

Tom Edmunds

From: Chris Gomm <Chris_Gomm@BATHNES.GOV.UK>
Sent: 03 July 2017 12:18
To: Mark Krassowski
Subject: Hartwells Garage, Bath

Dear Mark,

Apologies for the delay providing this email; I am emailing to clarify the local planning authority's high-level position in respect of the provisional scheme tabled at our meeting on 16 June 2017. For the avoidance of any doubt I am referring to the scheme set out on drawing no. 80560-STL-00-ZZ-M2-A-ZZZZ-S8_001 Rev A and accompanying drawings/documentation.

The proposed uses are acceptable in principle. The provision of residential uses fronting Newbridge Road has the support of the local planning authority as does the provision of student accommodation to the rear on the proviso that the redevelopment provides at least 80 residential units (i.e. non-student). The principle of retail as a subordinate element of the development is also acceptable subject to retail impact considerations.

The scale of the development including the number of units achievable and the heights of the proposed buildings will be informed by the constraints (and opportunities of the site) and as such I can comment no further at this stage. I recommend that you work-up a detailed scheme based upon that discussed on 16 June and submit it to the Council for formal pre-application discussions.

This email represents an officer's informal opinion and does not bind the local planning authority to any future decision in the event that an application is made.

Chris

Chris Gomm
Principal Planning Officer

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