

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE – 19<sup>th</sup> March 2008**

**FURTHER UPDATE REPORT**

Items Nos. 1 and 2 - Bath Quays South Development

1.1 Since the main Agenda Report and Tuesday's Update Report were prepared, a substantial number of further additional items of correspondence and representations have been received. The purpose of this Further Update report is to bring these items to the attention of Members.

**Applicant's Correspondence**

1.2 The Applicant's Agents have submitted a Position Statement and have asked that it is brought to the attention of members. The Statement is attached in its entirety, and Members will find that it usefully describes the nature of the proposed project.

**English Heritage**

1.3 Chris Smith of English Heritage has been in touch with Council Officers by way of a response to the main Agenda Report. He has asked that a short written comment is brought to Members' attention, and again this is attached in its entirety.

**The Environment Agency**

1.4 A further letter has been received from the Environment Agency, addressing points made in the earlier correspondence from the Applicant's Agents. The EA letter is appended in full, and members are advised that a further response from the Applicant has arrived by email this morning but your Officers have not had any opportunity to assess its contents.

**Norfolk Crescent Residents' Association**

1.5 The Association has written to object to the scheme, referring in some detail to flood risk issues and asserting that the proposal is premature in advance of proper consultation on proposals for a wider area including the current application site.

**Learning and Skills Council**

1.6 The Learning and Skills Council has submitted a brief email in support of the project, saying that "*The School will be of immense benefit to the people and businesses of Bath. The School plans to draw in visitors and businesses from throughout the region and country, due to its unique education and training offer. The Bath area stands to benefit from this world-class centre, and from the inward investment it will attract.*"

## **Representations from Interested Individuals**

1.7 A count of representations during the morning of Tuesday 18<sup>th</sup> March revealed the following:

Planning Application	47 Letters of Objection 4 Letters of General Comment 96 Letters of Support
Listed Building Application	1 Letter of Support 4 Letters of General Comment 51 Letters of Objection

1.8 Your Officers have received large numbers of additional representations in the last 24 hours, and have not had an opportunity to process and consider these. Over 50 additional representations have been received by the Case Officer this morning, and none of these are included in the above figures.

1.9 An assessment of the representations made in the letters received shows that the issues listed in the main Agendas Report fairly represent the range of issues raised by the now larger number of respondents. However, Members should be aware that three letters of support have been received from the Headteachers of schools in the Bath area, expressing their support for the educational opportunities that the proposed development would create.

1.10 The Rector of the Royal College of Art has written in support of the project, praising the architecture of the proposed scheme and identifying the benefits that the school would bring to Bath.

1.11 Mr Alan Aldous has made a very detailed objection based upon his concerns regarding the flood risks associated with the development of the site. His views are broadly in accordance with the position of the Environment Agency in this regard.

1.12 A detailed letter has been received from Mr Martin Carr, who rather than focussing on the submitted scheme has commented on the approach being adopted by your Officers and by the Environment Agency. His letter is appended in full for Members' information.