

# PERA PULTENEY ESTATE RESIDENTS' ASSOCIATION

Spring 2009

The Pulteney Estate area includes:  
Great Pulteney Street, Pulteney Mews,  
Laura Place, William Street,  
Sunderland Street, Johnstone Street,  
Edward Street, Vane Street, Henrietta  
Street, Sutton Street, Daniel Street,  
Daniel Mews, Sydney Place, Beckford  
Road, Bathwick Street, Sydney Mews,  
Darlington Street, Vellore Lane,  
Sydney Road.

## PERA Committee

Nigel Websper, Chairman  
Nigelwebsper@tiscali.co.uk  
Telephone: 01225 336430  
Mobile: 07860 525 405

Membership Secretary and Deputy  
Chairman  
Christopher McGinn  
christopher.mcgin@googlemail.com  
Telephone: 01225 329325

Treasurer  
Doug White  
whitemail9@btinternet.com  
Telephone: 01225 484500

Secretary  
Julia Virley  
julavirley@hotmail.com  
Telephone: 01225 469415

Committee Members  
Caroline Greenwood  
David.greenwood12@btinternet.com  
Telephone: 01225 337393

Roy Hatch  
royhatch@35bromptonroad.com  
Telephone: 01225 466439  
Mobile: 07710 094615

Peter Turner  
peter@bedros.plus.com  
Telephone: 01225 331215  
Mobile: 07715 159511

Nicola Hanscombe  
nickyhanscombe@yahoo.co.uk  
Telephone: 01225 428496

Carole King  
caroleking@btinternet.com  
Mobile: 07776 221392

Sheila Rogers  
Krogers940@aol.com  
Telephone: 01225 462034

Newsletter designed and produced by  
fiona@bathdesigncentre.com 01225 445800

## Rugby at the Rec

When the Recreation Ground was conveyed to the Mayor, Aldermen and Citizens of Bath (the Bath Corporation) on 1st February 1956, two important terms of the Legal conveyance were that the land should be open space and that there should be no preferential treatment of any user.

The Charity Commissioners have effectively rejected the latest proposals for a 15,000 seater stadium in the Recreation Ground on the grounds that there are insufficient benefits to the charity that outweigh 'Detriment', and therefore it does not meet the legal test it has to apply to approve the current proposal.



## Overthrows update

**The application for planning and listed building consent to install Overthrows and lanterns was successfully filed on 16 December 2008 for 38 houses in the PERA area.**

The application is wholly based on the Overthrow and lantern at 8 Great Pulteney Street. We would have liked more properties to file, but were either unable to get all the necessary ownership details (anyone who has more than a 7 year lease), or unable to persuade residents of the benefits, most of which are altruistic anyway.

This application, which has taken almost 5 years to get to this stage, has been warmly supported by both B&NES and the Bath Preservation Trust. However more work is likely to be needed to get the design detail and historic analysis absolutely correct. B&NES and the Bath Preservation Trust are keen to help us in this, and we are grateful for their support. You can see this application on the B&NES Planning web site, application 08/04673/FUL, and comment supportively or otherwise!



*Does the Rec have a crystal ball?*

The activities of the commercial Bath Rugby Club are not seen by the Charity Commissioners as a legitimate activity for the Rec, but as a 'Detriment' to the objectives of the Trust. The Charity Commissioners seem unlikely to open up further discussion unless any new proposals better address the issue of 'Detriment'. The Rec is 'in Trust for the people of Bath' on a 'not for profit' basis. The Rec Trust charity can, if it wishes, make a revised application to the Commission or appeal the decision but this must be done by 19th April 2009.

It seems that the Leisure Centre is also contrary to the Trust objectives for the land and, although it accommodates a variety of sport and leisure uses, because it is a roofed structure, is a further 'Detriment' to the charitable use of the land.

The Commission is said to have no inclination to support a renewal of the lease for the temporary east stand but do require credible new plans, which remove 'Detriment', to be submitted before starting the process again. In

*continued 1st column overleaf*

## PERA Annual General Meeting

The AGM will be held this year on Monday 16th March 2009 at the Bowls Club, Pulteney Road, starting at 7 p.m. A complementary drink and nibbles will be available on arrival and there is a pay bar for further drinks. We are delighted that Dr Michael Rowe, an expert on Bath, and in particular the Pulteney Estates, will be joining us to give a talk at the AGM. Michael is a Trustee of the Bath Preservation Trust and chairs its Renovations Committee.

Michael will give an informative and amusing talk.

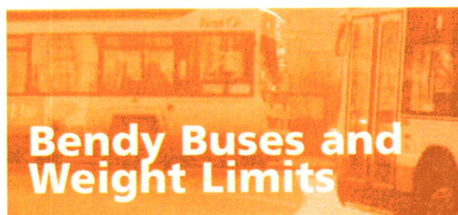


## Rugby on the Rec continued from front page

addition the Recreation Ground has been classified as a functional flood plain where flooding can be accepted to ease pressure elsewhere. Only water-compatible development should be considered on this land. At present there seems no problem with the Rec being dominated by one use (ie Rugby), so long as this use does not adversely affect other uses. As the Rec is not used to its full potential this is not an issue. However, the Trust's intention is to intensify the use of the Rec for sports and other activities and therefore 'dominant use' might be an issue in the future. Proposals are being drawn up by HOK architects for a new stadium, with cricket, baseball and various sorts of football being mooted as activities to go with Bath Rugby.

In the meantime the rugby club is also considering alternative sites for their ground. At a recent meeting attended by nearly 100 members of the recently formed group *The Real Friends of the Rec*, Councillor Chris Watt, the Council's Rec Trust representative, commented that to make progress with the Charity Commissioners all parties involved needed to be more flexible.

It is difficult to envisage how a 15,000 or 20,000 capacity (commercial) stadium, quite likely with shopping and leisure uses, can meet all the objectives outlined above.



Nigel Websper had a constructive and helpful meeting with Councillors Charles Gerrish and Terry Gazzard, and B&NES Transport Chiefs about the many traffic and pollution problems related to the Bendy Buses and the fact that it is wholly unnecessary for these buses to use Pulteney Bridge, Great Pulteney Street and Edward Street. We also discussed weight limit restrictions on Edward Street and the general (un)enforcement of weight restrictions in Bath.

They have agreed to examine all of these issues very closely, and also look at our concerns in the context of the Draft Public Realm and Movement Strategy which, for example, suggests that Pulteney Bridge, one of Bath's most famous landmarks, is traffic free.

Nigel will update further at the AGM and in the next Newsletter.



## Holburne Museum

The museum is now closed awaiting the commencement of the building works. It is envisaged that works will commence late February/early March of this year and complete in autumn 2010 when the museum will reopen.

PERA committee members are in contact with the Holburne staff and we will endeavour to keep you up to date with progress. The Holburne has asked us to say that they are committed to keeping all residents informed and up to date with the project's progress.

Alexander Sturgis, Director of the Holburne says:

*"We have been working hard behind the closed doors of the Museum and with the team who are going to deliver the project and we are looking to start work on site in the near future. We are very conscious of our responsibilities towards you our neighbours once construction starts and Katie Jenkins our Communications Officer will be your point of contact at the Museum.*

*I will be speaking about the Holburne development at 6.30pm at Bath Royal Literary and Scientific Institution on Wednesday 25 March with our renowned architect Eric Parry and would be delighted to see you there."*

Tickets for this event will be £5 on the door.

Although the museum itself may be closed the *Friends of the Holburne Museum* are still very active and have a full itinerary of visits and tours planned for the coming months. They are also working hard to raise £200,000 towards the Holburne Development Appeal.

If you are not already a Friend and would like to become one, please contact the Membership Secretary: Lower Cottage, Hindon, Salisbury, SP3 6DR

or at [leblanc@tinyworld.co.uk](mailto:leblanc@tinyworld.co.uk)

## PERA Christmas party

It was good to meet those of you who came to the Christmas party at the Bath Bowls Club, Pulteney Road on 8th December 2008.

With thanks to your support we were able to raise £114 for Dorothy House Hospice from the raffle.

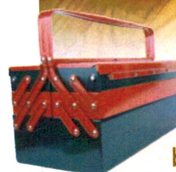


**Subscriptions** Annual subscriptions are due on 1st March 2009, those of you who pay by cheque will receive a reminder at the end of February.

**Members' details** Again, a reminder that, as we may not have members current e-mail addresses where people have them, to please let Carole King or Chris McGinn know your e-mail address (and home address for cross reference).

This way we can ensure members receive the most up to date information in between newsletters. Thank you.

## PERA Toolbox Member's recommendations



The following tradespeople have been recommended by PERA members, whose address details are shown. If you require any further information please contact them –

**From Rupert Nandi**  
64 Great Pulteney Street

✓ For all painting and decorating  
**Gary Curtis**  
07946173605



✓ For maintenance and building work  
**Kevin Doman 07748 801627**

✓ For flooring and fitting  
**Peter Davis 01225 852159**

**From Carole King**  
13 Daniel Street

✓ For exterior and interior window cleaning  
**C & N Brinkworth**  
01225 834681

✓ Refurbishment and renovation specialists, custom made joinery  
**Link Building Services,**  
Scott Woodham,  
07825 432336  
[scott.woodham@btinternet.com](mailto:scott.woodham@btinternet.com)

If there are other tradespeople you would like to recommend in subsequent newsletters please let one of the Committee Members know. Thank you.

## Parking

**B&NES have agreed to removal of the double yellow lines outside 12 and 72 Great Pulteney Street to create more resident parking.** This should be in place this year.

B&NES have also requested that we remind everyone that the old style blue parking permits for visitors are no longer valid. Any vehicle displaying them will have a parking fine!

**Subscriptions** Annual subscriptions are due on 1st March 2009, those of you who pay by cheque will receive a reminder at the end of February.

**Members' details** Again, a reminder that, as we may not have members current e-mail addresses where people have them, to please let Carole King or Chris McGinn know your e-mail address (and home address for cross reference).

This way we can ensure members receive the most up to date information in between newsletters. Thank you.