

**BATH AND NORTH EAST SOMERSET COUNCIL**

**Development Management Committee**

**Date 1<sup>st</sup> June 2016**

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN  
AGENDA**

**ITEMS FOR PLANNING PERMISSION**

**ITEM**

<b>Item No.</b>	<b>Application No.</b>	<b>Address</b>
1	16/01310/FUL	Street Record Abbey Church Yard City Centre

Third Party comments

**Bath Preservation Trust**

BPT note that the response referenced in the report was not a formal response but a reflection of the potential benefit on the visitor business of the Trust as runner of 4 museums in the City given in response to an online questionnaire. Our Architecture and Planning Committee did not submit a formal response to the planning application. In other contexts BPT have noted that the Christmas market is one of the peak traffic periods where congestion becomes highly problematic and it is to be hoped that an extended Christmas Market would spread that congestion rather than merely add to it. We would encourage consideration of more temporary parking locations to ameliorate congestion for regular business, school and residential users of the City during this period, and that the market should be used to pilot a variety of alternative traffic solutions which could then constructively inform B&NES Transport Strategy. This could include additional public shuttle buses from temporary locations such as the Racecourse.

**Walcot Street Traders Association (WSTA)**

An written representation has been received, which included a number of emails sent directly to WSTA rather than the LPA. In summary it is highlighted how much the proposed extension of the market would impact these

businesses and might result in closures should the downturn in trade continue.

It is stated that the market has a negative effect on the viability and vitality of retail in Walcot. Further, extending the market to 18th December (taken down by 22nd December) the WSTA argue gives very little time for people to return to the city. The fears are that they will continue to shop elsewhere. The WSTA reality is that there will only be five/6 days trading - 19th - 23/24th December - before Christmas when people will wish to walk out into the less congested city.

WSTA note that many of the smaller, independent “artisan” businesses would not be able to stock or staff the chalets. By our very nature, much of what we in Walcot sell is handmade, often “one-offs” or limited in number and by the method of production.

#### Policies

The report should also make reference to the following Local Plan Policies:

- S.2: Retail development proposals within the centres identified under S.1
- S.5: Primary shopping frontages for Bath, Keynsham and Midsomer Norton
- S.6: A3, A4 and A5 uses in Bath City Centre.

5.	16/00991/FUL	Land Opposite Rowan House High Street Freshford
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Update to Officer Assessment within the Report :

It is considered that whilst the harm caused to the Conservation Area's significance as a heritage asset would be less than substantial in terms of paragraph 134 of the Framework, no significant public benefits arise from the proposal to justify the application being granted.