

APPLICATION NO: 23/00372/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 7th March 2023	DATE OF EXPIRY : 2nd May 2023
WARD: Pittville	PARISH:
APPLICANT:	The Cheltenham Trust
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	Temporary change of use of land for up to 20 months for the siting of an orangery structure to be used as a cafe and the siting of ancillary toilets and storage facility (Revised submission to 22/01439/FUL)

REPRESENTATIONS

Number of contributors	44
Number of objections	34
Number of representations	0
Number of supporting	10

28 Kenelm Rise
Winchcombe
gl54 5ju

Comments: 10th March 2023

I sent a hard copy letter to CBC before Christmas, signed by myself and many other people, in support of the Orangery remaining. I would like this to be implemented please whenever this application is considered.

Thank you

18 Shrewley Common
Shrewley
Warwickshire
Cv35 7ap

Comments: 27th March 2023

I recently visited Cheltenham and went for a walk in the park. I was shocked to see this cafe in such a historic location. Very near to traditional town houses and the Pumprooms the addition Noise and was noticeable.

1 Limber Hill
Cheltenham
Gloucestershire
GL50 4RJ

Comments: 8th March 2023

Many many people walk round the park and then have coffee etc here. It is vital to their mental health following Covid and the cost of living crises to keep this facility. It is always busy which proves my point

6 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5BB

Comments: 3rd April 2023

It is not just a café it is a social meeting place every day. There would be so many people lost without it. It would be a great loss to the community if it was closed, as people have been able to make great friends. I have been able to make great friendships that I wouldn't have made without it. Our dogs have also been able to meet one and other. It is a social club. When I was having my hair in Prestbury, even she said she knows the café and said it was lovely. The staff are lovely and nothing is ever too much to ask. We'd be lost without it.

10 Acacia Close
Prestbury
Cheltenham
Gloucestershire
GL52 3EQ

Comments: 3rd April 2023

The only place in town where people can regularly meet groups of people. Prevents people being lonely and suffering from depression as you get the chance to get out and meet people. The best coffee this side of Cheltenham.

402 Swindon Road
Cheltenham
Gloucestershire
GL51 9JZ

Comments: 3rd April 2023

The café is a great benefit to the community and is used by several groups including walking, cycling, dogs, tai chi. A wonderful meeting place for friends, family and visitors from far away. It would be a great loss to this side of Cheltenham if we lost it.

34 Wigeon Lane
GL20 7RS

Comments: 3rd April 2023

We started meeting during Covid when the café was outside and having the orangery is a massive bonus as we can meet in any weather. It is a winter and summer café as we can sit outside or inside and have fantastic views. There will be a lot of people lost without it.

45 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 3rd April 2023

This is important for everyone's mental health. My husband and I come every day and have made lots of great friends, both staff and customers. I bring grandchildren and great grandchildren with me. It is more than just a café, it is more of a social gathering. Have met friends that I haven't had before. It certainly will be a great loss to the town. I see people of all ages in here.

Clifton
Pittville Circus Road
Cheltenham
Gloucestershire
GL52 2QH

Comments: 28th March 2023

I would like to object to this planning application alongside my husband who has also made a previous comment from Clifton House.

After looking further into The Cheltenham Trust's plans, it has become clear that Laurie Bell, Chief Executive Officer, and her team are manipulating data to try and favour their planning application. This data includes claims that the Heritage Deco café was visited by more than 1 million customers in less than one year. Assuming they are open for 8 hours per day this would mean that on average there would be over 350 customers per hour for everyday of the year!

Their planning consultants, Evans Jones, on top of this stated that traffic/footfall hasn't increased since the café was erected, however, are not willing to share this data source.

As a local business owner, it is grossly unfair to allow such businesses/charities to operate from these condemned sites increasing their premises size without paying rates etc. Allowing this will only set a precedent for other businesses to erect these 'temporary greenhouses/tents'. I note from a recent article in Gloucestershire live that 131 on The Promenade are now pushing forward with their tents again defacing listed buildings.

I hope CBC see through Laurie Bells' game to manipulate the planning regulations, unfortunately she knows the game well having previously held the position of Deputy CEO and Director of planning at North Wiltshire DC.

Local residences will as a group fight this planning application together by whatever means it takes to expose Cheltenham Trust (operating under Cheltenham Leisure and Culture ltd) shameful behaviour.

35 George St
Markinch
Glenrothes
Ky7 6at

Comments: 23rd March 2023

I wish to object. The only change seems to be a change to the roof in colour all the rest seems to be same so we can expect another application with a new colour in six months or so. This brings the planning system into dispute. Why can't pump room interior be used as a cafe, there is plenty of room and much in tune with the area. Please remove this carbuncle from a beautiful building.

12 Walnut Close
Cheltenham
Gloucestershire
GL52 3AG

Comments: 3rd April 2023

It is a central location where we can all meet. We have been coming here since lockdown. I go as a group of seven every week. In the summer we are able to sit outside and in the winter we can sit inside. It takes away it away from the pump room. It has the loos which are easy. It brings people to the park. People can have a walk and then come up and enjoy their coffee. In the winter when the weather is bad you can have the customer. Every time we go in you can see that it is full. You get the opportunity to meet other people. It is a nice atmosphere. A big thumbs up.

Marston Cottage
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 28th March 2023

It beggars belief that this application has come round again, and the arguments which were rehearsed previously have not been addressed in any way by the new proposals. It appears that the Cheltenham Trust is determined to continue stringing this out for as long as possible, to generate revenue, which as others have commented, does not go to the upkeep of the Pump Room, which is the responsibility of Cheltenham Borough Council, and so us as local taxpayers, to whom the building ultimately belongs. The Pump Room itself would make a magnificent tea-room, and when the main room is unavailable due to preparations for an event, there are upstairs rooms which could equally serve as spaces where refreshments could be served. The Pump Room website and a notice-board could advise on days and times when refreshments are not available due to a day-time event. The whole thing could be a much nicer class of offering, and enable the many visitors to the town who have seen the many pictures of the Pump Room which are so ubiquitous in publicity for Cheltenham, to see it in its glory, rather than having to peer through the windows as they mostly have to do during the majority of the time the Pump Room is otherwise closed to the public. The construction on the side of the Pump Room is totally out of keeping with and detracts from the magnificent Grade 1 building. Replacing the roof with a clear one does nothing to diminish the appearance of the existing structure, and indeed in hot summer days such as we experienced this year, or in heavy rainfall would only make the experience of sitting there even less enjoyable. The other options clearly have disadvantages too. And what's the plan for what happens after 20 months? Yet another attempt to get round all the objections which we'll have to repeat again? Please let common sense prevail, find a better option for serving refreshments in this wonderful piece of Cheltenham's history and legacy and get this structure taken down as the Council has already demanded.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 20th March 2023

This is Cheltenham Trust's 3rd attempt to retain this Covid Period Glasshouse which they run as a café/bar.

It was erected in secret without the Trust informing any of the Pump Room's neighbours of the plan showing complete disregard and contempt for their environment.

The first plan (23/00372/FUL) was withdrawn and the second (22/01439) was refused last October by CBC Planning Dept after 38 local and national objections yet 6 months later the Orangery is still being allowed to trade and come up with yet another planning application.

To quote Historic England who is the guardian of these buildings of national importance for application 22/01439

The proposed temporary retention of the café structure would be harmful to the significance of the Grade I Pumprooms and has not been justified under para 200 of the NPPF, and we object to the application. While we would not be supportive of a permanent solution on this site, we would encourage the applicant to consider alternative options that utilise the listed building or perhaps an alternative site within the park.

Their comments in the documents section for this application are no less critical.

In the 6 months that Cheltenham Trust have been given to come up with yet another plan they have now provided 3 options all of which are harmful to the architecture of the building and environment as described by Historic England.

The first retains the building in its same positions but changes the white plastic roof for a clear plastic/glass one and alters the flooring.

This would have a minimal effect on modifying the visual damage and degradation that the Café produces to the West Colonnade.

The clear plastic roof would have a prismatic effect still obscuring the West Colonnade and would likely produce even more of a Greenhouse effect than the present structure. (see TripAdvisor reviews)

The Glasshouse is an environmental disaster with a construction like a drum generated a huge quantity of noise and light pollution.

There are no curtains or blinds on the windows and the lights are switched on at 5.45am so light pollution for neighbours in winter is immense.

That Cheltenham Trust are even contemplating option two shows complete disregard for their neighbours.

This option places the gable of the building 1 meter from my house and garden. The noise and light pollution which I have already complained about while the building is 10m away would be amplified many times making the noise intolerable.

The 4m high building 1m SW of my residence would overshadow this house and garden and severely damage the SW aspect of a grade 2 listed villa.

This position still obscures a considerable amount of the West Colonnade and appears from the very poorly detailed plan to obstruct both the West pedestrian and vehicle gates.

Option 2 is a glass building very close to a 100ft high lime tree.

I certainly would not wish any of my family in this building in windy weather as the tree often drops branches. A lethal combination ?

This position also prevent vans, lorries, emergency and UBICO vehicles from going around the Pump Room to supply the play park and Green Space Café there.

Option 3 would have less visual impact on the Pump Room being on the North side but along with the shipping container like toilet block would occupy a large segment of the car park.

The car park is owned by Cheltenham Borough Council not Cheltenham Trust and most visitors are going to the Park not the Pump Room; this option would block a very large part of the car park.

It would also likely be dangerous mixing pedestrians visiting the Café/pub with vehicles trying to find a parking space.

Option 3 would move the noise, already documented from the front to the back of my residence.

I hope that Cheltenham Planning Dept have made my neighbours in Walnut Close aware of this option which would produce a huge volume of noise and light pollution close to the back of their houses.

In summary altering the colour of the roof or rotating the building 90 degrees does little to mitigate the severe visual damage that this Covid period structure does to the environment of the Pump Room and an avenue of Grade 2 listed villas Option 3 removes a large segment of the car park, is probably dangerous for pedestrians and will be very noisy for the adjacent buildings.

All options should be refused and the Orangery removed immediately.

If Cheltenham Trust wish to run the parks 4th café then they have a vast amount of space inside the building as Historic England commented.

I pass the Pump Room every day and 90% of the time it is empty.

36 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 11th March 2023

I thought it had been decided this structure must go.

It is unnecessary as there are two other cafes in the park.

It is unsightly and not in keeping with the Pump Rooms.

It creates extra traffic with fumes, noise and footfall which is a nuisance for all the residents of East Approach Drive which is a residential area.

West Approach Drive gates should be reopened and traffic allowed in to park from that aspect rather than it all being from East Approach Drive.

Users of the cafe park in East Approach Drive where residents park this should not be allowed. This structure should be removed forthwith

1 Church Lane
High Street
Prestbury Cheltenham
Gloucestershire
GL52 3AP

Comments: 13th March 2023

How many times do people have to make decision about a building near a listed Building. this is the third time i have. written my objection to this Carbuncle of a building .I just wonder if the Neighbours around the pump rooms and in a listed building in a Conservation Area could put a structure in their gardens and get the grace and favor that this structure has had i doubt it very much

98 Evesham Road
Cheltenham
Gloucestershire
GL52 2AL

Comments: 19th March 2023

I object to this application.

This current application is an attempt by the (council governed !) Cheltenham Trust to bypass the recent application that was refused for all the right reasons i.e the mis-use of a Grade 1 Heritage asset.

In addition to all the previous reasons the cafe structure was refused can I add the following.

The new application attempts to make a business case for the cafe, however :

** The Cheltenham Trust (who take all the profits from the cafe) do not pay a penny towards the maintenance of the Pump Room . All the upkeep and maintenance is paid by "us" the taxpayers. The cafe therefore makes no contribution.

** The report says about £450,000 of income is generated by the cafe, but this is turnover and not profit . This figure is therefore completely irrelevant.

** Does the cafe actually make a profit ? Especially if it had to pay proper rent and rates for the site like any other business would have to! Where is the business /heritage case to maybe spend towards £1million pounds to plan and develop a highly controversial and permanent structure besides the Pump Room in the near future . It is economic and political madness.

The new application fails to explain why the cafe cannot be moved inside the building .

*All the events that take place in the evening can continue with very simple management

.

*It seems that most of the time the main ballroom is just used as a rough storage area for the cafe.

* Many events could take place in the upstairs rooms instead of these rooms being used as council offices!

* Most of the Pump Room is empty for most of the time including the magnificent balcony.

** The Cheltenham Trust have recently been boasting on social media about the loud and packed bar in the Pump Room during the recent Gold Cup week . However the "packed bar" was not in the Pump Room at all but in the temporary cafe structure . I bet the local residents suffered terribly.

The continuing use of the Pump Room itself as a private hire venue is a gross mis-use of this historic heritage asset. I spoke with a Director of Bath Pump Room who quoted, "The Bath Pump Room would NEVER be closed to visitors during normal hours , it's way too important to the town".

The Pump Room in Buxton recently achieved over £40 million in funding ! Over half of this was from the private sector .

If the only vision for the Pump Room is to stick a cafe on the side of it then help us all !

The spa water has not been available, or has tasted like tap water, for over 5yrs now . Other towns have lost their Spa Town status and Cheltenham is also at risk.

Pittville Pump Room should be a Heritage Destination (as championed by the local group Pitville Pump Room Revival) . This is the proper heritage and economic vision that the council should be championing and would compliment the new Cyber Business park very nicely indeed!

Park Lodge
4 Douro Road
Cheltenham
Gloucestershire
GL50 2PQ

Comments: 27th March 2023

I object this cafe on the grounds that it is inappropriate for such a beautiful location and is out of context to its local environment and is yet another example of the creeping commercialisation of public spaces (pavements, gardens, 131, etc) that has occurred since COVID lock downs and are now a regular feature of the Cheltenham environment.

11 Newcourt Park
Cheltenham
Gloucestershire
GL53 9AY

Comments: 25th March 2023

I wish to object to this proposal. The structures proposed are inappropriate to be so close to probably the most important building in Cheltenham and seriously detract from views of the Pump Room. It would be much better to have a cafe inside the Pump Room, as in Bath.

Flat 3
Burston House
Pittville Circus Cheltenham
Gloucestershire
GL52 2PU

Comments: 28th March 2023

Just because many people walk round the park and then have coffee etc at the temporary cafe does not make it right. Using mental health as an argument for retaining it is irrelevant. Covid19 lockdowns are over (and if there were to be another, the cafe could not be used anyway!). The first cafe was actually outdoors and people enjoyed their coffee and cake sitting in the Pump Room colonnade. This did not compromise the Grade 1 listed building. The current structure was only erected after the lockdowns were almost over and, having discovered how lucrative coffee is, it is obvious the management is milking this cash cow for all it is worth. It is extraordinary that this third attempt to retain the temporary structure for another 20 months has been accepted by the council. Their own planning committee rejected the second application. This was on architectural and heritage grounds and this is how this new application should be judged.

Cleeve House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 19th March 2023

We object on the following grounds:

Highways and traffic:

No attempt has been made to safeguard school children and young families when deliveries are made using West Approach Drive. Delivery vehicles backing up from the Evesham Road should always have a banksman because solely relying on rear-view cameras or mirrors is unsafe especially when children are around.

Historic building:

The Trust has proposed that it replaces the current white roof with clear plastic (their option 1). This will make little difference to the visible impact of the Orangery on the west façade of the Grade 1 Listed Pump Room. Option 2 also has a visible impact on the west façade due to the gable end (See Historic England submission).

General:

The Trust was given temporary permission for a temporary building during the Covid pandemic. They then applied for a further temporary permission to keep the structure for a further period which was turned down by the Council. They now appear to be filibustering to keep the Orangery for a further twenty months. In the past when ratepayers have attempted to cause visual impact on Grade 2 listed buildings the Council's Conservation team have been robust in preventing them doing so (see case of Richmond West Approach Drive Ref. No: 16/01269/FUL) . The Pump Room is a Grade 1 Listed Building and the Planning and Conservation Teams should enforce the decisions of the Council and have the structure dismantled.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 27th March 2023

This is the 3rd application Cheltenham Trust have been allowed to present for essentially the same building.

Is Cheltenham Trust relying on objection fatigue to bulldoze through planning.

1st application 21/02618/FUL withdrawn.

Cheltenham Trust covertly erected this building in October 21 at the end of the pandemic when it was not needed.

The Trust then applied a few weeks after its construction for this "temporary" building to be made permanent revealing true intentions.

Cheltenham Trust clearly wish to make money from visitors in the café/bar while restricting the interior of the Pump Room for occasional weddings and private events.

Residents of Pittville who pass the Pump Room daily can testify to it being almost always empty with locked doors.

Confirmed by visitors reviews on TripAdvisor who complain they cannot gain entry to the building.

Second application 22/01439/FUL was refused in October 2022 but refusal never enforced and the café/bar allowed to continue trading over the last 6 months.

This third application has virtually the same building in 3 different locations.

Although the proposal says temporary I suggest that the Trust will try to keep this building in place as long as they can play the planning process.

Historic England in this application also makes the same point.

Option 1 which is the Trust's favoured and perhaps the only viable changes the white plastic roof for a clear plastic or ? glass one and alters the floor covering.

This would have a minimal effect on reducing the visual degradation of the West Colonnade.

All 39 objections from the last applications are therefore still applicable.

Historic England and Cheltenham Civic Societies damming criticism are in no way diminished by a clear polythene or glass roof.

The building is an environmental disaster and this change would make the building even more like a greenhouse requiring banks of air conditioners in summer and heaters in winter.

Option 2 rotates the building 90 degrees.

It appears to be about 1m from my house and therefore degrades the SW aspect of a grade 2 listed building and the Eastern aspect of all 4 Grade 2 classic Regency villas in West Approach Drive.

This was not even mentioned in the Heritage Statement.

The 4m high and 8m wide gable would also still cause severe visual detriment to the West aspect of the Pump Room.

I regularly record 70db of sound in my house from the present location so the noise pollution at this location for Parkgate and Chaseley Lodge is likely to be extreme.

SW of Parkgate a 4 m structure will cast shadow on my house and garden and the clear roof will cause severe light pollution in Winter 7 days per week starting at 6am for my rooms directly above the structure.

This option appears to obstruct both the park pedestrian and vehicle gates and prevents delivery vans, UBICO and emergency vehicles from going around the Pump Room and accessing the café at the playpark.

This structure built mainly of glass with a ? glass or plastic roof is beneath an enormous lime tree which regularly drops branches.

I think this poses a severe risk of injury or fatality to the customers or staff inside the Orangery in windy weather.

All the proposals are acquisitions of land not owned by Cheltenham Trust being permitted by Cheltenham Borough Council in a Grade 2 listed park.

The third option causes least visual damage being on the North side of the Pump Room which is its least attractive but along with the shipping container like toilet does block a large segment of the car park.

Mixing parking cars with pedestrians visiting the café also seems to be dangerous.

This option also places the building beneath 50 foot trees.

In summary all options should be refused and this temporary Covid structure which has already been in situ for 18 months instructed to stop trading and be removed immediately.

My grade 2 house adjacent to this structure was refused planning to change a Velux window on the roof into a dormer and I was informed that I could not change heritage glass in the windows.

Cheltenham Trust are however permitted 3 attempts to get permission for a 1700sq ft Greenhouse to run as a pub between a Grade 2 villa and the Grade 1 listed Pump Room in Pittville's Central Conservation Area.

One rule it seems for Cheltenham Trust who are contracted by CBC to manage the Pump Room another for the rest of Cheltenham's resident and businesses.

Comments: 11th April 2023

I would be grateful if you could inform me when the planning committee meeting to decide on this Orangery is to take place.

As the buildings nearest neighbour I would like to speak at the meeting.

I object to the structure as you know from our correspondence to the previous application for this Orangery.

It surprises me we are here again !!

I would also be grateful to know if you are recommending refusal, as you did last time, or to support the application.

36 Windsor Street
Cheltenham
Gloucestershire
GL52 2DE

Comments: 22nd March 2023

Historic England have voiced my concerns.

Option 2 is the least objectionable.

A new roof is not the answer as the structure would still be there!

The current structure is not easily accessible for older/disabled/parents with buggies.

The CT claim the view of the park from the structure would be reduced if it were moved back. There is often very little view due to the CTs advertising banners obscuring the view.

Why cant the structure be moved right to the back of the car park?

The gates from West approach are currently locked so there is no issue with reducing access for vehicles which use the East Approach side.

The CT should be more responsible in its care of Cheltenham's heritage. It should be improving not detracting from the Pump Room. It seems the CT is driven by purely commercial concerns.

3 Castlefields Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YW

Comments: 19th March 2023

How is this still allowed? Something is not right

L'Enclos
14 Wellesley Mews
Wellesley Road Cheltenham
Gloucestershire
GL50 4LZ

Comments: 25th March 2023

I object to this planning application.

I have no doubt that the cafe is a pleasant place to sit, drink coffee, and admire the Park, but it is not a 'lifeline for the community' as the Trust claims now that Covid days are over. In fact, local residents are impacted negatively by its existence.

There isn't a justification for having this cafe adjacent to the Pump Room. It ruins the integrity of this Grade 1 building in its setting, which is why the previous application was rejected.

Options 1 and 2 do little to mitigate the damaging effects, and I do not see how Option 3 is viable

This application is mostly about income generation for the Trust, and any strategy about caring for and promoting the Pump Room comes a very poor second.

5 Pilford Close
Cheltenham
Gloucestershire
GL53 9HA

Comments: 14th March 2023

Having objected to the previous application I see that nothing has really changed I would like to point out that the Pump rooms have a bar.

I wish to strongly object to the new proposal and ask that my comments are posted in the public comments related to the above application

How on earth this Pump Room carbuncle was allowed previously, just "beggars belief", we are very lucky to have inherited this most beautiful and wonderful building, it is one of many around Cheltenham that Tourists come to visit.

Furthermore the temporary café/bar is a direct insult to the original Architect John Forbes who must be "Turning in His Grave"

You should consider listening to the nearby residents who I know are opposed to this application, whilst visiting friends in West Approach Drive I have experienced beer

related problems such as rowdy, noisy behaviour and inconsiderate parking issues i.e. parked across my friends drive

20 Cakebridge Road
Cheltenham
Gloucestershire
GL52 3HJ

Comments: 10th March 2023

This temporary structure was allowed under Covid restrictions. These are now over and coffee outlets are plentiful and proliferating in Cheltenham.

I fail to see how this structure can be allowed in a Grade 2 listed park, next to a Grade 1 listed building, neighbouring an avenue of Grade 2 listed residences.

The restrictions on others are, rightly, severe. Why is this so different?

19 Redlands Drive
Southampton
SO19 7DA

Comments: 20th March 2023

I strongly object to the planning application (Revised Submission to 22/01439/FUL) to make alterations either to the roof or the precise location of the orangery for a 20 month period within the land adjacent to the national treasure that is the Pittville Pump Room in Cheltenham.

I have several reasons for my objection to this proposal.

1. This revision I find as a delaying tactic by The Cheltenham Trust following their failure to succeed in the previous planning application (22/10439/FUL). This previous application was rejected on the grounds that the orangery/café structure did material harm to the heritage of the Grade 1 listed site and this was not outweighed by the benefits that might accrue. The Trust, following this decision, should have complied by the law and removed the structure forthwith. What was the point of a planning application decision if that decision was ignored?

2. Since the Pump Room is a Grade 1 listed building of national and local importance and sited within a Grade 2 listed park, one of the finest treasures in Cheltenham; having a café and associated toilets sited beside the Pump Room would be an eyesore and a travesty of the Regency heritage of the site, it would destroy the splendour and indeed the reason visitors come to the site. It would also block the view to the Pump Room itself. This fundamental objection has been at the heart of all previous submissions of this proposal, see below. The option 1 of changing the roof to clear would make the eyesore even worse with every detail of the café clear for everyone to see.

3. None of the options proposed give due consideration to the residents and local community near to the Pump Room. The damage in terms of noise and excess parking will overcome the local area, particularly for those living in West Approach Drive and East Approach Drive, their quality of life will continue to be downgraded, together with the value of their properties. Indeed, I have found it almost impossible to drive along these approach roads because of the cars parked haphazardly in the road, never used to be like that. As for the noise, it is just too much for residents, the site loses its tranquillity and beauty.

4. This application continues a long series of repeated previous applications (21/02560/FUL; 21/02618/FUL) that failed because of many wise objections received; why repeat now, the situation hasn't changed? Indeed, Historic Britain objected previously as the plan being harmful in position and design adjacent to a Grade 1 listed building. Nothing has changed, it should be declined.

5. The Orangery already built was agreed to be temporary to cover the unique requirements during the Pandemic when access indoors was restricted to visitors, it should not be used to be a backhand route to permanence.

6. These facilities are just not required, there are cafes and toilets located elsewhere in the park, no reason to destroy the centrepiece of the site's heritage.

13 Rotunda Terrace
Montpellier Street
Cheltenham
Gloucestershire
GL50 1SW

Comments: 21st March 2023

The previous similar planning application had 38 letters of object compared to 11 supporting for Cheltenham Trusts proposal. Not taking into account Heritage and Conservations strong object among other consultee objections.

Cheltenham Trust has a general disregard for planning rules and their conduct is shameful. The central government rule for a pandemic temporary, moveable structure has been total abused and still remains operational even after refusal and the pandemic legislation has expired.

During this period of trading the structure has attracted crime to the area and has recently been broken into and vandalised.

Why has Cheltenham Borough council allowed trading to continue from a condemned site? Is there a conflict of interest between Cheltenham Borough council and Cheltenham Trust the operators of the Café within the structure.

All three proposals are harmful to the Grade 1 listed building and should be strongly refused.

Option 1 - Putting a clear plastic roof does very little to the second planning application, it will only cause more light pollution. I have taken photograph evidence of this and forwarded it to the planning office.

Option 2 - Rotating the structure 90 degrees only puts the structure circa 1 meter closure to grade 2 listed residential homes that have already endured noise pollution from the 'temporary' café for several years already. There is also a safety issue of branches from nearby trees in this option that have been highlighted in the tree report.

Option 3 - The car park does not belong to Cheltenham Trust so how can this be an option? Currently the car park is normally full. This option will only reduce the capacity.

All the new proposal's yet again fails to meet the requirement of paragraph 194 of the NPPF and is detrimental to the grade 1 listed Pumproom one of Cheltenham most icon buildings.

As previously stated by many parties, If Cheltenham Trust wish to run a 3rd Café from Pittville Park why don't they utilise the room within the Pumproom. I walk passed this building everyday and the only time its busy is when there are special events in it like a wedding.

As a local SME owner I find it discussing that Cheltenham Trust appear to be given 'special' privileges to continue to run their café. Much smaller applications for erecting hospitality spaces have been refused and dismantled examples include 21/00583/FUL (a pergola near a grade 2 listed hotel) .

In summary I strongly object to planning application 23/00372/FUL. Cheltenham Trust should not be allowed to continue these delaying actions to keep the previously refused café. Cheltenham Borough council should start listening to the local residence and take action on removing this monstrosity without delay.

CLIFTON
PITTVILLE CIRCUS ROAD
CHELTENHAM
GL52 2QH

Comments: 22nd March 2023

I strongly object to the latest planning application 23/00372/FUL. Again the 3 options submitted are detrimental to not only the Grade 1 listed Pittville Pumprooms but also the nearby residential Grade 2 homes along West approach drive. The application neither conserves nor enhances the Grade 1 listed building.

The planning committee should take into account section 16 of the NPPF, regarding conserving and enhancing historical buildings.

By virtue of all 3 design options the scale, layout and form the proposal would lead to substantial harm to the significance of the listed building by detracting from its architectural and evidential value. The harm would not be outweighed by the public benefits.

The issue of noise must be taken into account. I regularly walk passed the structure and there is significant noise pollution- the structure acts as a drum amplifying the sound and has no soundproofing.

Option 2 rotating the structure 90 degrees puts the building closer to residential homes (grade 2 listed) I have a video of the amount of sound radiating from the structure, which I will forward, to the planning office.

As a local resident I am concerned with the way Cheltenham Borough Council have acted with this application. I would encourage an independent review into the case as the council have a vested financial interest with the application appointing Cheltenham Trust to manage the site. It amazes me that the structure still remained operational for nearly 6 months even after planning was originally refused however this is a licensing and trading standards matter.

The planning officer needs to highlight Cheltenham Plan Policy SL1 that 'states that development will only be permitted where it does not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality, with the same position also set out within the NPPF. This application clearly does. You only have to look at the substantial objections from the local residence.

The proposals also fails in Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, section SD8 - HISTORIC ENVIRONMENT and SD14 Health and Environmental quality.

In summary I object to all three options and I am shocked that EvanJones planning consultants have put their name on this application as it clearly lacks thought and viability. If Cheltenham Trust want to run a cafe it should be relocated to within the unutilized pumprooms and the structure removed without delay!

Fernmoor
Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NP

Comments: 29th March 2023

I object to this planning application.

The previous application for a temporary building to house a cafe adjacent to the west side of Pittville Pump Room for a period of two years was refused by Cheltenham BC in October 2022. The question is what is different about this application.

The Pump Room is Grade 1 listed and has for many decades been the image of the town of Cheltenham, even more so than the Cheltenham Festival. The Pump Room as noted in the applicants Heritage Statement has three important elevations. Para 35 states "These return elevations terminate linear views along East and West Approach Drives as part of a deliberate urban plan..." This is also evident from the plan relating to the particulars of sale of land in 1845 showing requirements for the spa approach drives, aligned on side elevations of the Pump Room, and adjacent plots of land. Para 36 states " symmetry plays a key part in the significance of the building in respect of the elevations,

composition, its plan form and circulation. The temporary building is detrimental to the Pump Room and the longer it stays there the more harm which is not justified under the requirements of the NPPF and Heritage England 'Temporary Structures in Historic Places' which points out that the length of time which a structure is erected is an important factor in assessing its impact.

It is clear from the Planning Statement that the Cheltenham Trust prefers Option 1 which is to leave the temporary building where it is but to substitute the white roof with a clear roof. In the opinion of Heritage England this does not reduce the harm as they are opposing Option 1 with which I agree.

I also oppose Option 2 on the grounds that it would still reduce views of the west elevation, reduce room for pedestrians entering and leaving the park by the pedestrian gate and make it difficult for emergency and maintenance vehicles arriving from the west along West Approach Drive. In the Planning Statement there are a list of other reasons given not to proceed with this option.

In the Planning Statement there is a programme for the delivery of the permanent solution for a cafe. The temporary building was erected in October 2021 and if the Cheltenham Trust are serious in finding a permanent solution then the process should have been started over a year ago. The process is programmed to start in Q2/Q3 (after this application has been determined) with procurement planned for Q2/Q3 2024 although there is no period programmed for construction.

In the Planning Statement, Para 5.20, it is stated that the Cheltenham Trust has an agreement to run and manage the Pump Room and gives a list of items for which it is responsible. However in Para 5.19 it is stated "...the continued running and maintenance of Pittville Pump Room is now heavily dependent on the income from the cafe". Referring to the Pittville Park Management Plan 2016 - 2026 (Jan. 2023 pg 48) the inspection and maintenance of the buildings in the park, which includes the Pump Room, is the responsibility of Cheltenham BC Property Department. This includes the structure, mechanical and electrical services and external elements. The future maintenance is not therefore dependent on the cafe. By the time this application is determined it will be spring/summer and the Cheltenham Trust can run the cafe under the colonnade of the Pump Room as they did before the temporary structure.

I supported the idea of a cafe at the Pump Room before it was opened but this temporary building is not the right solution and the longer it stays the more harm it causes to the Grade 1 listed Pump Room. There is no further merit in this application than the one previously submitted and rejected. It would therefore be perverse if the planning committee did not reject this application.

Comments by *****

Fernmoor, Tommy Taylors Lane, Cheltenham, GL50 4 NP

Date 28 March 2023.

90 Linden Avenue
Prestbury
Cheltenham
Gloucestershire
GL52 3DS

Comments: 13th March 2023

Dear Sir,

I would like to strongly object to the proposal for the orangery structure to remain as a cafe and ancillary toilets at Pittville Pump Room. It's an eyesore against the Pump Room, as well as encouraging rubbish and vandalism. Pittville Park is already served very well by another two cafes and this is completely unnecessary. I did not object to there being tables and chairs outside the Pump Room before the construction of the orangery, but this building should not be allowed to remain.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 27th March 2023 It is quite audacious of the cafe owners to re-apply for planning permission, with what is no more than a tweak to the original, dismissed planning application and expect to have it approved. The denial of the original planning application should have been adequate to all concerned parties.

The original objections still stand. The existence of the cafe, at that site, is an eyesore and does nothing to add value or support to the Pump Room. The structure was only supposed to be temporary and this new application, should it be approved, would be a slap in the face to all those that objected in the first place and continue to object. The cafe owners have yet to convincingly justify why the cafe should continue to stand. It is a farce to continue with this process, wasting Council time, money and resources that could be better utilised elsewhere.

157 Gloucester Road
Cheltenham
Gloucestershire
GL51 8NQ

Comments: 27th March 2023

My main objections to the planning application 22/01439/FUL are as follows:

The visual impact of such a tented orangery structure so near the Grade I listed Pump Room is unacceptable. In whatever shape or form, it obscures the building and detracts from the context of the Pump Room at the top of the park. (It also puts the Green Flag status of the park at severe risk.)

There is no need to add a tented structure to this site when we already have a usable catering amenity in the form of the Pump Room - it is what it was built for in the 1820s.

I question the environmental sustainability of such a structure, which would require heating for most of the year.

By allowing the Cheltenham Trust to put their extraneous cabins, etc. in the car park at the back (council-owned land), the CBC would appear to be condoning the destruction of a visual amenity (it is still a Grade I listed building from whatever angle you look at it), and the subsequent reduction in parking spaces would be limiting for visitors.

I am concerned that the neighbours should have to continue suffering the noise and light pollution from this unnecessary, additional amenity.

19 Linden Avenue
Prestbury
Cheltenham
Gloucestershire
GL52 3DW

Comments: 28th March 2023

I wish to OBJECT to this planning application for the following reasons.

I cannot understand why this structure originally constructed to facilitate Covid rules can now be modified to a permanent structure. There is adequate room within the pump room to accommodate a 'cafe' facility and utilising that space would reduce the energy requirements for heating, lighting and other power requirements.

Having witnessed and experienced personally the facilities for disabled and older people are far from adequate.

There are two other cafes in Pittville park that can be used by the public and offer pleasant surroundings.

Flat 2/2
16 Minerva Street
Cheltenham
Glasgow
G3 8LD

Comments: 26th March 2023

Did Cheltenham Trust not understand the severe criticism by Historic England and Cheltenham Civic Society related to the previous application 23/00372/FUL, indicating that this building is damaging and not applicable in the curtilage of the Pump Room. In what way does changing the colour of the roof from white to clear plastic prevent the degradation of the West Colonnade.

This is a minor alteration to a structure that obscures and defaces the western aspect of the building and blights the avenue of four Grade II listed villas in West Approach Drive.

Most visitors to the Pump Room arrive by car and their first view approaching Cheltenham's iconic building from the west is a glasshouse, which is already becoming dilapidated with a set of bins and catering trolleys beside it. It continually has illegal advertising signs on the south and west decking about which CBC are aware of, but take no action. Is the heading temporary equally believable and likely to be enforced in the same way?

Option two rotates the café/pub 90 degrees and removes the decking. In addition to still obscuring a large part of the West Colonnade with the ugly cable of the greenhouse, this places the prefab a few metres away from a Grade II listed house and Chaseley Lodge. Obviously not an important consideration for Cheltenham Trust, as it was not even mentioned in the Heritage Statement. This position blights the SW aspect of the Grade II villa that is Parkgate, and the view of the other three Grade II villas along this road, which is at the heart of the Pittville's Central Conservation area. As the tree officer states this option places the glass building under an enormous lime tree, clearly a well thought out plan.

The third option moves the building to the car park so it is visually less damaging, but will obstruct a large part of car park and create a lot of noise close the houses in Walnut Close. Why is the previous application, which was refused six months ago, not being enforced and why is Cheltenham Trust who are under contract to CBC being allowed to present yet another plan; their favourite option one being a simple change of roof colour.

This feels like an abuse of the planning system.

As many observers including Historic England have commented before, if Cheltenham Trust wish to have a café/pub, then they can move it into the vast space inside the Pump Room which is almost always empty and inaccessible to visitors as comments in TripAdvisor show.

82 Evesham Road
Cheltenham
Gloucestershire
GL52 2AH

Comments: 24th March 2023

I object.

This application does not enhance the area. All three proposals would lead to harm to the listed building - the Pump Room.

The Cheltenham Trust present themselves as a charity acting in the public interest yet act as an unscrupulous profit-seeking organisation, e.g. the advertising banners which obscure views of the listed building.

The café was allowed on a temporary basis during the pandemic restrictions. Now we are living in a different time. Any café should be within the building - which appears to have very little use most of the time.

The Cheltenham Trust appear to be just playing for time following rejection of the previous application.

As for the Trust's financial submission - I find it misleading and disingenuous - the Trust does not pay any maintenance costs for the Pump Room so there is no contribution to the building from the café.

This proposal should be rejected and the Cafe should be relocated inside the building.

8 Lourdes Manor Close
Sellindge
Kent
TN25 6BU.

Comments: 27th March 2023

Comment for this planning application (objection):

Cheltenham Trust are quite happy to have a café inside the Pump Room in race week; they were plugging it heavily on Instagram, but for the rest of the year they wish to restrict access by the general public to the building while making money from visitors by selling them food and drink in this prefab glasshouse.

Few if any of the objections in the last 2 planning applications were only critical of the roof colour so why can The Trust apply for yet another application with a minor alteration to the roof.

Are we going to go through the whole Dulux colour chart of roof colours if this 3rd application is turned down.

Rather than appealing the last application that was refused in October and would surely be refused again they have tweaked the roof colour and applied for a new planning application.

Options 2 and 3 place a prefab glass building underneath very tall trees.
Safety of the public and staff clearly not a consideration.

Visual damage to an Avenue of Grade 2 houses in option 2 in addition to continuing visual damage to the West Colonnade not considered relevant ?

This feels like playing the planning system which is being permitted by CBC who contract Cheltenham Trust to manage the Pump Room.

The Deco Heritage café (? Regency Connection) was advertising its services in February for the King's Coronation in May.

On Instagram Cheltenham Trust are now advertising the cafe for Retro Americana in June despite the last planning application being refused in October 22.

Is Cheltenham Trust privy to information from CBC not revealed to the rest of us ?

8 Church Road
St Marks
Cheltenham
Gloucestershire
GL51 7AH

Comments: 28th March 2023

I strongly support the planning application. Pittville Pump Room was originally built as a commercial venture (not as a museum piece) and to survive it must remain commercial. The Heritage Cafe is key to its continuing commercial viability. If the Pump Room cannot be commercially viable, it will become a burden on Council Tax payers, at a time when government funding for local authorities continues to erode. The financial viability of the Pump Room was problematic for decades. The logic of the Borough Council transferring responsibility for running the Pump Room to the Cheltenham Trust was that the Trust would run it as a business. If the Borough refuses this application, it will have to decide how it will make up the shortfall in the Trust's income to compensate, and how to compensate any workers at the Cafe made redundant.

It's all very well for people to complain about the aesthetics, but they don't pay the bills for the upkeep of the building.

Cheltenham should be a living town, not a museum.

Municipal Offices
Cheltenham Borough Council
Promenade Cheltenham
Gloucestershire
GL50 9SA

Comments: 14th March 2023

As a visitor from Los Angeles, California, I was disgusted by this carbuncle beside the elegant Regency building. Such an eyesore.

As I am familiar with Hollywood's site selection processes, I can say without fear of contradiction that no self respecting film studio would ever contemplate using the Pump Room for it's productions.

Quietways, The Highlands
Painswick, Gloucestershire
GL6 6SL

Comments: 21st March 2023

The pump rooms are architecturally and historically part of Cheltenham and whereas it was probably financially a good idea during covid times to erect a portable outside space, we are now past those times.

If the Pump Rooms need further accommodation it should be something that does not destroy the integrity and originality of the existing building, which the current temporary structure does. It is an eyesore and should be permanently removed.

Allotts Cottage
Holland Fen
LN4 4QQ

Comments: 26th March 2023

Why this construct is still being considered is beyond belief. Is this not the third / fourth planning application that's been made and why has the "greenhouse", if you can even call it that, not been taken down already? The council are not doing enough, they're clearly in favour of the applicant and I suspect they're trying to profit from it. Completely absurd and zero consideration is being given to the local residents who have to live with the disruption it is causing to their daily lives. It has already taken a significant toll on my parents who live within a few feet and I shall be taking more serious steps should this circus continue.

42 Clarence Square
Cheltenham
Glos
GL50 4JP

Comments: 29th March 2023

Comments: Objection to Planning Application 23/00372/FUL

submitted by on, Chair, Pittville Pump Room Revival

Pittville Pump Room Revival (PPRR) is a Cheltenham Borough Council (CBC) registered community group working to ensure that Cheltenham's most important heritage building is preserved, developed, interpreted and promoted in a way that acknowledges its Grade I listed status.

It was PPRR that first drew attention to the formal consultee role of Historic England in planning applications made about change of use of land or property within the curtilage of the Grade 1 listed building which is Pittville Pump Room. This discovery appeared to be unbeknown to the Trust and affected its failure to secure planning permission for the café, portable loos and storage container once Historic England had been correctly consulted (Ref. No: 21/02618/FUL Withdrawn; Ref. No: 21/02560/FUL Withdrawn; Ref. No: 22/01439/FUL Refused).

Historically, none of the other buildings adjacent to the Pump Room was ever placed in front of the three important elevations - east, west and south - recognised in the heritage statement submitted with this planning application, except for the 1900 bandstand, which was quickly removed, and temporary Nissen huts erected on the lawn during WW2. Furthermore, having been a member of the National Trust (NT) for around 40 years, one of our committee members has never seen a temporary cafe in front of an important elevation of a Grade 1 listed building. The NT relies on sales from its cafes and shops as does The Cheltenham Trust but ensures it positions cafes at the rear of buildings, in a separate location or in a courtyard.

As a result of the withdrawals and refusal to grant permission now that the temporary structure pandemic planning relaxation has been extended, then ended in September 2022, the Trust is set to lose the café facility. Rather than moving the café offering into the Pump Room, as in many other spa towns, at either ground or first floor levels, the charity has been allowed to submit yet another application. Why has a permanent solution not been progressed from Q2 2022. A year has been wasted.

This application, as submitted, does not propose a considered or costed plan for progress but instead three options. Two can, at best, be described as gesturing - change roof colour and material of existing temporary structure, and the angle that the structure interferes with views of, and from, the Pump Room. The third option may be economically unviable, requiring significant investment to build a permanent structure at the back of the Pump Room in a restricted space car park.

None of the options does anything to restore our confidence in managing and developing the only remaining Pump Room in Cheltenham. With less than two years of its original contract with the Borough Council to run, the Trust still does not understand why it should cease to run an off-the-shelf prefabricated structure, to damage the views to and from Cheltenham's most historic Grade 1 listed building.

We see the current planning application as an attempt to by-pass Historic England listing marks designed, implemented and enforced by local authorities to celebrate a building's special architectural and historic interest so that it can be protected for future generations.

In the last two months, CBC has agreed that the Cheltenham Civic Society, another voluntary body in the town, should be responsible for designing a Cheltenham Heritage Strategy. With input from voluntary groups, the council itself, Historic England and other bodies, stakeholders hope to remove the opportunity for inappropriate development such as that facing Pittville Pump Room.

We have never opposed a cafe at the Pump Room. In fact, it was PPRR which suggested and encouraged The Trust to open a cafe inside the Pump Room for the community and visitors. What we object to is an inappropriate temporary structure blocking the view of an important elevation of one of the most significant Grade 1 listed buildings in Cheltenham... and the upper floor of the Pump Room totally devoted to offices and meeting rooms for Trust employees.

PPRR wants to see a permanent solution to housing a cafe in the Pump Room, as an extension, or in an appropriate position close by. PPRR has offered, along with other local heritage groups, such as the Civic Society, to help the Trust with a solution. It is disappointing that progress has not been made in finding a permanent solution since spring 2022.

PPRR fully understands that The Cheltenham Trust must raise money to support the running of facilities in the town. However, the Trust leases the Pump Room from the Council which maintains the building structure and other essential elements. The Planning Statement tries to give the impression that the Trust pays for the full maintenance of the Pump Room. It does not, CBC does. We believe there is a degree of

smoke and mirrors to be found in this planning application which will further hinder good decision making by the planning team.

Chair, Pittville Pump Room Revival
c/o 42 Clarence Square, Cheltenham GL50 4JP

89 Welland Lodge Road
Cheltenham
Gloucestershire
GL52 3HH

Comments: 26th March 2023

I strongly oppose opponents to this planning application (I support the Trust's planning submission).

The park exists to be enjoyed by Cheltenham's residents and visitors - and the cafe's situation clearly enhances this.

Claims about noise pollution emanating from the site are irrelevant. If the cafe was open for dinner in the evenings, I would sympathise, but since the cafe is only open between 9:30am and 4:30pm, noise pollution is not a reasonable factor in determining this application.

Cheltenham Trust has gone to great lengths to install a structure that is sympathetic to its surroundings. It is evidently not the carbunculus building that several commentators have claimed, and, given that it is to the side of the pump rooms, it has minimal impact to the listed building. The application to install a transparent roof further mitigates the visual impact of the structure.

The Trust has also provided an adequate explanation for why the cafe cannot move into the Pump Rooms. The regular functions in the hall would make the cafe impossible to run.

Denial of this planning application, forcing the cafe to close, would deprive residents and visitors of a valuable community asset for no purpose other than to satisfy a tiny number of NIMBYs.

Quietways
The Highlands
Painswick
GL6 6SL

Comments: 20th March 2023
The Pump Rooms are an important landmark in Cheltenham and this proposal will ruin the perception of the building and the site overall.

A horrible idea, do not allow this application to proceed.

