

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Cllr Katie Hall (nominated by Leader due to having no prior involvement with the issue)	
MEETING/ DECISION DATE:	On or after 5 th July 2014	EXECUTIVE FORWARD PLAN REFERENCE:
		E2677
TITLE:	Naming of streets at Keynsham Redevelopment site	
WARD:	Keynsham South	
AN OPEN PUBLIC ITEM		
List of attachments to this report: B&NES Street Naming & Numbering Policy Minutes of Keynsham Town Council Meeting 20 th May 2014		

1 THE ISSUE

- 1.1 The Cabinet member is asked to consider the representations received and decide whether to object to the Developer's proposals to name two streets as 'Market Walk' in the Keynsham new build scheme.

2 RECOMMENDATION

- 2.1 That the Cabinet member decides whether or not to object.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The resource implications relate to staff time and are minimal; these costs are included within existing budgets.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 In this instance a single member decision is required as the Council is both Developer and the Regulatory body with regard to the naming of streets.
- 4.2 Under Section 17 of the Public Health Act 1925 the Developer decides on names of streets in the development. In this report, where reference is made to the Developer it means the Council when acting in that capacity. The Council (acting by the Cabinet member) has power to object within one month of the proposal. If the Council does object and finds no other names put forward acceptable then under Section 18 of the Act the Council decides the name to be used. Council policy on acceptability of proposals states "As far as possible, proposed names for new streets should reflect the history or geography of the site or the surrounding area". See attached Street Naming & Numbering Policy
- 4.3 The name has been under discussion for some while but was confirmed by the Developer at the beginning of June.

5 THE REPORT

- 5.1 The Developer of the scheme looked at names proposed for the new streets created as part of the development and undertook consultations. The names put forward as part of these consultations were not considered acceptable. Therefore the Developer decided that the name Market Walk be put forward for both new streets in the development. As the Council is both Developer and the 'Urban Authority' (under s.18 of the Public Health Act 1925) the decision on the Developers name proposal will be taken by a Cabinet Member not previously involved with this matter. If no objection is made the streets will be given that name. If the Cabinet member objects to that name, revised names will have to be sought.
- 5.2 In deciding whether or not to object to the proposed name, the Cabinet member should have regard to the Council's policy on street naming and any representations and comments received from interested parties.
- 5.3 Attached are the minutes of the meeting of Keynsham Town Council on the 20th May 2014 when they discussed the Developer's proposal for the name 'Market Walk' for both streets. Item 12 is the relevant one.
- 5.4 The name 'Market Walk' accords with the Council's policy and guidance on street naming in that the area has historical links with a market and is not likely to be confused with other similarly named streets in the locality.

6 RATIONALE

- 6.1 The Developer found names put forward as part of the public consultation unacceptable and has therefore proposed a single name for the street created as part of the new development.
- 6.2 In light of the concerns expressed about the Developers choice of name (see 5.3) it is necessary for a decision to be made on whether to object to the proposal.

7 OTHER OPTIONS CONSIDERED

7.1 The only option available is to object or not object to the name 'Market Walk'

8 CONSULTATION

8.1 Developer sought views of the public and representations were received.
Comments were also made by Keynsham Town Council and Ward Councillors.

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.

9.2 The project has reached a critical stage and if tenants and council staff are to move in and begin functioning on time, it is essential that no significant further delay is experienced with the street naming process. Royal Mail will require around a week to register postal addresses and allocate post codes.

Contact person	<i>Lisa Bartlett, Divisional Director – Development (01225) 477550</i>
Background papers	<i>List here any background papers not included with this report, and where/how they are available for inspection.</i>
Please contact the report author if you need to access this report in an alternative format	