

Comments / Objections

Highways:

“Looking on our Street view systems this proposed out-door seating area will be sited on an area of footway adjacent to an existing bus stop. Due to proposed seating area causing a restriction in available footway width there could be a conflict between pedestrians using the footway and those using the bus stop.

No footway exists along the side west side of Wells Street (side of this building) and there could therefore be a conflict with vehicles and the seats proposed to be located on the carriageway at this location.”

Senior Enforcement & Compliance Officer, Built Environment:

“I wish to raise a formal objection to this application. The number and disposition of the tables and chairs are excessive and wholly out of character and detrimental to the appearance of the property which is a Grade II Listed Building. The setting of the listed building will be further deleteriously affected by the tables and chairs proposed which are of poor quality (as depicted in the photograph submitted with the application).

The application therefore fails to meet with the policy aims which seek "to ensure that all street trading activities meet the required quality standards, and do not prejudice the Council's efforts to improve the image, perception and attractiveness of the Town and is in keeping with the streetscape." ”

Urban Design Manager, Built Environment:

“This is the unit at the corner of Clarence St and the entry to St Mary's - just along from the Wilson. My team are involved in a lot of work in this area

- Cheltenham transport plan will affect (beneficially) traffic movement along the street;
- We are working with the Wilson to consider how we can extend footpath width outside their building;
- We have drafted proposals (which have been out to consultation and are supported by the Council with funding) for significant improvements to St Mary's churchyard including work on the corner of Well Walk and Chester Walk
- We are working with the Wilson on improvements to Chester Walk at the rear of their building

There's no objection in principle to Boston Tea Party's proposal, in fact I positively welcome the idea of putting some outdoor activity here. The area has been considered to be a cultural quarter in the Civic Pride plans.

However, any proposal needs careful treatment and I'm sure our landscape team would be happy to discuss proposals- concerns are related to the following:

- 1 it's a prominent corner running along Clarence St

- 2 it's a view stopper looking up Crescent Place
3. it's the main entry to St Mary's
4. Its close to the Wilson.

My concern is the intensity of the proposal and the impact of a great row of "banner" barriers along the edge. Loss of the banners would help significantly, but the intensity of the use needs to be carefully thought through.

An additional concern is how the large fold back doors operate with the tables out.

Martin Levick has raised concerns over the quality of the tables - I agree.

There's also a bus drop off point along the frontage which isn't marked on the plan and needs to be accommodated by the proposals.

Having said that - it's a large underused space and the activity generated would be welcomed - and it would have a beneficial impact on the Wilson.

[Licensing Officer comment: To address the concerns referred to above the applicant has amended the application so that:

- 1. Fewer tables and chairs are being applied for than on the initial application;*
- 2. Those tables adjacent to the bus stop are smaller than initially applied for,
and*
- 3. No tables and chairs are applied for along the west side of Wells Street]*