

Planning Report for FoBRA Committee Meeting 12 July 2018

Regeneration of Foxhill Estate (16/05219/EOUT) – Judicial Review

As members will now be aware, on 20 June 2018, the High Court Judge, Mr Justice Lewis, ruled that B&NES acted unlawfully in granting outline planning permission for the demolition and regeneration of part of the Foxhill Estate because it failed to comply with its duty to take into account the needs of vulnerable residents in accordance with the Equality Act 2010. He therefore quashed the grant of outline planning permission that was made by the Development Management Committee on 30 November 2017. It is not known whether the Council will appeal this decision.

Proposal to demolish Bath College's Ralph Allen Building (Milk/Avon Streets) and application to erect a new 202-bedroom hotel by Dominus Group(17/06214/FUL)

On 6 June 2018 this planning application was refused by the DMC because its scale, height, massing and overall design neither preserved nor enhanced the character and appearance of the Bath Conservation Area and was detrimental to the street scene of James Street West and its surroundings. Furthermore, the DMC deemed that the proposed development undermined the Outstanding Universal Values of the City of Bath World Heritage Site. No doubt the developers will appeal.

B&NES Hotel & Visitor Accommodation Study 2018/Destination Management Plan

B&NES has commissioned consultants Hotel Solutions to compile an up-to-date assessment of the visitor accommodation market in Bath and North East Somerset - its future growth potential, and what this means in terms of potential future accommodation development in the area. The study will be used to inform the planning policies for accommodation development that the Council is intending to include in the new Local Plan that it is currently preparing. On 17 May Robin Kerr and Nick Tobin met Andrew Keeling of Hotel Solutions to brief him from a residents' perspective. *Inter alia* we stressed the importance of the draft revision of the 2007 Destination Management Plan, on which FoBRA has commented in detail. This overdue plan revision has still not been completed and having received no meaningful responses from Councillors or Visit Bath, at the World Heritage Site Advisory Board meeting on 16 June the Council's Divisional Director for Community Regeneration, Economy and Growth (John Wilkinson) was asked and agreed to follow this matter up.

Christmas Market 2018

No further information about the proposed Christmas Market 2018's footprint expansion plans have been forthcoming.

Proposed development of Chivers House, Windsor Bridge Road Twerton into PBSA (18/00770/FUL)

This planning application has been withdrawn.

University of Bath's application to build School of Management (18/01267/FUL)

In its objection submitted on 16 April 2018, FoBRA argued that any approval of the subject planning application should be tied by Condition and/or Section 106 Agreement to the provision of sufficient campus accommodation to address the imbalance resulting

from UoB's policy of providing only 18% of its students with campus accommodation. In amplification of this objection FoBRA reminded the DMC on 23 May that the UoB provided campus accommodation for one of the lowest proportions of students across the UK and, because Bath is a relatively small city, this contributed to one of the highest proportions of students to long term residents (over 25%) in the country; it further argued that the consequences of this were complaints from students, citizens and the Local Authority, as the historical "affordable housing", for long term residents of modest means, is increasingly removed from the housing stock by landlords, and reinforced its suggestion that the proportion of students that UoB houses on campus needed to rise very significantly. The DMC has yet to consider this application.

B&NES Consultation of Green Building Policy

The Council has drafted a new policy setting out how developments can be more energy efficient and better adapted to the impacts of climate change and want people's views. The draft policy (www.bathnes.gov.uk/SustainableConstruction) covers a range of technical issues, including setting a benchmark that all new developments should achieve significant reductions in CO2 emissions and should be "future-proofed" to avoid overheating, save water, reduce waste and use sustainable materials. The PSC will comment as necessary.

27 June_2018