

APPLICATION NO: 18/00332/FUL		OFFICER: Mr Martin Chandler
DATE REGISTERED: 19th February 2018		DATE OF EXPIRY :
WARD: Pittville		PARISH:
APPLICANT:	Chapel Spa Ltd	
LOCATION:	Chapel Spa, North Place, Cheltenham	
PROPOSAL:	Retention of dropped kerb (temporary permission granted 15/01208/FUL)	

ADDITIONAL REPRESENTATIONS

Builder

Comments: 15th March 2018
Letter attached.

Former Owner Of Chapel Spa

Comments: 16th March 2018
Letter attached.

The Storyteller
North Place
Cheltenham

Comments: 16th March 2018
Letter attached.

Letter Supporting Mina Louka Re: Permanent Dropped Kerb

I have lived and worked in Cheltenham as a builder all my life, and have worked on the maintenance and repair of Chapel Spa since 2007. I know that Warwick Place has been used as Chapel Spa staff car park, parking on their own land with Warwick Place, since that time and long before.

The main problem with maintaining this lovely building is accessing the Warwick Place side of the building where there is a long flat roof that needs a lot of attention from time to time, and a row of large original windows on the two floors over this flat roof. There is also a lovely stone wall that the locals love to spray paint and smash bottles on, breaking the newly re-built wall that has taken tens of thousands of pounds to repair. Heartbreaking.

Access to Warwick Place to repair and maintain this side of the building is vital for maintaining this Grade 11 Listed building, which Mr. Louka is committed to do in the future, and he has certainly done a great deal to maintain and improve the building in the time that he has owned it.

Vehicles and materials are required to cross the pavement loaded, and navigate a path through the bollards and the gap in the metal fencing, This certainly does not give much leeway for a truck, and not Health and Safety.

It is certainly not an ideal situation, and is totally unnecessary, as Mr. Louka owns the land that is required to be used as parking for myself when maintaining the building.

I support the application for a Permanent Dropped Kerb, and anything the Council can do to help Mina Louka improve this very bad arrangement of metal fencing, bollards and restrictions. Not a good look for a Listed Building that the Council is supposed to be protecting aesthetically!

I do hope that Councillors will support this business that is trying its best to look good and do well.

14/3/18

Letter supporting the Application for a Permanent Dropped Kerb

Chapel Spa, 10 North Place, Cheltenham

My name is [REDACTED] and I am one of the previous owners of the Portland Chapel now known as Chapel Spa.

I have been recently contacted by the present owner, Mr. Mina Louka, who has asked me to provide a chronological account of my experiences and knowledge and understanding regarding Warwick place.

Below is a brief history of the ownership of Chapel Spa:

I have a long history of association with this Chapel building starting in 1994 when I took the lease on the building and its car park in Warwick Place, from the owner of the Church, developing the building into "Chapel Rock Gym".

The car park in Warwick Place had historically been used as the car park for the congregation for many years.

In 2002 I bought the building and car park from the Church, converted it into a Spa, which is to state called Chapel Spa. The development works took approximately one year, during which time a site management hut, a 15 yard skip and various building materials were located in Warwick Place and the staff car park whilst building work was carried out.

Access was via the dropped kerb in Portland Street, it was easy and unrestricted. No one objected.

The land in Warwick Place continued to be used as a staff and clients car park.

In 2004 I sold the property to Centre Parks, and took up a Higher Management position within this Company.

In 2007 Centre Parks sold Chapel Spa to [REDACTED]

They continued to use the car park for staff parking, entering from the Portland Street end, over the dropped kerb to gain access.

During my association with Chapel Spa from 1994 to 2005 I did not have any problems from Gloucestershire County Council at all regarding the land belonging to Chapel Spa and being used as a staff car park.

They did not harass us, restrict or bother us in any way. The car park belonged to Chapel Spa and they seemed to accept that.

In fact they considered that Chapel Spa looked after Warwick Place, keeping it tidy, and looking good.

If any members of the public complained to the council about us restricting them from parking within the boundaries of the land owned by Chapel Spa, I believe they were told by council officials that it was nothing to do with the council as we didn't have any follow up.

"They were parking on private land without the owners permission".

From what I have been told by Mr. Louka CBC has taken it upon themselves to make life difficult for a respectable and honorable businessman, for no discernable reason; over a dropped kerb!

I certainly think that this application should be approved without any conditions, and without any further delay.

Signed: [REDACTED]

Dated:

16 / March / 2018.

Letter in Support of Chapel Spa's Application for Permanent Dropped Kerb

We are the owners of Storyteller restaurant in North Place Cheltenham, which is adjacent to Chapel Spa.

We purchased Storyteller in 1997, and have always known that Warwick Place was used By Chapel Spa staff to park their cars along the strip that belonged to the Spa.

We can attest to the fact that this practice has been the case for the past 21 years.

We support Mina Louka (owner of Chapel Spa) in his application for a Dropped Kerb, as this is entirely necessary for his business.

Signed:

Date: 15/03/18

Signed:

Date:

15-3-18