



Leicester
City Council

WARDS AFFECTED
Castle

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

CABINET

3RD NOVEMBER 2003

SITE DEVELOPMENT GUIDANCE – 8 BOWLING GREEN ST/45-49 BELVOIR ST

SUPPORTING INFORMATION

1. Report

- 1.1 The Site Development Guidance (SDG) document accompanying this report sets out the historical and architectural qualities of the building and the design principles which have to be considered as part of any plans for the re-use of the property. Not all uses are appropriate to the location or the building and therefore only some alternative uses have been included in the guidance.

2. Consultation

- 2.1 Copies of the draft SDG have been sent to Ward Councillors, all Council departments who may have an interest in the site or the suggested alternative uses, the Conservation Area Panel, all commercial properties nearby, the Leicester Regeneration Company (LRC), the police Architectural Liaison Officer, English Heritage and the City Centre Manager.
- 2.2 The text has been amended to include the potential for residential use at the request of the Property Section and the LRC. The concerns of Pollution Control about the vulnerability of the Belvoir Street building to traffic and late night noise has been noted in the text and the need for careful design to deal with these problems emphasised. The Traffic Section commented on the proximity of the site to traffic-light controlled junctions and the limited opportunities for loading. As the site to be sold will include the rear service yard, there will be space for small delivery vehicles and/or residents' parking.
- 2.3 Neither the Police nor the Conservation Area Panel had any comments to make on the draft. Messrs Billson and Sharp (Solicitors) of Bowling Green Street considered that no more A3 type uses should be allowed in the area. This matter is covered by the A3 Supplementary Planning Guidance (SPG) and the implications of A3 uses of 8 Bowling Green Street has been considered. There is only one other A3 outlet in Bowling Green Street and the use therefore complies with the A3 SPG. It may, however, be necessary to prevent access from the Belvoir Street side of the site. The City Centre Manager

suggested that design guidelines be included for the Belvoir Street shopfronts as these are currently of poor quality. This issue is covered in the Appendix.

3. Financial, Legal and Other Implications

(a) Financial Implications

There are no direct financial implications arising from this report.
K. McGee, Head of Finance, Environment Regeneration & Development

(b) Legal Implications

There are no direct legal implications arising from this report
A. J. Cross, Assistant Head of Legal Services, Resources Access & Diversity

(b) Other Implications

OTHER IMPLICATIONS	YES/NO	Paragraph references within this report
Equal Opportunities	Yes	The SDG includes a requirement that the property is accessible
Policy	Yes	The SDG will become Supplementary Planning Guidance to the City of Leicester Local Plan
Sustainable and Environmental	Yes	The retention and re-use of the property will meet EMAS targets and will benefit the environment
Crime and Disorder	Yes	The Police had no comments on the proposed uses
Human Rights Act	n/a	

4. Recommendations

That the Site Development Guidance be adopted as Supplementary Planning Guidance to the City of Leicester Local Plan.

5. Background Papers - Local Government Act 1972

City of Leicester Local Plan
Replacement City of Leicester Local Plan (2nd Deposit Copy)
Draft Supplementary Planning Guidance for A3 Uses in the City Centre