be taken into account.

Moreover, the design of the development raises serious privacy concerns. The flats within the proposed development would overlook the gardens of neighbouring properties, impinging on the privacy of their residents. This intrusion on personal space is unacceptable and must be carefully considered in order to preserve the quality of life for all affected parties.

In addition, the overshadowing effect of the proposed development during the winter months poses a significant problem. The scale and positioning of the development would cast a shadow over existing buildings, resulting in a substantial loss of natural light. This not only has adverse effects on the living conditions of current residents but also affects the well-being and mental health of those affected. It is crucial to recognise the importance of natural light and ensure that any new development mitigates any negative impact on existing properties.

Furthermore, the proposed plans do not adequately resolve the issue of parking taht exists with the current Coop. The number of flats and houses being proposed and the

needs of the store exceeds the available parking spaces, which will undoubtedly lead to an increase in cars parked on neighbouring streets. This will not only inconvenience local residents but also cause traffic congestion and potentially still pose safety risks. A more comprehensive parking solution must be provided to accommodate the increased demand and prevent the overflow of vehicles onto already congested streets.

Moreover, the proposed change to the back wall, which currently hosts mature plants, is a cause for concern. Instead of preserving the natural beauty and privacy that the mature plants provide, the plans suggest a short fence in its place. This inadequate replacement will result in an undesirable situation where neighbouring houses will be overlooked, even from the car park area. Such a change poses risks to privacy, safety, and significantly alters the visual aesthetics of the surroundings. It is imperative that the development takes into consideration the preservation of the existing natural elements and safeguards the privacy and security of residents.

While I would support the move of the Coop, in light of the aforementioned concerns, I kindly request that the planning application be reassessed, taking into account the impact on the height of the development, the loss of privacy, the overshadowing effect, the inadequate parking provisions, and the insubstantial replacement of the back wall. It is crucial that the proposed development aligns with the principles of responsible and sustainable urban planning, while respecting the existing character and needs of the community.

I trust that you will give careful consideration to the issues raised in this objection. I hope that, through further review, the concerns of the community will be addressed, and a more balanced and appropriate solution can be achieved.

Thank you for your attention to this matter. I look forward to receiving your response and the opportunity to participate in any future discussions or hearings regarding this planning application.

Yours sincerely,

168 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AA

Comments: 2nd June 2023

I would like to express some concerns for consideration regarding this planning application:

Firstly, I have concerns over traffic; there is already a pedestrian crossing and a bus stop stopping the flow of traffic in that exact location. The traffic outside my property because of this already causes issues. This proposed application is likely to contribute to additional noise pollutions and congestion in the community as a result.

I also have concerns regarding air pollution as I could not see any green space in the car park area. In addition I am concerned for noise and air pollution when myself and my family are out in our garden, this will cause disruption and effect our ability to enjoy our outdoor space as well as privacy.

The development is very cramped and crowded for the space which it occupies. This is unlike the character of the properties in the community. For example, the number of one-bedroom apartments does not agree with the area. It will bring too many people to the area for the size of the plot causing too much disturbance, traffic and pollution.

Finally, I would like to request further information to answer the following queries as a habitant of a neighbouring property, 168 Leckhampton Road.

1. Can the residents walk around the entire and/or part of the balconies?
2. Can those houses, which are situated next to my property and because they are close, can they see on top of my conservatory?
3. Can I confirm which windows would be facing my property?

Thank you in advance for your time.

19A Grasmere Road
Cheltenham
Gloucestershire
GL51 3PQ

Comments: 8th August 2023

What great news to see the plans for the old garage site and to see the relocation of an outdated Co-op store, with all its problems.

I shop here weekly but sometimes find parking a big problem and the traffic congestion can be quite obstructive.

Can't wait to visit the new store and have a purpose built alternative. It would resolve a major traffic issue at the junction of church road. I fully support this application. Fully support.

36 St Lukes Place
Cheltenham
Gloucestershire
GL53 7JN

Comments: 12th June 2023

Totally support the plans. Think this will be beneficial for the area

Stoneycroft
24E Moorend Road
Cheltenham
Gloucestershire
GL53 0HD

Comments: 29th August 2023

Obviously the best and most cost effective way to upgrade the Co-Op to a modern eco-friendly building would be to relocate to this site and also have the potential to improve the look of the existing unoccupied garage buildings. I feel the over development & visual impact of the planned structure is unacceptable, also before development goes ahead there is also an opportunity to address some existing issues and improve pedestrian/cycle access. I'm a regular user of the shop and always prefer to support local where I can, I feel it's important to keep a small shop in this vicinity.

My thoughts and concerns, in no particular order:

1. Over development of the site, the planned buildings are far too high and there's too many units. There's plenty of other new development going on in the local area, why the need to shoehorn so much in here? If the location and size of plot allows then fine - there's cases in other parts of Leckhampton Road where a three bedroom 1960's property has been demolished to build a pair of Semi-detached, ideal solution for that size of plot.
2. The planned buildings are totally out of character and overbearing compared with the rest of Leckhampton Road, in what is probably the only road into Cheltenham which hasn't yet been ruined. The site is above the level of Leckhampton Road which makes the visual impact of such a structure so much worse. Even more so with the design of the building being a big white box & flat roof. The recently built Wilson Medical centre in Prestbury, is also a large building, but the design is much more in keeping with the surroundings which has helped minimise the visual impact.
3. Pilley Lane junction is relatively narrow, as has been mentioned previously by other objectors, there were issues with street parking when the garage was there. There will be vehicles queuing up to turn off Leckhampton Road & again having to queue to get into the car park. Similar to the situation with the existing Co-op site, impatient people will just park on the pavements or abandon their vehicle on the yellow lines, just to pop in for their "quick cup of coffee".
4. The existing Co-op sites issues will be just moved 100m up the road unless measures are put in place before it's too late. Pedestrians and cycles should be encouraged. Pedestrians will have issues crossing Pilley Lane without a pedestrian refuge, with an increased number of pedestrians crossing there and the increased traffic using that end of Pilley Lane. Similarly with no proper pedestrian refuge on Charlton Lane (which is already a dangerous place to cross), as more pedestrians will be using the footpath on the East side of Leckhampton Road (people are not going to want to cross Leckhampton Road, then Church Road, then back across Leckhampton Road again).
5. No mention of what is going to happen to the existing Co-Op site - If this over development goes ahead, presumably a similar overbearing buildings will be allowed there too.

2 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PR

Comments: 1st July 2023

Living on the corner of Church Road the traffic has increased massively and is set to get worse. The current co-op blocks both mini roundabouts and Church Road has standing traffic in both directions for much of the day. Vehicles regularly park on the yellow lines, the 'Keep Clear' areas outside the current shop and park up on the pavements. Cars reversing into pedestrians and shoppers is a dangerous issue. The current site is also made worse by cars using the childrens nursery using the Co-Op car park and parking dangerously restricting traffic on Leckhampton Road. The move of the Co-Op to the proposed site is important as this is the only solution that can be made.

The building should only be two stories high as to not blight views and the character of the area. The shop Needs to be of similar size and just adequate parking with street furniture to prevent kerbside dangerous parking. Traffic using the Co-op will then be taken away from the two mini roundabouts and the creche allowing pedestrians to be safe. Unfortunately traffic needs to go somewhere and illegal parking is not enforced at any time, but the larger site is a much better solution with the pedestrian crossing too and the lower amounts of traffic on the Pilley/ Leckhampton junction.

7 Pilley Lane
Cheltenham
Gloucestershire
GL53 9EX

Comments: 6th June 2023

We wish to register an objection to the proposed planning application at 170-172 Leckhampton Road. We agree with other objections that this proposal represents an overdevelopment of a family area for maximal profits with no consideration for the surrounding environment, community, residents or safety of pedestrians, particularly children.

Our main objections:

- Pilley Lane is a major pedestrian thoroughfare for children walking and cycling to both Leckhampton Primary School and the High School Leckhampton. The siting of the coop delivery bay, and the car park will therefore present a potentially important hazard for these children and their younger siblings.
- The traffic assessment has not considered that many parents of the two schools will also park in the coop and this will exacerbate traffic and road safety issues at School start and pick-up times.
- A three-storey building is out of keeping with the character of the whole area - its height means that it will negatively impact privacy of neighbouring properties including ours.

- The noise impact assessment has not directly considered the considerable additional noise impact from non-delivery traffic coming to and from the coop. This will obviously have a negative impact on most residents of Pilley Lane given that all cars arriving and leaving the shop will have to enter at least one end of the road.
- The noise impact assessment does not seem to have considered that 60 dB of additional noise for upwards of 1 hour early in the morning (from delivery lorries) will present a major increase in ambient noise in the area when noise levels are typically very low, especially at the weekend.
- Illegal Parking would become a major problem in this area with this plan. Already, illegal parking is a major problem in Leckhampton with the primary school repeatedly needing to bring in parking officers and appealing to parents on this matter. The plans do not appear to have adequate parking capacity for the accommodations and shoppers and so illegal and dangerous parking up and down Leckhampton Road and Pilley Lane will surely be the result.
- Light pollution is not addressed in the planning application, but due to the long opening hours and significant use of light in coop, we believe that this will lead to unacceptable levels of light pollution in this part of the street.
- Presentation: The buildings proposed are frankly among the least attractive that could be conceived. They are out of character with the whole neighbourhood and at three storeys will basically constitute a major eye-sore in what is a leafy suburb largely consisting of historical buildings.
- Air quality: Increased traffic flux and congestions will worsen problems with air quality in our street and homes. It will also expose children walking to school to increased levels of pollutants from the cars and delivery lorries.
- Environmental contaminants: little information is presented on the strategy for the safe treatment and on the state of disused underground petrol tanks. As the Contaminated Land Officer has noted "The initial report provided indicates that concrete-filled petrol tanks are likely to remain in situ leading to a "moderate to high risk of pollutant linkages to future site users"." This sounds unacceptable to a lay reader. More needs to be done to reassure residents that dangerous pollution will not occur during the construction process or over the longer-term.

3 Pilley Lane
Cheltenham
Gloucestershire
GL53 9EX

Comments: 24th May 2023

I object to this application for a number of reasons including

1. The development would have an adverse impact on the character of the area.
2. The development would have an adverse impact on traffic and parking.
3. The development would have an adverse impact on noise and disturbance.
4. The development would have an adverse impact on the rights of others, such as the right to light or privacy.

as detailed below:

1. The development would have an adverse impact on the character of the area.

The proposed scale, mass and height of the buildings are overbearing and are extreme for the location having an adverse visual impact and impact on the character of the area (see Proposed Street Scene 2 as an example). The extreme height will mean the proposed development and second-storey balconies directly overlooking surrounding property on Leckhampton Road and Pilley Lane, as well as the adverse impact the noise and disturbance will cause to the surrounding area.

The proposed development is not respectful to the scale and appearance of the surrounding residential properties. With an elevation profile higher than the surrounding properties, it is not in keeping with the character of the area, causing an adverse visual impact on the surrounding area.

The proposed development is unattractive and of poor design lacking in the innovative consideration required to deal with climate change.

2. The development would have an adverse impact on traffic and parking.

The proposed development will have an adverse impact on traffic safety by more than doubling vehicle traffic along Pilley Lane, a residential street. The additional volume of traffic on Pilley Lane will be dangerous and will have an adverse effect on road safety..

Pilley Lane is a Residential street used as a pedestrian walking route, both to both Leckhampton High School and also Leckhampton Primary School and the proposal will have an impact on the safety of this pedestrian route.

No assessment has been made on the adverse impact and safety implications of the additional vehicle traffic pulling out of Pilley Lane onto the already busy Leckhampton Road. Transport Assessment 5.3.9 & 5.3.12 states "an average of 35 arrivals per hour, or one vehicle approximately every two minutes on average" and "although it is recognised that these trips will be new to the site and the access junction onto Pilley Lane" (5.3.7), no safety or impact assessment has been undertaken on the risk and impact on these additional vehicles pulling back on to the busy roads of Leckhampton Road or Old Bath Road.

The Transport Assessment demonstrates that there will be an estimated 865 two-way vehicle movements over a 12-hour weekday period (Transport Assessment 5.3.11), an increase from the current daily average vehicle count below 600 according to the most recent Parish Council Traffic Monitoring Data (Available at <https://www.leckhamptonwithwardenhill-pc.gov.uk/speed-monitoring-in-the-parish.html>) significantly increase the number of vehicles using the residential street of Pilley Lane, and as such will adversely impact the safety of this residential street.

Why not position the vehicle entrance for the proposed development on Leckhampton Road on the site's northern boundary, repurpose the existing Leckhampton Road traffic light and amend it to a 3-way traffic light? This would actually solve the traffic issues, instead of just relocating the current traffic issue from the current CoOp location onto the residential street of Pilley Lane. The proposed houses could be relocated to be on the residential street of Pilley Lane instead of facing onto the busy Leckhampton Road.

The current proposed development is merely moving the current traffic issue associated with CoOp to a new location and in no way is solving the traffic problem, and will adversely impact vehicle and pedestrian safety in the area.

Furthermore, as detailed in planning application 11/00913/FU, the GCC Highways Planning Liaison Officer recommended to refuse that application. The plans had "not demonstrated that the impact of the proposed traffic generation and any overspill car parking can be accommodated on Pilley Lane, which may result in indiscriminate parking in residential areas contrary to highway safety. Contrary to CBC LP policy TP 1" and "The proposal has failed to take account of the cumulative traffic impact therefore the impact of the development on the surrounding highway network can not be adequately assessed, contrary to highway safety. Contrary to CBC LP policy TP 1." The proposal development has not addressed the impact and safety implications on the cumulative traffic rejoining the main highways at the Pilley Lane Leckhampton Road junction.

The Transport Assessment details that "Some vehicles may park on-street along Pilley Lane, Pilley Close, and Hillands Drive," (5.3.12) so the proposed parking at the proposed development is expected to be inadequate, furthermore there is no mention on employee parking for the 15x full-time employees that will work at the retail unit.

The planned delivery route using 10m rigid trucks will have an adverse safety impact, as per 4.4.4 as the trucks will be turning across oncoming traffic 3 times, via the planned route causing an adverse impact on traffic and safety.

3. The development would have an adverse impact on noise and disturbance.

The proposed second-story balconies will cause noise and disturbance, while also having a direct impact on the privacy to the surrounding properties. Due to the extreme height of the proposed development, this noise will carry for some distance.

The operational requirements for a development of this nature will have an impact on the living conditions for neighbouring residents and will continue late into the evening, having an impact and disturbance to the surrounding properties. As detailed in the noise report (8.4.3) "the cumulative delivery noise level will have an adverse to significant adverse impact".

The noise summary has no projected noise in relation to the operation of the shop or noise impact to local residents on the south side of Pilley Lane from the car park entrance (additional car every 1 to 2 mins) or from the entrance to the shop and increased footfall.

This noise is in addition to the noise and disturbance caused by the additional traffic volume on the quiet residential street of Pilley Lane.

4. The development would have an adverse impact on the rights of others, such as the right to light or privacy.

The height of the proposed development and balconies on the second story will have an overbearing position and will have an impact on the privacy of surrounding properties on Leckhampton Road and Pilley Lane. Due to the extreme height, the balconies will have direct visibility into the bedrooms of the surrounding properties, directly impacting the right to privacy.

The extreme mass and height of the property will have an adverse impact on the right to light, causing overshadowing and the loss of light for the surrounding properties and the proposed development is out of character with the surrounding area.

Comments: 4th August 2023

Further to my original objection from 24 May 2023, I continue to object to this application for a number of reasons and the revised plans have done nothing to eradicate the issues associated with the proposed plans:

1. The development would have an adverse impact on the character of the area.
2. The development would have an adverse impact on traffic and parking.
3. The development would have an adverse impact on noise and disturbance.
4. The development would have an adverse impact on the rights of others, such as the right to light or privacy.

as detailed below.

See original comments for details on the above points.

Looking at the revised plans, a 400mm reduction in height has minimal impact on the overbearing nature of the buildings, resulting in the scale, mass and height of the proposed plans still having an adverse impact on the local area.

The developer is also trying to make the windows larger and add some first-floor balconies, that increase privacy issues and have an adverse impact on noise and disturbance, as well as the rights to privacy of the surrounding properties.

Adding a few trees does nothing to make this overbearing, massive property any easier to look at. The scale, mass and height are all very much the same as before. And changing the colour does not reduce the scale, mass or height of the proposed building.

The 3-story buildings are too large for development, resulting in overdevelopment.

Removing the top floor apartments will also resolve related parking issues by freeing up some parking spots.

The area of the development is a family residential area, prime school catchment area for Leckhampton COE and HSL, and 1 bedroom flats / flats with no outside access are not aimed at family residential homes.

The revised plans do nothing to relieve the additional traffic (800 cars 12 hours) that will be visiting the location, and in all likelihood pulling out from Pilley Lane onto Leckhampton Road, something that has not been taken into consideration by the developer, or the safety of this. I feel that moving the location of the retail unit could be just relocating the traffic problem 300meters up the road.

174 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AE

Comments: 5th June 2023

174 Leckhampton Road, Cheltenham GL53 0AE (Objects)

We are writing to lodge an objection the planning application 23/00813/FUL for the proposed development at 170 - 172 Leckhampton Road Cheltenham Gloucestershire GL53 0AA.

We object to the proposed development on the grounds of visual impact, traffic, noise, air pollution and privacy.

1. Visual impact:

The proposed three storey development will be substantially higher than the existing building it replaces and nearby neighbouring properties. It is incompatible with the local landscape.

The aesthetics of the proposed new buildings are out of character with neighbouring residential properties which will be detrimental to the appearance of the local environment.

It will dominate the landscape and adversely impact on the local area.

2. Traffic and parking:

The proposed development will have an adverse impact on traffic and parking.

The higher volume of traffic associated with the proposed development will impact on the already busy Leckhampton Road and Pilley Lane. Both are heavily used as vehicular and pedestrian routes into Cheltenham Town Centre, local schools and Leckhampton Hill. Leckhampton Road is a major route into and from Cheltenham hence any increase in traffic associated with the proposed development will impact both road users and pedestrians.

Higher traffic volumes will result in higher pollution levels which will be detrimental to ourselves and other local residents.

The proposal provides insufficient parking for residents, customers and Co-Op employees.

The inadequacy of car parking spaces will inevitably result in on street parking. Historically, we experienced problems with the previous occupants of the site [John Wilkins Garage] when patrons routinely parked on the pavement on the south side of the junction of Pilley Lane and Leckhampton Road i.e. on the corner directly outside our property. This resulted in visibility issues with ingress/egress to/from our property onto Leckhampton Road and also restricted pedestrian access. Bollards were installed by Cheltenham Borough Council to address these issues however a number were damaged and were not replaced. The retail store will garner greater footfall than the previous occupiers of the site which will inevitably result in increased pavement/roadside parking which may in turn result in a repeat of these issues.

3. Noise

The proposed development will increase noise and disturbance and adversely affect the local area.

The proposed early delivery schedule of 5.00 a.m. will have a detrimental impact on our property as two of the bedrooms are directly opposite the site of the loading bay.

The increased noise levels emanating from the proposed development caused by traffic, parking, delivery vehicles and footfall will inevitably impact on our quality of life e.g. enjoyment of outside spaces belonging to our property.

4. Privacy

The height of the proposed development exceeds that of existing properties in the immediate area.

It will impact on the privacy of our property and surrounding properties. The properties on the second storey will have direct visibility into two of our bedrooms which face Pilley Lane.

169A Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 2nd June 2023

The existing "Co-op Food" community store at 143 Leckhampton Road has parking and store-delivery limitations that could perhaps be eased by building a new store on the redundant John Wilkins Motors site at 170-172 Leckhampton Road. In principle, I support building a replacement similar size "Co-op Food" store at the new site, but only if it is designed to blend within the local neighbourhood and with adequate and convenient parking facilities provided I do not believe there is need for a significantly larger food store of the size planned and I object to the high density, dimensions and visual impact of the proposed mixed development.

Objections:

1. **HEIGHT** - The proposed height of new buildings would have them considerably taller than those they replace and taller than existing nearby residential property on Leckhampton Road. These new buildings would have an overbearing and oppressive impact on neighbouring residential property. I suggest that the maximum height of new buildings should not exceed the height of buildings superseded or the height of nearby residential property on Leckhampton Road. In my view this proposal is two storeys too high.

2. **BUILDING LINE** - The proposed building line alongside Leckhampton Road would have buildings extending beyond the limits of present structures on the site, in the direction Leckhampton Road. This would have an oppressive and overbearing impact on established residential properties on both sides of Leckhampton Road and adversely affect the present open vista along the tree-lined avenue that is Leckhampton Road.

3. **APPEARANCE** - Aesthetics of the proposed new buildings are poor; they are unsightly box-like structures faced with metallic cladding, less attractive than the mainly brick buildings they would replace; the planned buildings are out of keeping with residential property nearby, detrimental to the appearance and environment of this mainly residential area.

4. **PARKING** - The plan provides insufficient parking to accommodate flat occupants, there being one less residential parking space than proposed new flats. The planned food store would be considerably larger than the existing food store so inevitably would increase the need for allocated customer car-parking spaces. The planned allocation of customer car-parking spaces is clearly inadequate, encouraging store customers to park in restricted residential parking spaces and at the roadside. What would prevent this? Local roadside parking is already a problem in this area.

5. **SAFETY** - I am concerned about safety aspects of constructing high-density small flats, particularly fire-safety issues associated with use of aluminium cladding.

169 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 5th June 2023

Having looked at the plans for this development, I wish to object to planning being granted.

The look of this new development is totally out of character with the rest of the area. Whilst there is a need to embrace the use of more efficient materials, the proposed development is just too different to what is already here and due to its huge size, it will feel very overbearing as it will dwarf all of the surrounding properties and will lead to reduction in natural light for many properties in the surrounding areas.

The development would have a negative impact on the safety of pedestrians and motorists on Pilley Lane and Leckhampton Road. This area is used as a walkway to and from the local Leckhampton primary school and Leckhampton high school, several times in the day. Pilley lane is already a busy cut through from Old Bath Road to Leckhampton Road - with the increased traffic flows, and multiple deliveries per day, the dangers that parents and children face will be considerably increased.

The increase in traffic on both roads with the added hazard of cars crossing the pavement to enter and exit the car park of the proposed development would cause an unwelcome danger. Also there would be an obvious increase in traffic flow into Pilley Lane but more importantly the increase in traffic turning from Pilley Lane into Leckhampton Road which is already a dangerous junction due to the speed of cars travelling on Leckhampton Road and the obscured view due to Leckhampton Road being a heavily tree-lined road.

Parking is totally inadequate for the proposed site activity. There are 15 residential spaces and 15 customer spaces. There has been no allowance given to parking for staff at the Co-op and the number of parking spaces for the residential properties is inadequate. This will lead to people parking on Pilley Lane, Pilley Crescent, Hillands Drive and even Leckhampton Road, therefore causing bottlenecks to the flow of traffic and more safety concerns. Again, this will increase the dangers considerably.

We feel that the proposed plans are an overdevelopment of the site with ugly, utilitarian buildings which is in no way in keeping with the current environment. In our opinion many of the one-bedroom flats are much too small but also the whole development at three storeys is much too high therefore maximising profits for the developer at the expense of a more suitable use of the site. Special note should be taken of the proposed balconies and the fact that these may cause unwanted loss of privacy to the existing surrounding properties. From the plans, this overlooking and loss of privacy for many established residents is always certain.

Noise and pollution will inevitably increase hugely if this development goes ahead. The retail site would mean frequent deliveries by lorries which would cause noise early and late into the day (and the increase in danger of the lorries turning onto the Leckhampton Road from the Pilley Lane junction which presently has little of this type of traffic) There

would also be an increase in the traffic pollution by not only these lorries but the increased traffic using the shop as most people will be making short stops there. For these reasons we object to this planning application.

34 Pilley Lane
Cheltenham
Gloucestershire
GL53 9ER

Comments: 6th June 2023

While the current Co Op site definitely needs moving, I am not sure that this plan is of benefit to anyone apart from the developer. The Co Op is a small local shop - it doesn't need nor should it have a big car park. The significant problems and dangers experienced in Leckhampton Road will just be transported to Pilley Lane unless parking is strictly enforced, especially given how busy the junction of Pilley Lane is with Leckhampton Road.

The number of properties suggested for the site is far too many. I cannot imagine anyone happily living in such cramped space. They will also create another big parking problem not to mention the social problems which come from throwing a lot of people into a very small area. Pilley Lane/Crescent is a quiet, peaceful community and I am very concerned that these properties will be used for Air B&B or similar which will have nothing but disastrous consequences for those living nearby. The current Co Op has two flats above it which seems a much more reasonable number.

Walking to the shop, rather than driving to it, should be encouraged and should be the norm.

Pilley Lane residents should be aware that the Co Op is noisy (through no fault of its own - it's a shop!). Delivery lorries can cause real problems on small roads, and the cages rattling around can be very disturbing. The staff of the Co Op are great and the little shop is a real asset to our community. The new site needs to be too.

Comments: 31st July 2023

The revised plans still show the building is too high. It towers over the surrounding houses and will block out the views for the residents on either side.

The apartments are still very cramped and we are concerned that they will be short-term lets or Air B&B properties for Race Week, which would not improve the housing situation in Cheltenham at all and would make the residents' lives miserable.

1 Halland Road
Cheltenham
Gloucestershire
GL53 0DJ

Comments: 5th June 2023

We are writing to give support to the objections concerning the overdevelopment of this site - most significantly, the height of the residential flats that are proposed to be built above the retail outlet.

Whilst we are in support of the overall plans to move the Co-op and create more customer parking, this area is not a high street. This will be a retail unit amongst residential dwellings and should be treated as such, sympathetically built to fit with its' surroundings. The current Co-op has no flats above. And if it were to have, it would stand out as a blot on the tree-lined landscape.

7 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 15th May 2023

As a local resident I welcome and support this scheme it will be a good improvement for the local community.

381 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AH

Comments: 16th May 2023

For a few years now the access to the coop store has proved problematic due to the size of the carpark, exacerbated during HGV deliveries to the store. Parking has been dangerous at times and both the tree at the entrance of the store and the mini roundabout both proving difficult to navigate safely at key times of the day particularly coinciding with school drop off and pick up times. It has long needed a solution and I see this proposal going a long way to deliver that solution

This proposal will greatly enhance the safety and accessibility of the store as well as enhancing the area with housing and landscaping that complements and offers choice due to its profile of both one and two bedroom apartments as well as houses

I fully support this development

1 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 24th May 2023

At last, a sensible suggestion for Leckhampton. With all the additional housing being built in Leckhampton we are fast becoming overpopulated without any extra amenities. Our Shop is now too small and creates traffic chaos at a difficult road junction.

However, this is a huge missed opportunity, and possibly the last chance, to provide Leckhampton residents with a meeting place (a café, restaurant, takeaway). You may say Bath Road provides all that we need, but that is over a mile away from the top end of Leckhampton (the neighbourhood plan doesn't consider this as local). Look how popular the Fioro Lounge has been; this is exactly what we need in the heart of Leckhampton, with some outside seating area, this would be fantastic and well used. It would not affect trade in Bath Road, the cafés there are very busy and some need to be booked in advance. This could either be on the new site or the old Co-op site, but I can already see that houses are being planned for the old site. Please, we don't need more housing, for the sake of the 2 houses being built here we could provide a community space to benefit all the residents. Charlton Kings has managed to retain shops/café's scattered around the area and has just had a new supermarket built, why does Leckhampton miss out on these amenities, it seems every spare space has to be housing here. Over the years 52 years I've lived in Leckhampton we have lost many retail sites (2 convenience stores, a pub, post office, hairdressers, and Delancy which would have been a better site for the secondary school)

Comments: 15th June 2023

Further to my previous comments I would like to add some more points.

Firstly, there has been no notice on the site to inform the community of this proposed application. I believe that many people will be unaware of the application, and this is reflected in the fact that there are only 46 public comments. I think it's very important and correct that residents should have a say in what happens to this site.

I think most people would agree it's a good opportunity to move the Co-op, but its current design is cramming too much in and the building itself is out of character and too tall. It's very important to get this design right as there are no other business sites left in Leckhampton, the population has grown exponentially and is likely to further. We need more services in the heart of Leckhampton. From a traffic perspective, we also need to get this right as otherwise we'll just be moving the current problems to the new site.

73 Honeysuckle Avenue
Cheltenham
GL53 0AF

Comments: 23rd May 2023

Great to get a new Supermarket, purpose built to serve the community with adequate parking. Finally a fit for purpose new Retail unit to enhance our community.

106 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BX

Comments: 16th May 2023

NONE GIVEN

28 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AH

Comments: 29th August 2023

DAILY VISITOR TO 169 LECKHAMPTON ROAD

This proposed development is opposite my mothers house and I feel the revised plans which I previously objected to have been changed so minimally that the impact of the site being massively overdeveloped has not been adequately addressed and will still lead to all of the previously mentioned concerns such as lack of privacy, noise pollution, traffic increase and danger

Comments: 4th June 2023

We object to the planning application 23/00813/FUL for the following reasons:

1. The development would have a negative impact on the safety of pedestrians and motorists on Pilley Lane and Leckhampton Road.

This area is used as a walkway to and from the local Leckhampton primary school and Leckhampton high school. The increase in traffic on both roads with the added hazard of cars crossing the pavement to enter and exit the car park of the proposed development would cause an unwelcome danger.

Also there would be an obvious increase in traffic flow into Pilley Lane but more importantly the increase in traffic turning from Pilley Lane into Leckhampton Road which is already a dangerous junction due to the speed of cars travelling on Leckhampton Road and the obscured view due to Leckhampton Road being a heavily tree-lined road.

2. The look of the new development is totally out of character with the rest of the area which is made up of predominantly red brick buildings. Whilst there is a need to embrace

the use of cheaper and more thermally efficient materials the proposed development is just too different and due to its huge size, it will feel very overbearing as it will dwarf all of the surrounding properties and will lead to reduction in natural light

3. Parking is totally inadequate on the proposed site. There are 15 residential spaces and 15 customer spaces. There has been no allowance given to parking for staff at the Co-op and the number of parking spaces for the residential properties is inadequate in our opinion. This will lead to people parking on Pilley Lane, Pilley Crescent, Hillands Drive and even Leckhampton Road, therefore causing bottlenecks to the flow of traffic and more safety concerns

4. We feel that the proposed plans are an overdevelopment of the site with ugly, utilitarian buildings of a size which would not give a good quality of life to the residents. In our opinion many of the one-bedroom flats are much too small but also the whole development at three storeys is much too high therefore maximising profits for the developer at the expense of a more suitable use of the site. It should be scaled back massively to perhaps provide 2 two-bedroom flats and four one-bedroom flats all on one storey above the retail unit. Special note should be taken of the proposed balconies and the fact that these may cause unwanted loss of privacy to the existing surrounding properties by overlooking them

5. Noise and pollution will inevitably increase hugely if this development goes ahead. The former John Wilkins site had relatively low traffic volume entering and exiting, and the opening hours did not contravene unsocial hour limits. The retail site would mean frequent deliveries by lorries which would cause noise early and late into the day (and the increase in danger of the lorries turning onto the Leckhampton Road from the Pilley Lane junction which presently has little of this type of traffic) There would also be an increase in the traffic pollution by not only these lorries but the increased traffic using the shop as most people will be making short stops there. In conclusion, while we feel that there needs to be a change to the dangerous and inadequate car park at the existing Co-op at 143 Leckhampton Road, this proposed plan will not adequately address these issues and will just move the problem further up the road.

For these reasons we object to this planning application

39 Everest Road
Cheltenham
Gloucestershire
GL53 9LL

Comments: 22nd June 2023

The area will be improved by making Coop more accessible and will provide much needed accommodation.

24 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 6th June 2023

I am writing to express my objection to the proposed application for a retail shop with flats development at 170-172 Leckhampton Road. While I acknowledge the importance of development, I believe that the current proposal does not align with the existing character of the area and raises a couple significant concerns. I kindly request that you carefully consider these objections before making a decision on this application.

The scale, mass, and height of the proposed building are not in keeping with the surrounding area. The size of the development could have an effect on the overall appearance of the area given it is one storey higher than the surrounding properties.

The density of the proposed housing, combined with the mixed-use development, raises concerns about the availability of adequate off-street parking. People, including residents in the new development could end up parking on the surrounding streets causing congestion and problems for current residents. Reducing the scale of the development will help with this.

In summary, whilst we are not fully opposed to the mixed retail and residential scheme, the proposed plans do not align with the existing character and scale of the area. The concerns raised regarding scale and inadequate parking warrant careful consideration. I kindly request that the planning authority addresses these objections and takes the necessary steps to rectify the shortcomings of the proposal before reaching a decision.

4 Westbury Road
Cheltenham
Gloucestershire
GL53 9EW

Comments: 16th May 2023

NONE GIVEN

2 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 3rd July 2023

Well overdue, this will be great.

119 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0DQ

Comments: 20th June 2023

The principle of a new larger Co-op with safer access and adequate parking is much needed.

However, the detail and extent of the development is driven by money, rather than by amenity, space, design and living quality:-

The buildings should be 2 storey in keeping with the whole neighbourhood....approaching from the North the vista of Leckhampton Hill is destroyed when a third story is added and this creates an unwelcome privacy issue for all dwellings that are overlooked

Shoe-horning 2 semi detached houses is totally unnecessary and does nothing to mimic the general layout of the parish. 2 parking spaces per house is insufficient for a 4 bedroomed home and their design and style is completely at odds with all houses on the street.

Having flats that are affordable above the retail space is a good idea, but the scheme should be limited to a maximum of 4 dwellings and sufficient car parking spaces and areas for refuse and outdoor relaxation such as a shared garden.

The retail unit needs sufficient car parking spaces for its customers, safe access off the road and the facility for lorries unloading needs to be sympathetic to the dwellings opposite.

We would like green space around the site, with additional trees. The structures should be set back from Leckhampton road in order to maintain the Avenue 'street scene' and similar to the distance from the road of other dwellings on the East side of the road

The whole area as designed is too cramped and offers a low quality of space and amenity for its residents.

The signage of the retail unit should be modest in size and emit low levels of light pollution.

273 Old Bath Road
Cheltenham
Gloucestershire
GL53 9EF

Comments: 18th May 2023

I support the application.

This will solve the current parking and delivery problems at the existing CoOp and provide a better retail environment for customers and the excellent staff at the CoOp. Also good to see some smaller homes for younger people or those on a budget, and its a good use of a brownfield site in my opinion.

I do hope that some relevance to locality can be introduced to the design - some Cotswold stone, or reference to Leckhampton Hill perhaps?

193 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 4th June 2023

The height of this proposed building is far too tall, out of proportion to the surrounding buildings. Two storeys not three would be much more in keeping.

The whole application is one of over-development. Barely adequate, tiny flats crammed in with insufficient parking, two semi detached houses (on minuscule plots) and no concern for the additional traffic exiting onto Leckhampton Road.

Moving the Co-op is a good idea; some reasonably sized flats on an upper floor - no objection. But the third storey and the houses are too much and disregard the local surroundings.

19A Grasmere Road
Cheltenham
Gloucestershire
GL51 3PQ

Comments: 8th August 2023

What great news to see the plans for the old garage site and to see the relocation of the outdated Co-op with its parking problems .

looking forward to having a purpose built alternative .It would resolve a major traffic issue at the junction of church road.

I fully support this application.

Comments for Planning Application 23/00813/FUL

Application Summary

Application Number: 23/00813/FUL

Address: 170 - 172 Leckhampton Road Cheltenham Gloucestershire GL53 0AA

Proposal: 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

Case Officer: Miss Michelle Payne

Customer Details

Name: [REDACTED]

Address: 169A Leckhampton Road, Cheltenham, Gloucestershire GL53 0AD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised planning application is little changed from the original application; changes are minimal and do nothing to make the proposed development more acceptable to residents of the Leckhampton Road/Pilley Lane. My objections to the revised planning application remain broadly the same as they were for the original application.

In summary:

1. HEIGHT: The original and revised proposals would create buildings of excessive height due to inclusion of a large number of small flats located above the store. The proposed store building is at least one story too high, in close proximity to and overlooking existing residential property across Leckhampton Road. Excessive height of proposed new buildings will cause them to be intrusive of existing residential neighbours. These flats are not the type of residential property needed in this area. The character of the neighbourhood will continue to deteriorate.

2. FOOTPRINT: In attempting to provide minimal allocated parking area for flat occupants and store users, this proposal places the footprint of new buildings significantly closer to the Leckhampton Road property boundary than is the footprint of existing neighbouring residential property on the same side Leckhampton Road. Occupiers of new flats will look directly across Leckhampton Road into bedroom windows of existing houses.

3. PARKING: The suggested parking allocation is inadequate for customers/staff of a large store and for the number of new flats proposed.

The planned food store is considerably larger than the existing food store so inevitably would increase the need for allocated customer car-parking spaces. The planned allocation of customer

car-parking spaces is inadequate, encouraging store customers to park in restricted residential parking spaces and nearby at the roadside. Roadside parking in this area is not policed.

4. APPEARANCE: The unattractive character of all proposed new buildings remains unchanged by this proposal. Inappropriate for this residential area.

5. BUILDING SAFETY: I remain concerned by the safety implications of the use of cladding for residential building.

6. ROAD SAFETY: The Pilley Lane-Leckhampton Road junction is well used by children going to and from school and the junction takes heavy traffic. The addition of vehicles regularly entering and leaving allocated store parking areas, and of frequent delivery trucks unloading, will aggravate this situation. There are serious road-safety concerns for this junction.

Comments for Planning Application 23/00813/FUL

Application Summary

Application Number: 23/00813/FUL

Address: 170 - 172 Leckhampton Road Cheltenham Gloucestershire GL53 0AA

Proposal: 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

Case Officer: Miss Michelle Payne

Customer Details

Name: Not Available

Address: 165 Leckhampton Road, Cheltenham, Gloucestershire GL53 0AD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already stated my objections on 14/6/2023. I feel none of them have been adequately addressed by the new application. The proposed structure still transgresses the building line and, despite the negligible reduction in height, it still rises far above the surrounding buildings.

I have further points to make:

- I have concerns about such a large structure being brought forward beyond the building line and blocking the view for vehicles and pedestrians accessing Leckhampton Road from Pilley Lane.

- I understand there are regulations governing opening hours and floor area for shops with a floor area greater than 280sqm. Does the floor area of this supermarket mean that it can only open for 6 hours on a Sunday and be closed Easter and Christmas Day? Can it then be considered a local amenity?

- The Cheltenham Civic Society has shown scant enthusiasm for the proposal and suggests the developers 'explore other ways of developing the site which will provide a more attractive and sensitive scheme'.

- Do the 2 houses require 2 or 3 parking places? If 3, this will reduce the already limited parking space.

Overall, the consensus seems to be that it is a utilitarian and not a very attractive building, totally out of place in Leckhampton Road.

I also wonder about the democratic process here. A few months ago, our local councillor sent a flyer around to all the affected houses praising the development and saying that although it was not the most attractive building, we should put up with it. I assumed this flyer was to promote dialogue with the residents. I have emailed our councillor twice with questions and objections, but he has not seen fit even to acknowledge receipt of my emails. I am new to this process. Am I only allowed to discuss this application in official meetings?