

170 – 172 Leckhampton Road

23/00813/FUL

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

Recommendation: Permit subject to a Section 106 agreement and conditions

Site location



Google earth image



Google earth 3D image



Location of
existing
Co-op store

The site

The site



Site context



10 & 12 Pilley Lane to east



174 Leckhampton Road to south



168 Leckhampton Road to north



Properties in Leckhampton Road opposite the site



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



Middleton House care home in Pilley Lane to east

Existing Co-op site



Google street view December 2021



Google earth

Existing and proposed block plan

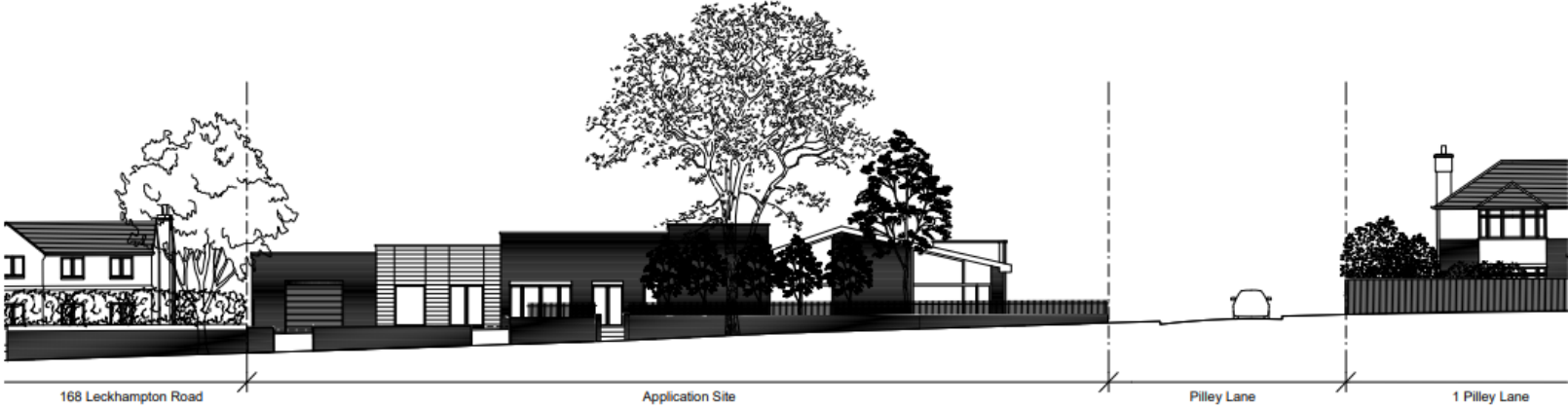


Existing

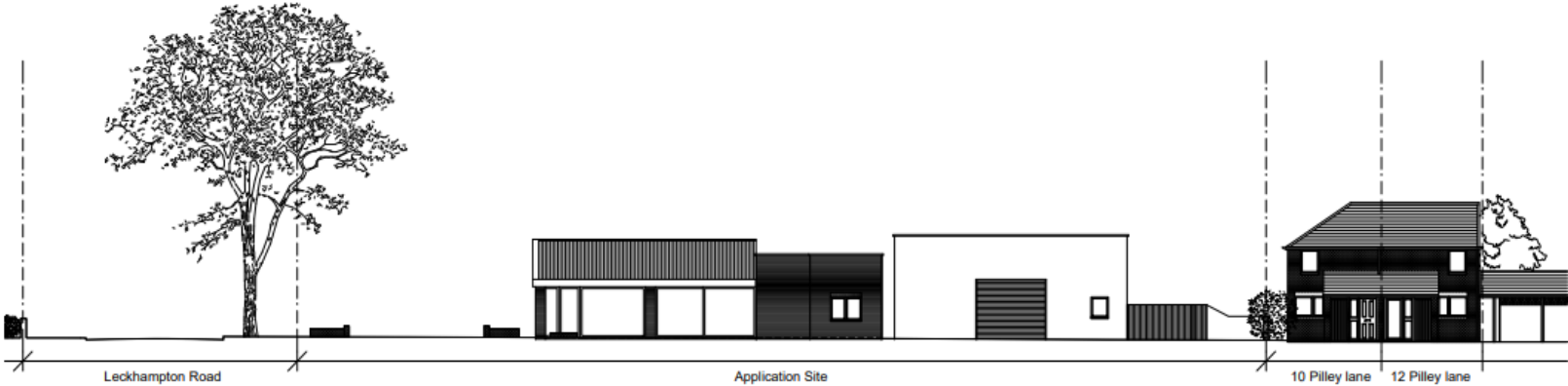


Proposed

Existing building elevations



Existing Leckhampton Road Elevations

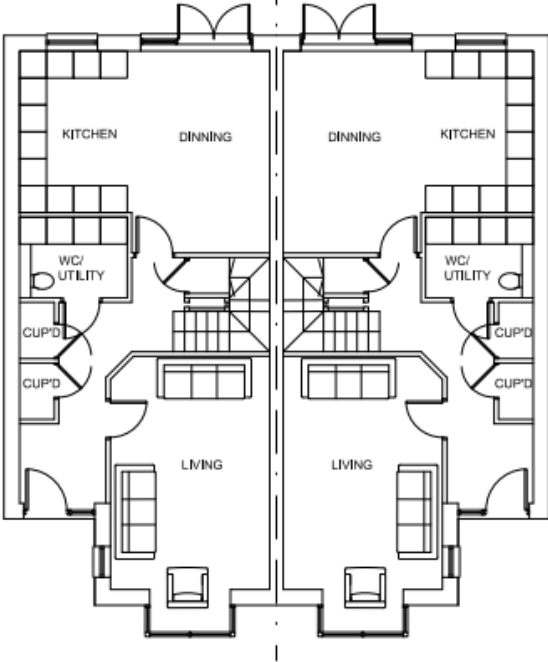


Existing Pilley Lane Elevation

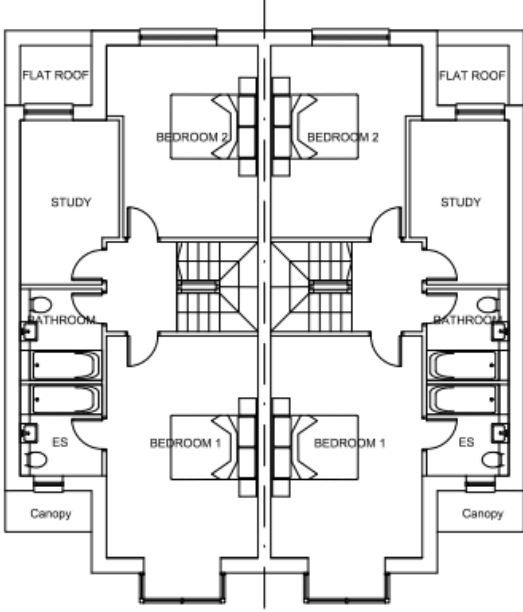
Proposed site layout plan



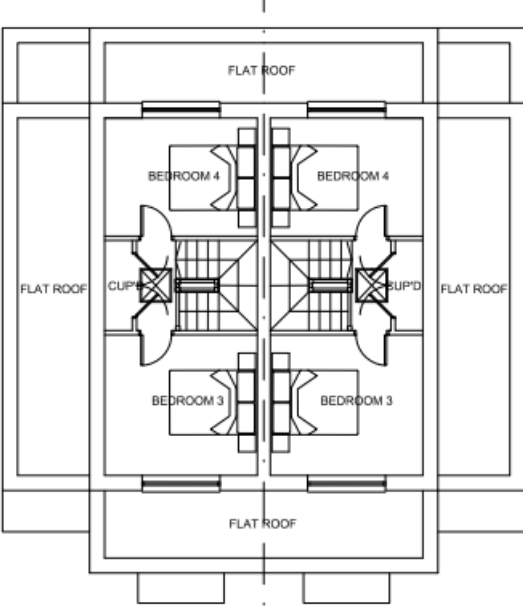
Proposed houses – floor plans and roof plan



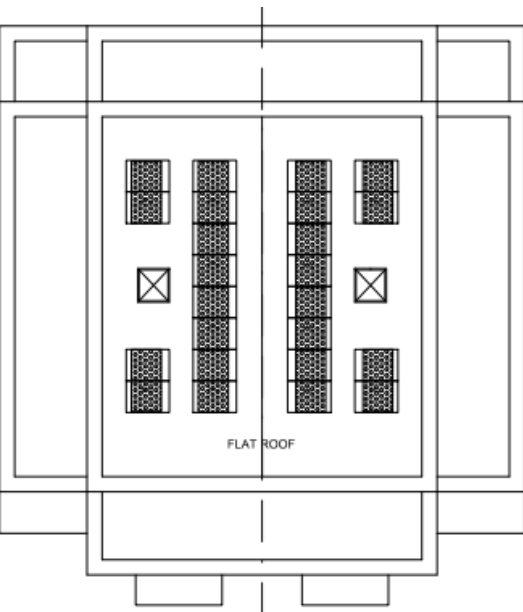
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

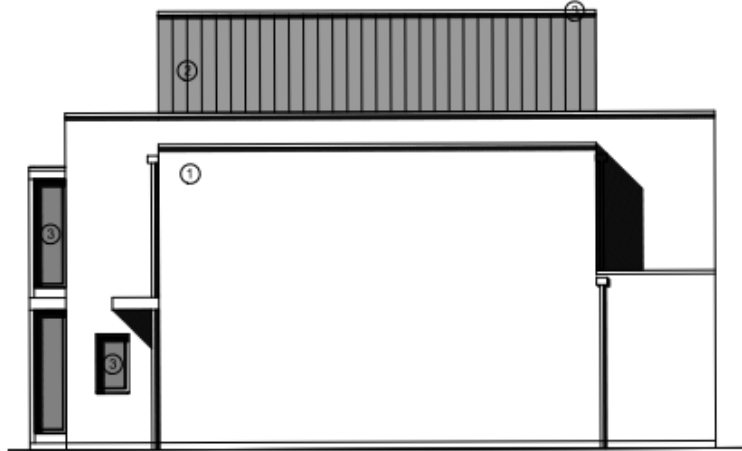
Proposed houses – elevations



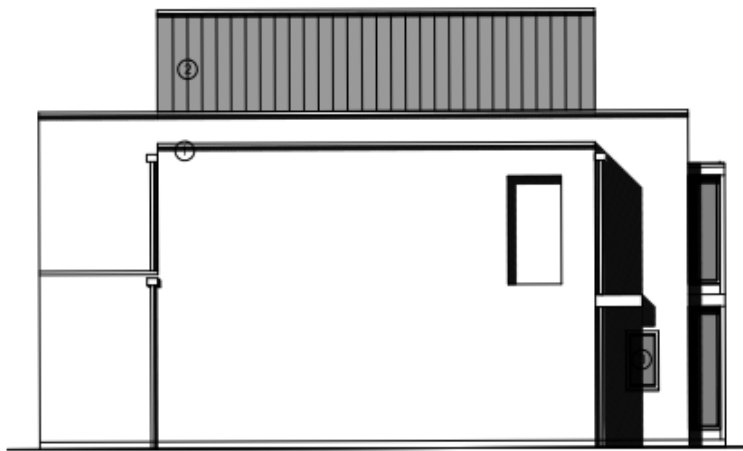
P1 P2
Proposed Leckhampton Rd Elevation (West)



P1 P2
Proposed Rear Elevation (East)

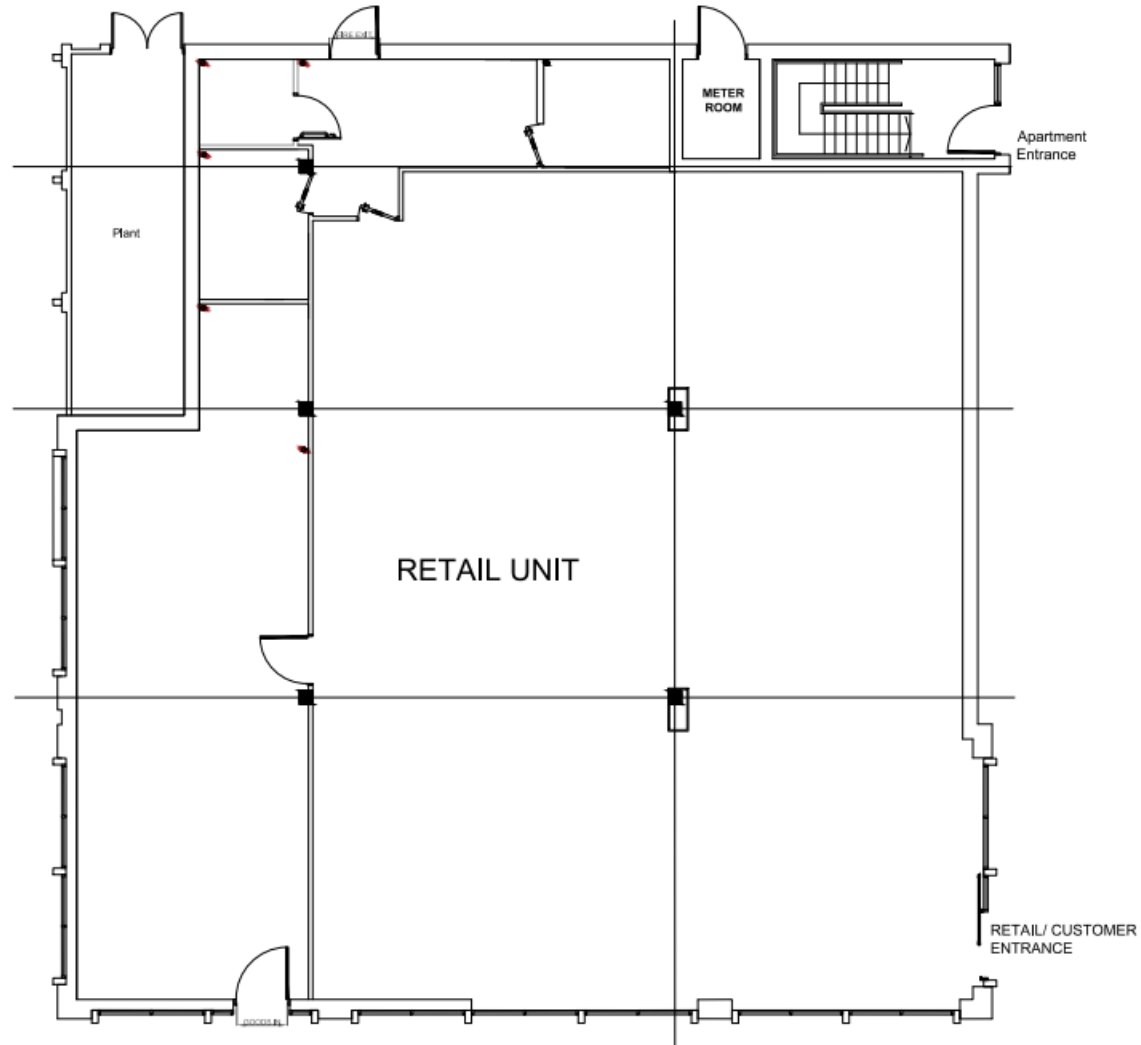


Proposed Gable Elevation (South)

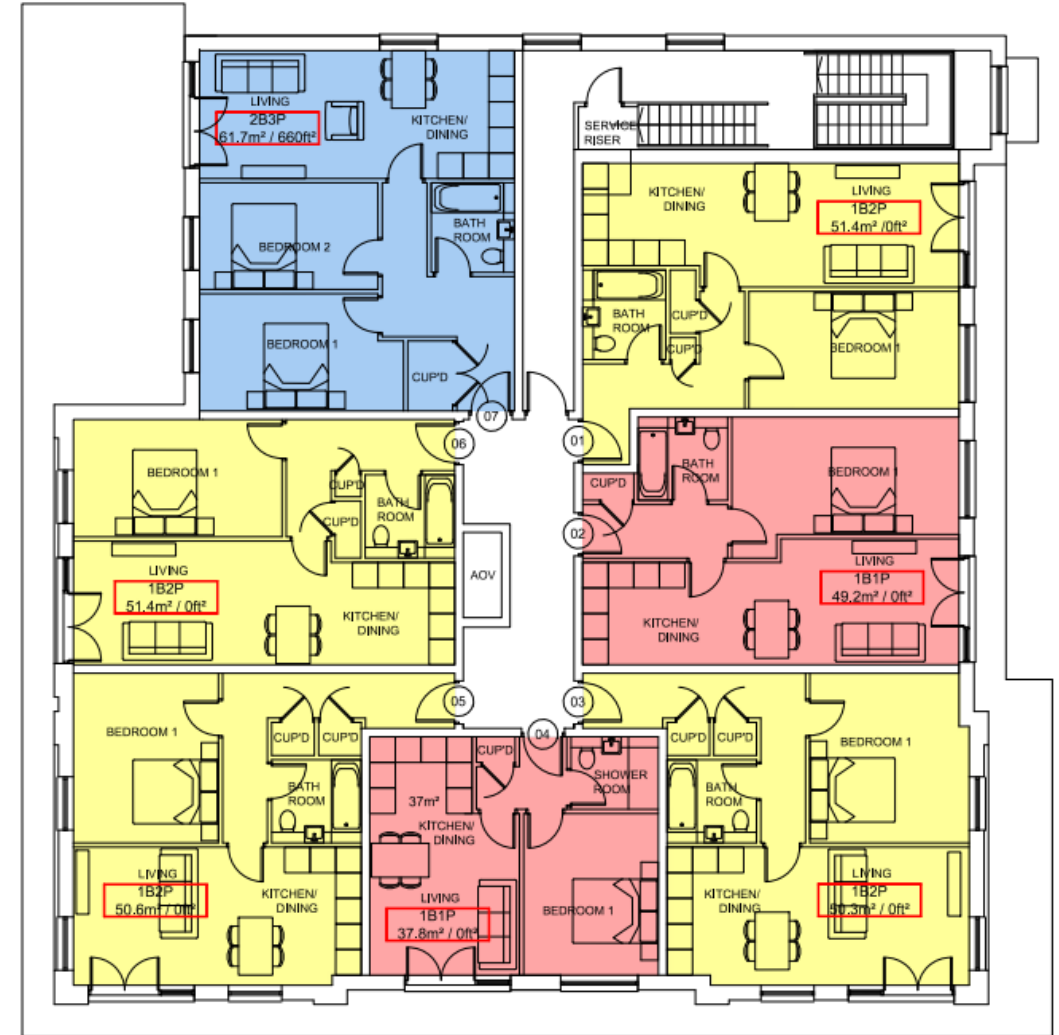


Proposed Gable Elevation (North)

Proposed retail/apartment block – ground and first floor plan

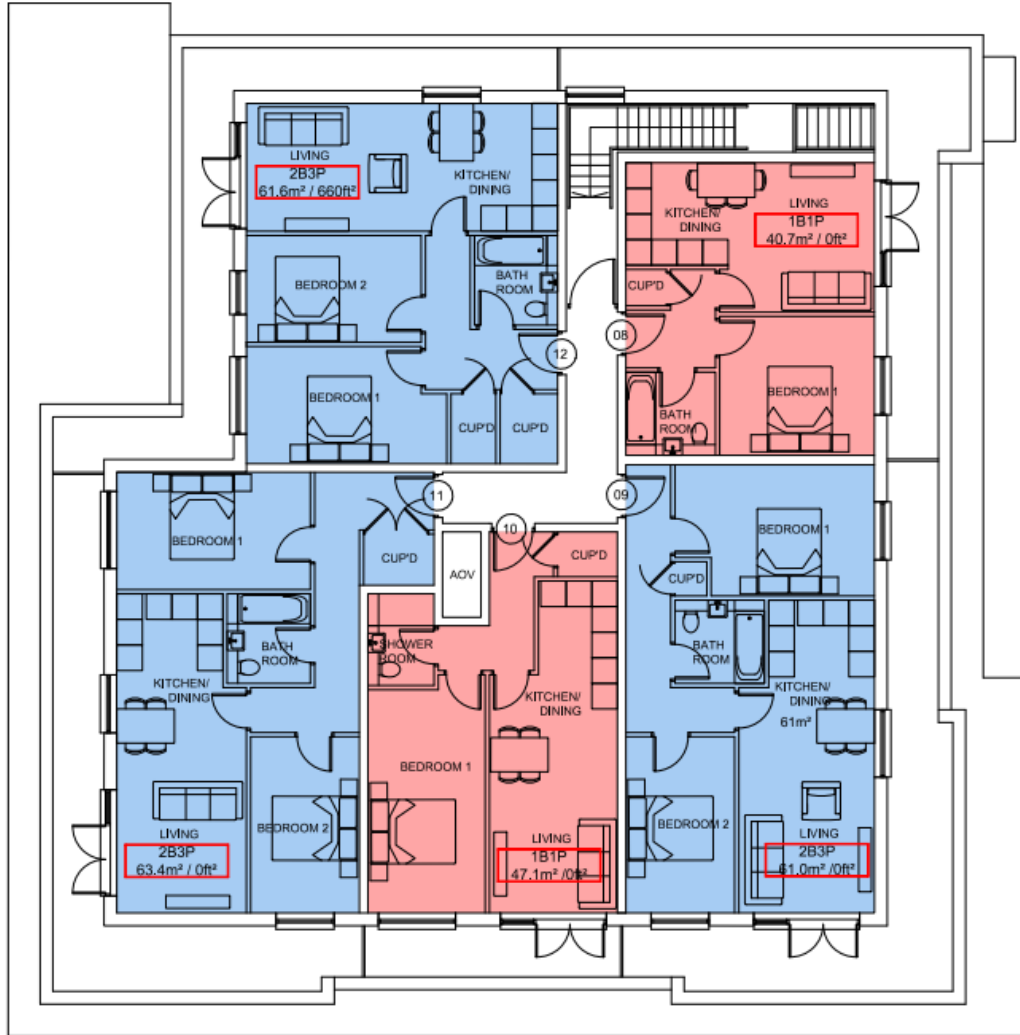


Ground floor retail unit

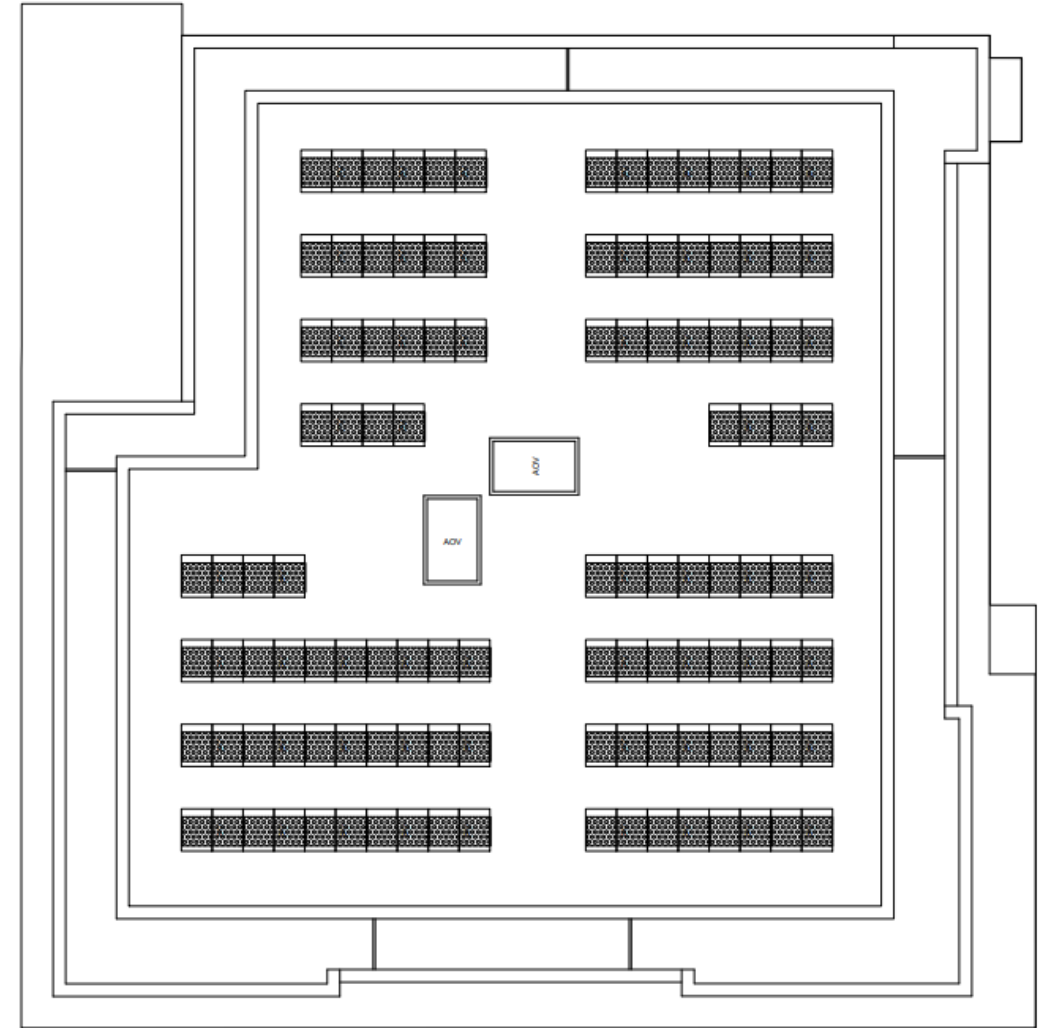


First floor apartments

Proposed retail/apartment block – second floor and roof plan



Second floor apartments



Roof plan

Proposed retail/apartment block – elevations



Proposed Leckhampton Rd Elevation (West)



Proposed Car Park Elevation (East)



Proposed Pilley Lane Elevation (South)



Proposed Gable Elevation (North)

Proposed street scene elevations



Leckhampton Road Elevation (West)



Pillely Lane Elevation (South)

Proposed retail/apartment block – comparative street elevations



Leckhampton Road Elevation (West)



Leckhampton Road Elevation (West)



Pitley Lane Elevation (South)



Pitley Lane Elevation (South)



Car Park / Entrance Elevation (East)



Car Park / Entrance Elevation (East)

As originally proposed

As revised

Proposed 3D views



View looking south along Leckhampton Road



View looking towards corner of Leckhampton Road and Pilley Lane



View looking west along Pilley Lane

Key planning matters

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

Summary of officer recommendation

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

Suggested conditions include (but are not limited to):

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