

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Licensing Sub Committee		
MEETING/ DECISION DATE:	Tuesday 3 rd June 2014	Agenda Item Number	
TITLE:	Bath Christmas Market – an application to increase the number of units from 155 (2013) to 172 for 2014.		
WARD:	Abbey		
AN OPEN PUBLIC ITEM			
<p>List of attachments to this report:</p> <p>Annex A – Copy of Application - Page 4</p> <p>Annex B – Copy of the Street Trading Policy – Page 5 to 8</p> <p>Annex C – Copy of the Standard Conditions – Page 9 to 11</p> <p>Annex D – Site Plan of Christmas Market – Page 12</p> <p>Annex E – Photographs of York Street – Page 13 to 14</p> <p>Annex F – Copy of the Highways Notice – Page 15</p> <p>Annex G – Letter of objection to the application – Page 16 to 17</p> <p>Annex H – Supporting Statement from applicant – Page 18 to 20</p> <p>Annex I – letters of support from others - Page 21 to 27</p> <p>Annex J – Copy of the Consultation email – Page 28</p>			

1 THE ISSUE.

1.1 An application has been received from Bath Tourism Plus to renew the Consent for the Bath Christmas Market for 172 individual units and 10 catering units, an increase of 17 individual units from 2013.

2 RECOMMENDATION

2.1 That the Licensing Sub Committee determines the application.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

3.1 As the application is for a renewal of the Consent the costs will be borne through the fees paid for in the Street Trading Consent.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 In accordance with section 3 of the Local Government (Miscellaneous Provisions) Act 1982 (“the 1982 Act”) Bath and North East Somerset Council have adopted Schedule 4 of that Act. In accordance with that Schedule the Council has designated all Streets / Highways within the authority as “consent street[s]” which means that street trading is prohibited, subject to legal exemptions, without first having obtained a street trading consent from the Council.
- 4.2 Paragraph 7(2) of Schedule 4 to the 1982 Act provides that subject to sub-paragraph (3) the council may grant a consent if they think fit. Sub-paragraph (3) provides that a street trading consent shall not be granted-
 - (a) to a person under the age of 17 years; or
 - (b) for any trading in a highway to which a control order under section 7 of the Local Government (Miscellaneous Provisions) Act 1976 is in force, other than trading to which the control order does not apply.
- 4.3 Paragraph 7(4) of Schedule 4 to the 1982 Act provides that when granting or renewing a street trading consent the council may attach such conditions to it as they consider reasonably necessary.
- 4.4 Each application for a Street Trading Consent will be considered in line with the Council’s current Policy on Street Trading (attached at Annex B).
- 4.5 Bath and North East Somerset Council has current Street Trading Standard Conditions (attached at Annex C) which are applicable to all Street Trading Consents issued by the Council.
- 4.6 This application has been brought to the committee as it represents a significant change from the Consent issued in 2013 and an objection has been received.
- 4.7 When making a decision consideration needs to be given to the Human Rights Act 1998.
- 4.8 An Equalities Impact assessment (EqIA) has been completed. No adverse or other significant issues were found.

5 THE REPORT

- 5.1 An application has been received to vary the Street Trading Consent on its renewal for the Christmas Market taking place between Thursday 27th November and Sunday 14th December 2014. See Annex A
- 5.2 The variation is to increase the number of units from 155 in 2013 to 172.
- 5.3 The increase is split as follows:
 - (1) 8 in York Street
 - (2) 4 in Bath Street
 - (3) 5 in Abbey Gate Street
- 5.4 A copy of the current Street Trading Policy is attached at Annex B
- 5.5 A copy of the current Standard Conditions are attached at Annex C
- 5.6 A plan of the area is included at Annex D.

- 5.7 Photographs of York Street are attached at Annex E
- 5.8 A Highways Notice of the application was placed in a prominent position in York Street, Bath Street and Abbey Gate Street (Annex F). The application was also placed on the Council's website.
- 5.9 An objection has been received from Aidan Quinn of Beaux Arts, a business premises in York Street regarding the additional units in York Street only. In particular he is objecting to the 6 new units proposed to be placed outside of the Friends Meeting House directly opposite his premises which will adversely affect his business. Copy of the letter is attached at Annex G.
- 5.10 A supporting statement has been received from the applicant. Copy attached at Annex H.
- 5.11 We have received 7 letters of support for the application that are attached at Annex I

6 RATIONALE

- 6.1 As an objection has been received the application is considered contentious and the Licensing Sub Committee must determine the application.

7 OTHER OPTIONS CONSIDERED

- 7.1 None

8 CONSULTATION

- 8.1 In accordance with the current Bath and North East Somerset Street Trading Policy, the Licensing Service consulted with the Police, the Council's Highways Department, Property Services, Environmental Services, Development Control Services, Ward Councillors and adjacent premises. A copy of the Consultation email is attached at Annex J.
- 8.2 The report has not been sent to the Trade Unions because they would have no involvement in this application.

9 RISK MANAGEMENT

- 9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	Andrew Tapper, Senior Licensing Officer. Tel: 01225 477533
Background papers	None.
Please contact the report author if you need to access this report in an alternative format	

Annex A

Name, address, date of birth and National Insurance number of each applicant	Bath Tourism Plus Abbey Chambers Abbey Churchyard Bath BA1 1LY Date of birth: NI No:
Contact: telephone email	01225322426 vicky_bunt@bathtourism.co.uk
Trading Name	Bath Christmas Market
Trading Dates	from: 27 November 2014 to: 14 December 2014
Trading days and hours	Monday to Wednesday from 10:00 to 19:00 Thursday to Saturday from 10:00 to 21:00 Sunday from 11:00 to 18:00
Articles for sale	Arts and crafts, handmade Christmas gifts, food and drink, mulled wine, ceramics, glass, clothing, wooden gifts, accessories and toys
Stall type	172 single retail units, 10 Catering Units
Dimensions	7' 6" x 5' 0" x 6' 6"
Details of <u>each</u> person authorised by you to work on your stall.	separate list to be supplied when available

Street Trading Policy

1 Purpose

1.1 The Council's street trading policy is to create a street trading environment which complements premises-based trading, is sensitive to the needs of residents, provides diversity and consumer choice, and seeks to enhance the character, ambience and safety of local environments.

2 What is Street Trading?

2.1 Street trading means selling, exposing or offering for sale any article in a street. The term 'street' includes any road, footway or other area to which the public have access without payment.

2.2 Bath & North East Somerset has adopted Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982 for the whole of its area and has designated all streets in the area as 'consent streets' for street trading purposes.

2.3 The effect of this designation is that street trading in any street is prohibited, subject to legal exemptions, without first obtaining a street trading consent from the Council.

3 Exemptions from the need to obtain a Consent

3.1 Some types of trade are legally exempt from the need to obtain a street trading consent. These include:

- a person trading under the authority of a pedlars' certificate granted under the Pedlars Act 1871
- trade carried out by roundsmen e.g. milkmen
- trade carried on at a petrol filling station

4 Street Trading Consents for which fees are not payable

4.1 Bath & North East Somerset will not require the payment of fees for the following street trading activities:

- fetes, carnivals or similar community based and run events
- non-commercial or charitable events
- farmers markets (producer-managed marketplace for local producers to sell their own produce direct to local people)
- sales of articles by householders on land contiguous with their homes

5 Site Assessment

5.1 The Council will identify suitable 'pitches' for street trading and will maintain a map showing their location.

5.2 Consents may also be issued to mobile artists who sketch or paint, sell their own work and move from location to location.

5.3 In determining whether to create a street trading pitch the Council will have regard to:

- any effect on road safety, either arising from the siting of the pitch or from customers visiting or leaving
- any loss of amenity caused by noise, traffic or smell
- existing Traffic Orders e.g. waiting restrictions
- any potential obstruction of pedestrian or vehicular access
- any obstruction to the safe passage of pedestrians
- the safe access and egress of customers and staff from the pitch and immediate vicinity

6 Consultation

6.1 Before a new pitch is created the Council will consult and seek written observations from:

- occupiers of premises immediately adjacent and opposite
- ward councillors
- parish or town council
- Avon & Somerset Constabulary
- Development Control (B&NES)
- Highways (B&NES)
- existing holders of street trading consents in the immediate area

The Council will also consider any responses received in relation to public notices on the highway.

6.2 Any objection from consultees will be assessed against the criteria in 5.3 above and may be referred to the appropriate Sub Committee for determination.

6.3 Any proposed change to standard conditions (see 10.1 below) will be consulted with consent holders and others, if relevant.

7 Nature of Goods and Trading Hours

7.1 The nature of goods which may be sold from any pitch will be specified in the consultation process. Any subsequent substantial change will be subject to the level of consultation in 6.1 above.

7.2 The Council would not normally grant a consent for the sale of goods or services which conflict with those provided by nearby shops.

7.3 Goods will normally consist of craftwork, fresh flowers, ice cream or soft drinks. Other types including services will be considered on a pitch by pitch basis and have particular regard to local needs shopping, product/ service diversity and balance.

7.4 Street trading hours will normally mirror those of shops in the immediate vicinity. In the case of hot food takeaways trading hours will be determined on a pitch-by-pitch basis.

7.5 The design and appearance of the stall, barrow, van or cart etc. used must be agreed by the Council's Head of Environmental and Consumer Services.

8 Issue of Street Trading Consents

8.1 Street trading consents will normally be issued for a period of three months. Consents for shorter periods may be issued for block bookings for the purpose of organised street markets and for mobile street artists.

8.2 Consents will be issued for a minimum of six days per week, unless the applicant can provide an alternative scheme acceptable to the Head of Environmental and Consumer Services.

8.3 Fees for consents must be paid in full in advance. In the case of renewals, payments must be made on a quarterly basis and be due on or before the following dates:

- 1 January
- 1 April
- 1 July
- 1 October

8.4 Failure to maintain payments as above may result in the consent not being renewed.

8.5 Where a consent has expired the pitch will become subject to paragraphs 8.6 and 8.7 below.

8.6 When an existing or new pitch becomes available, the Council will publish a notice inviting applications for the said pitch. The notice will be carried by one or more of the following: local newspaper, local radio, Council website; it may also be carried by other local publications.

8.7 Applications will be determined by the Head of Environmental and Consumer Services in consultation with the Executive Members for Economic Development & Environment and for Community Safety, Housing and Consumer Services. Each pitch will be offered to the applicant whose proposal is considered most suitable for the particular pitch. If no suitable application is received the pitch will be re-advertised.

8.8 A consent cannot be issued to a person under the age of 17 years. An application may be refused if the applicant is unsuitable to hold the consent by reason of having been convicted of an offence or for any other reason.

9 Fee Structure

9.1 The fee structure will primarily reflect pitch location, trading days and hours. Other matters to be taken into consideration will include local needs shopping.

9.2 The Head of Environmental and Consumer Services in consultation with the Executive Member for Community Safety, Housing and Consumer Services has delegated authority to set fees and to annually review the fee structure.

10 Conditions and Enforcement

10.1 Standard conditions will be attached to every street trading consent detailing the holder's responsibilities to maintain public safety, avoid nuisance and generally preserve the amenity of the locality.

10.2 Specific conditions will also be attached such as the days and hours when street trading is permitted, the goods which may be sold and the size of the pitch.

10.3 Failure to comply with conditions may lead to revocation or non-renewal of a consent.

10.4 Persons trading without a consent and who are not exempt (see 3.1 above for examples) will be the subject of enforcement action in accordance with the Environmental and Consumer Services Enforcement Policy. This will include any person who holds a certificate granted under the Pedlars Act 1871, but who fails to operate in accordance with the Act.

11 Social Inclusion

11.1 The Council will, where possible, give priority to the provision of consents to disabled persons and to those from minority ethnic groups.

12 General

12.1 Through its tourism service and by other means, the Council will seek opportunities to promote street trading activities.

12.2 This policy will complement and inform other Council initiatives including those on street markets and life in the public realm.

12.3 This policy will be the subject of periodic monitoring and review.

12.4 This policy will inform the detailed conditions attached to every street trading consent.

12.5 This policy will be applied in a manner which is consistent with the Council's equalities policies.

Annex C

STREET TRADING CONSENT - GENERAL CONDITIONS

- 1 The holder of this Consent (which expression where appropriate includes joint holders of this Consent) and any person employed by him to assist him in his trading, shall produce it on demand when so required by a Police Officer or a duly authorised officer of the Bath & North East Somerset Council.
- 2 The holder shall return this Consent to the Bath & North East Somerset Council immediately on revocation or surrender of the Consent.
- 3 The holder shall not trade otherwise than strictly in accordance with this Consent.
- 4 The holder shall notify the Assistant Director Environmental Services at Bath & North East Somerset Council, 9-10 Bath Street, Bath BA1 1SN immediately of any convictions or proceedings arising out of the use or enjoyment by the holder of this Consent.
- 5 The holder shall not cause any obstruction of the street or danger to persons using it and shall not permit persons to gather around him or any van, cart, barrow, other vehicle or stall included in this Consent so as to cause a nuisance or annoyance or danger to any persons lawfully using the street and shall not park any such van etc. on the footway or verge of the street.
- 6 The holder shall not use or suffer or permit any music playing, music re-producing or sound amplification apparatus or any musical instruments radio or television receiving sets whilst trading under this Consent, save as varied by a special condition of this Consent.
- 7 The holder shall not place on the street or affix to any equipment placed on the street any advertising material of any description whatsoever except with the previous consent in writing of the Assistant Director Environmental Services for the time being of the Council.
- 8 The holder shall not make any excavations or indentations of any description whatsoever in the surface of the street or place or fix any equipment of any description in the said surface.
- 9 The holder shall not use the street for any trading purpose other than the purpose as permitted by the Consent and then only during the permitted hours.
- 10 The holder shall not place on the street any furniture or equipment other than as permitted by the Consent and he must maintain the same in a clean and tidy condition and not place them so as to obstruct the entrance to or exit from any premises.
- 11 The holder shall not do or suffer anything to be done in or on the street which in the opinion of the Council may be or become a danger nuisance or annoyance to or cause damage or inconvenience to the Council or to the owners or occupiers of any adjacent or neighbouring premises or to members of the public.
- 12 The holder shall not assign, underlet or part with his interest or possession under this Consent or any part thereof, but he may surrender it at any time.
- 13 The holder shall observe and comply with any directions in relation to the use of the street given by the Assistant Director Environmental Services or the Director of Property and Engineering Services for the time being of the Council.

- 14 The holder shall keep his trading position and the immediately adjacent area in a clean and tidy condition during the permitted hours and also leave the same in a clean and tidy condition and unobstructed at the end of each daily period of use under the terms of this Consent.
- 15 The holder shall provide at his own cost and expense litter bins or similar receptacles for the deposit of cartons, wrappings, containers and similar discarded items if required by the Assistant Director Environmental Services, and remove them and their contents at the end of each daily period of use under this Consent.
- 16 The holder shall retain with any van, cart, barrow, other vehicle or stall included within this Consent any water used or waste produced until the end of each daily period of use under this Consent and then remove it and dispose of it elsewhere, and in particular shall not deposit any such waste near or into any street drain or channel.
- 17 The holder shall indemnify and save harmless the Council and their agents, servants and workmen from and against all proceedings damages claims or expenses in respect of an injury (including personal injury) which may be sustained by the Council or any person or persons body or company whatever arising out of, or in any way connected with, his trading and the provision of facilities under this Consent.
- 18 This Consent may be revoked by the Council at any time and the Council shall not, in any circumstances whatsoever, be liable to pay any compensation to the holder in respect of such revocation.
- 19 The Consent holder or any person employed by him to assist him in his trading shall **at all times** wear the identification badge issued by Bath & North East Somerset Council whilst trading from the pitch. The badge shall be worn in a conspicuous position on the upper body.
- 20 The holder shall return the identification badge(s) to the Bath & North East Somerset Council immediately on revocation or surrender of the Consent.
- 21 All street trading fees are due quarterly in advance on 1 January, 1 April, 1 July and 1 October each year.

Notes:

- 1 Street trading in a consent street without a Street Trading Consent, or from a van, cart etc. not specifically permitted by a Consent, or contravening certain conditions attached to a Consent, amounts to an offence for which proceedings may be instituted.
- 2 A Street Trading Consent does not confer immunity from the provisions of any Street Parking Places Order or General Traffic Restriction Order. In case of doubt about the effect of any such Order, enquire at the Environmental and Consumer Services, 9-10 Bath Street, Bath BA1 1SN .
- 3 The Local Government (Miscellaneous Provisions) Act 1982 provides as follows:

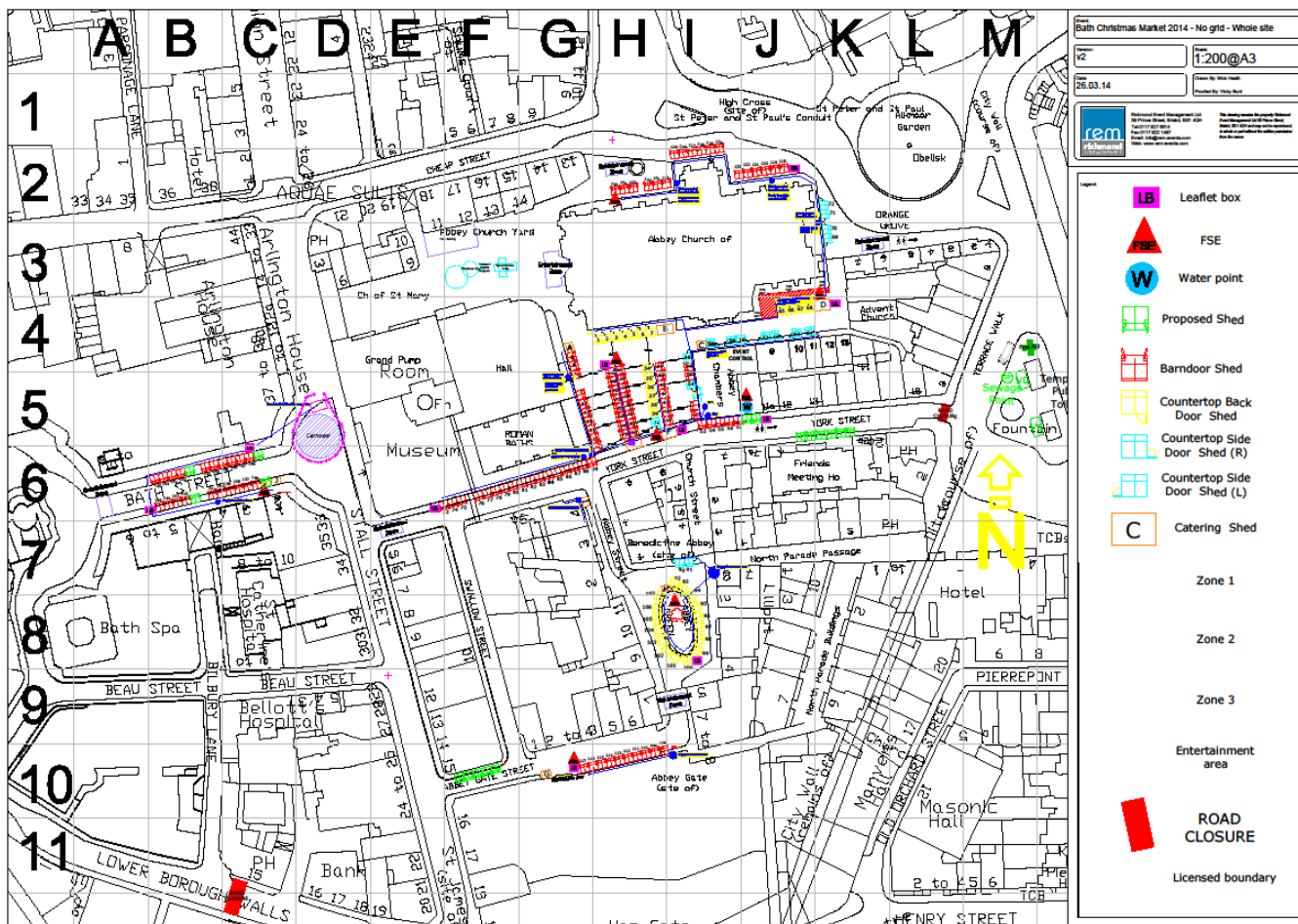
Schedule 4, Paragraph 10

- 1 A person who:

- b engages in street trading in a consent street without being authorised to do so under this Schedule; or
- d being authorised by a street trading consent to trade in a consent street, trades in that street:
 - (i) from a stationary van, cart, barrow or other vehicle; or
 - (ii) from a portable stall,without first having been granted permission to do so under paragraph 7 (8) (of this Schedule); or
- e contravenes a condition imposed under paragraph 7 (9) (of this Schedule),
shall be guilty of an offence.

- 2 It shall be a defence for a person charged with an offence under sub-paragraph (1) above to prove that he took all reasonable precautions and exercised all due diligence to avoid commission of the offence.
- 3 Any person who, in connection with an application for a street trading consent, makes a false statement which he knows to be false in any material respect, or which he does not believe to be true, shall be guilty of an offence.
- 4 A person guilty of an offence under this paragraph shall be liable on summary conviction to a fine.

Annex D



Full size copy of plan will be available at the hearing

Annex E

View along York Street from Terrace Walk



Location of 6 proposed units

Location of objector's premises

9. 5. 2014 13:51

View East along York Street



Location of objector's premises

Location of 6 proposed units

Annex F

Application Ref. 14/02778/STTRAD

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

BATH CHRISTMAS MARKET ABBEY CHURCHYARD, ABBEY GATE STREET, ABBEY GREEN, ABBEY STREET, BATH STREET, CHURCH STREET, KINGSTON BUILDINGS, KINGSTON PARADE & YORK STREET, BATH

NOTICE IS HEREBY GIVEN that an application has been made to Bath & North East Somerset Council for the grant of a Street Trading Consent at the above location.

Name of each applicant	Bath Tourism Plus
Trading times	Monday to Wednesday from 10:00 to 19:00 Thursday to Saturday from 10:00 to 21:00 Sunday from 10:00 to 18:00
Articles for sale	Arts and crafts, handmade Christmas gifts, food and drink, mulled wine, ceramics, glass, clothing, wooden gifts, accessories and toys
Stall type	172 single retail units, 10 Catering Units (an increase from 155 in 2013 – to include the following new ones – 4 in Bath Street, 8 in York Street and 5 in Abbey Gate Street)

If you wish to make any objections to the Council regarding the above application you should do so in writing to the undersigned by 8 May 2014.

Under the provisions of the Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1985, such objections will be made available for public inspection.

Dated 17 April 2014



Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

Email: licensing@bathnes.gov.uk

Annex G

Letter from Beaux Arts page 1

BEAUX ARTS

York Street, Bath BA1 1NG, t. 01225 464850, f. 01225 422256
e-mail info@beauxartsbath.co.uk www.beauxartsbath.co.uk

Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

Re Application Reference 14/02778/STTRAD

Dear Cathryn Humphries,

I am writing with regard to the planning application above, which has been proposed by Bath Tourism Plus for the erection of temporary retail units, and in particular those proposed for the York Street area, opposite the location of our place of business, the Beaux Arts Gallery, at 12-13 York Street, for the period covering the 'Christmas Market', i.e. 27 November to 14 December 2014

I wish to object in the strongest possible terms. The Christmas Market has grown in size year-on-year since it first started, with retail units springing up on every available patch of ground in and around the Abbey area. It is also now much longer in duration than when it first started. A few days inconvenience has now become a very significant aggravation and a hindrance to our ability to do business on York Street. This latest proposal, to extend the market so that the retail units are literally outside our door, is an unreasonable step too far.

The majority of our regular clientele will avoid York Street while the Christmas Market takes place, as the two most convenient routes to the gallery are (1) through the Abbey Courtyard or (2) from the junction of Stall Street and York Street, both of which are thronged with people such that it is impossible to pass comfortably through. We lose whatever passing trade we may have had were the market absent, as there is no overlap in terms of clientele. It is part of Bath's unique character that there is such a variety of shops and businesses in a relatively compact and architecturally beautiful environment. The sheer overwhelming nature of the market, especially if it is to spread its tentacles outside our very door, makes a mockery of any advantage we have as a business being located in a listed building, in this street, in this wonderful city.

In sum we lose what we pay for in quite substantial business rates, for the duration of the Christmas market. If one includes the week where the market sets up, plus the week it takes to dismantle the market, it amounts to nearly 5 weeks, i.e. one-tenth of the total trading time that we have in the year. Again you can see why this is not a minor inconvenience any longer, in actual fact it has become a significant restraint of trade.

1 | Page
Directors: Reg Singh, Patricia Singh, Anna-Liza Singh, Aidan Quinn.
BEAUX ARTS LONDON 22 Cork Street London W1S 3NA t. 020 7437 5799 f. 020 7437 5798 www.beauxartslondon.co.uk

BEAUX ARTS

York Street, Bath BA1 1NG, t. 01225 464850, f. 01225 422256
e-mail info@beauxartsbath.co.uk www.beauxartsbath.co.uk

We have been in business in York Street for nearly 34 years. We pay rates commensurate with a good position in the centre of Bath. The Christmas Market as it was causes considerable harm to our business, and this proposed application will undoubtedly make the situation worse for us, during a period that amounts to 10% of our year, at one of the potentially busiest times.

It appears grossly unwarranted that the ambience and character of the street should be so overwhelmingly transformed if not ruined, for us, and for other businesses along York Street for such a substantial period of time. Not to mention the practical implications in terms of delivery, and getting to and from the gallery. These new retail units are excessive, unnecessary, and completely out of keeping with York Street.

If the application is accepted, with regard to the York Street units, we will, together with other business people in the street, be seeking redress through legal representation, as, in essence, the Christmas market seriously hampers our ability to do business for its rather lengthy duration.

I look forward to hearing from you.



Aidan Quinn
Director
Beaux Arts Bath

Annex H



Nick Brooks-Sykes
Chief Executive
Bath Tourism Plus
Abbey Chambers
Abbey Church Yard
Bath
BA1 1YL

Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services - Bath & North East Somerset Council
Lewis House
Manvers Street
Bath
BA1 1JG

Monday 12th May 2014

Dear Cathryn,

Bath Christmas Market 2014 – Street Trading Application

In response to the recent objection received against the 2014 Bath Christmas Market (BCM) Street Trading Application, I would like to outline the key objectives of the event and to take this opportunity to offer supporting evidence to demonstrate the operations of Bath Tourism Plus.

Since 2000, BCM has been an integral part of Bath's events calendar, with its popularity and reputation having grown over this time. Regularly recognised as one of the best Christmas Markets in the country, it is the only one to have been awarded the VisitEngland National Quality Marque. It is responsible for ensuring that Bath has significant profile as a premier retail destination in the key pre-Christmas period.

The economic impact of BCM is also significant and spreads beyond the Market itself: in 2013, visitors to BCM spent £36million in the local economy - £10million with BCM traders and a further £26million in businesses across the wider city.

Bath Christmas Market is renowned for its high quality and 'distinctly British' experience: in 2013, of the 155 traders on site, 70% were businesses from Bath and the surrounding region and 60% of goods were handmade in the UK. For the first time in 2013 we allocated 10 chalets for short term lets, allowing 22 small Bath businesses to trade for shorter periods. For 2014, we wish to increase this allocation to 14 chalets and support 28 small businesses. These 'incubator units' have successfully demonstrated how BCM can help develop and support local businesses in their early stages.

Each year, applications from local businesses to be part of BCM far exceeds the supply. This is at the forefront of our desire to apply to increase the number of chalets available, whilst maintaining the above objectives.

We have given great consideration to possible extensions to the event and how these may best be incorporated within and alongside the existing operation. A number of factors were considered during this process, including:

- Consideration of areas where road closures are already implemented in order to limit inconvenience to local businesses and residents
- Logical extensions to an existing and developed event footprint
- Areas where permanent retailers, catering outlets and attractions will benefit from BCM visitors
- Areas which still permit emergency vehicle access when chalets are constructed
- Locations where visitors can also experience Bath's Heritage sites

The Events Team at Bath Tourism Plus also work in partnership with the city's businesses and residents to ensure that the event is a success with as little disruption to daily activities as possible. As well as establishing a working group each year with local business representatives, Bath Tourism Plus remains committed to:

- Consultation throughout planning and delivery stages, with local residents, businesses and key stakeholders
- Developing and managing a high class visitor shopping experience with minimal disruption to local businesses and residents
- Engaging high quality retailers via a number of criteria to ensure a quality offer, which is also in keeping with the ambience of the Market and surrounding areas
- Engaging with local providers including; accommodation, restaurants, cafes etc.
- Facilitating the event build and operation in a manner which does not affect normal business activities, including ensuring designated walk ways are in place, creation of safe working areas which do not impact on members of the public, access for delivery vehicles, residents access etc.
- Providing a competent Event Management team to oversee the cooperation and coordination of third party contractors, stallholders and other event service providers
- Providing a dedicated 24hour telephone number during the event to allow for a fast response to any issues or concerns raised by local residents and businesses
- Engagement of reputable contractors, to ensure the provision of a range of services to maintain the integrity of the site, including security and stewarding providers, site cleansing teams etc.

The request for 6 additional retail units in front of the Friends Meeting House on York Street will allow us to include 6 more local businesses in BCM, in an area that since the beginning of the event has been subject to a road closure; has a mains power supply; is a logical extension to the chalets already located on York Street within the existing site footprint; accommodates vehicle access when required; and will encourage visitors to frequent local businesses on York Street within an area previously underutilised.

Our desire for this extension is certainly not to cause a detrimental effect to local businesses with whom we work consistently hard to build relationships, but, as stated above, to continue finding ways to improve the visitor experience to this wonderful historic City. To further complement our application, I have enclosed a number of letters of support from local businesses which I hope will be read in conjunction with our application. These help demonstrate the work that we are doing to ensure Bath continues to host and benefit from an award winning Christmas Market event in partnership with the local businesses with whom we engage.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nick Brooks-Sykes", written over a horizontal dotted line.

Nick Brooks-Sykes
Chief Executive

Annex I – page 1 of 7

Letter of support from Phil Hodge

Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath
BA11JG

Dear Cathryn,

Having recently been made aware of the outline plans for the Christmas Market 2014, I was pleased to see that Nick and his Team at Bath Tourism Plus had continued to focus on improving this important event. I was particularly happy to see the market being expanded slightly both towards Stall Street and also York Street. My business is located very close to York Street and anything that is done to attract visitors from neighbouring streets towards the main centre is welcome. I believe this to also be the case for Stall Street. I consider that this will be of equal benefit to resident businesses and also the other Christmas Market traders.

There is also an argument that by increasing the foot print of the Christmas Market that it helps congestion in the central Abbey Church Yard area. Last year there were several occasions where due to the volume of people on a Saturday the streets almost became gridlocked. At times this made it difficult for people to get in and out of my shop. I know that the BTP Team are looking at ways of trying to spread the footfall more evenly between weekends and weekdays with promotions etc.

Christmas is the busiest time of the year for my store and without a vibrant, busy and well organised Christmas market the business would suffer greatly. There is a high level of competition between cities when it comes to Christmas markets and it is essential that Bath continues to develop. We cannot just assume that being in Bath that people will choose to flock here. The event needs to expand and change to remain attractive to traders and to shoppers.

Kind Regards

Phil Lodge (owner)
Charlotte Brunswick - Bath
3 Church Street
Bath
BA1 1NL
01225 287669

Annex I – Page 2 of 7

Letter of support from Laurence Swan

Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath
BA11JG

Dear Cathryn,

We are the owners of the Bath Bun Tea Shoppe at 7 North Parade Passage and 2 Abbey Green.

We are firm supporters of the Bath Christmas Market and wish to register that we are in favour of the proposal to increase the size of the market at York street and Abbey Gate Street.

We believe that this will help business in these streets who up until now have not seen the benefit of the increased footfall and commensurate business that the Christmas market brings.

Please register our Full Support
Kind regards

Laurence Swan
The Bath Bun Tea Shoppe
2 Abbey Green, City Centre, Bath BA1 1NW

Annex I – Page 3 of 7

Letter of support from Ian Taylor

Cathryn Humphries
Environmental Protection and Licensing Manager
Licensing Services
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath
BA11JG

Dear Cathryn,

Last year we set up our Apres ski bar outside the Abbey hotel which was very well received with visitors, hotel guests and local people in Bath. I would like to lend my support to increasing the footfall around Terrace walk and to see additional cabins positioned along York Street. This will greatly help to alleviate some of the congestion in the main square and generate a better experience for the visitor.

The additional cabins proposed on York Street we see would have a very positive effect on businesses in our area.

Kind regards
Ian

Ian Taylor
Managing Director, Abbey Hotel, Bath

Annex I – Page 4 of 7

Letter of support from Timothy Coffey

The Real Italian Pizza Co
16 York Street
Bath
BA1 1NG

17th May 2014

Planning Services
PO Box 5006
Bath
BA1 1JG

CC: Bath Tourism Plus

Re: Proposal to extend Bath Christmas Market further along York Street

Dear Sirs,

I am writing to express my support for the proposed extension of Bath Christmas Market further along the length of York Street.

The current closure of York Street during the period of Bath Christmas Market already results in no vehicular access during operating hours of the market. The proposal to place further chalets along York Street will therefore not result in any further disruption to our business and may in fact increase the footfall on York Street during the market period, therefore helping our business during this time.

Yours Faithfully

Timothy Coffey
Company Director
The Real Italian Pizza Co

Annex I – Page 5 of 7

Letter of support from Rosanna Addabbo

The Real Italian Ice Cream Co
17 York Street
Bath
BA1 1NG

17th May 2014

Planning Services
PO Box 5006
Bath
BA1 1JG

CC: Bath Tourism Plus

Re: Proposal to extend Bath Christmas Market further along York Street

Dear Sirs,

I am writing to express my support for the proposed extension of Bath Christmas Market further along the length of York Street.

The current closure of York Street during the period of Bath Christmas Market already results in no vehicular access during operating hours of the market. The proposal to place further chalets along York Street will therefore not result in any further disruption to our business and may in fact increase the footfall on York Street during the market period, therefore helping our business during this time.

Yours Faithfully

Rossana Addabbo
Manager
The Real Italian Ice Cream Co

Annex I – Page 6 of 7

Letter of support from Kinga Malich

The Bath Pantry
2 Church Street
Bath
BA1 1NL

17th May 2014

Planning Services
PO Box 5006
Bath
BA1 1JG

CC: Bath Tourism Plus

Re: Proposal to extend Bath Christmas Market further along York Street

Dear Sirs,

I am writing to express my support for the proposed extension of Bath Christmas Market further along the length of York Street.

The current closure of York Street during the period of Bath Christmas Market already results in no vehicular access during operating hours of the market. The proposal to place further chalets along York Street will therefore not result in any further disruption to our business and may in fact increase the footfall on York Street and consequently Church Street during the market period, therefore helping our business during this time.

Yours Faithfully

Kinga Malich
Manager
The Bath Pantry

Annex I – Page 7 of 7

Letter of support from Francesca Addabbo

Pinkart Gift Shop
9a York Street
Bath
BA1 1NH

17th May 2014

Planning Services
PO Box 5006
Bath
BA1 1JG

CC: Bath Tourism Plus

Re: Proposal to extend Bath Christmas Market further along York Street

Dear Sirs,

I am writing to express my support for the proposed extension of Bath Christmas Market further along the length of York Street.

The current closure of York Street during the period of Bath Christmas Market already results in no vehicular access during operating hours of the market. The proposal to place further chalets along York Street will therefore not result in any further disruption to our business and may in fact increase the footfall on York Street during the market period, therefore helping our business during this time.

Yours Faithfully

Francesca Addabbo
Company Director
Pinkart Gift Shop

Annex J

From: Andrew Tapper
Sent: 17 April 2014 09:38
To: Valuation Group; Manda Rigby (Cllr); Brian Webber (Cllr); Development Control; Trading Standards; Highways; Transportation; 'liquorlicensing@avonandsomerset.pnn.police.uk'; Valuation Group; 'Andrew.Cooper@bathbid.co.uk'; Katie Wilson; Martin Baker
Cc: 'Vicky Bunt (BTP - Christmas Market)'; Maria Pinches; Lynne Locker
Subject: Christmas Market 2014 - Street Trading renewal

Good morning all

Please find below details of an application for a street trading consent under the Local Government (Miscellaneous Provisions) Act 1982. This application is for the annual renewal of the Street Trading Consent.

PLEASE NOTE THERE ARE 17 ADDITIONAL PITCHES BEING APPLIED FOR – SEE STALL TYPES BELOW FOR DETAILS

Please forward any comments by 8 May 2014. If we do not hear from you by this date, we shall assume you have no objection to this consent being granted.

Reference No.	14/02778/STTRAD
Name of each applicant	Bath Tourism Plus
Contact telephone number	01225322426
Pitch number and address of street trading pitch	Abbey Churchyard, Abbey Gate Street, Abbey Green, Abbey Street, Bath Street, Church Street, Kingston Buildings, Kingston Parade & York Street, Bath
Trading Name	Bath Christmas Market
Trading days and times	Monday to Wednesday from 10:00 to 19:00 Thursday to Saturday from 10:00 to 21:00 Sunday from 10:00 to 18:00
Articles for sale	Arts and crafts, handmade Christmas gifts, food and drink, mulled wine, ceramics, glass, clothing, wooden gifts, accessories and toys
Stall type	172 single retail units, 10 Catering Units (an increase from 155 in 2013 – to include the following new ones – 4 in Bath Street, 8 in York Street and 5 in Abbey Gate Street)
Dimensions	7' 6" x 5' 0" x 6' 6"

For further information please contact:

Andrew Tapper
Senior Public Protection Officer – Street Trading
Public Protection and Health Improvement service
Bath and North East Somerset Council
Lewis House, Manvers St, Bath. BA1 1JG
Tel: 01225477533
Mob: 07530263368
Fax: 01225477596