

# PERA PULTENEY ESTATE RESIDENTS' ASSOCIATION

Spring 2012

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.

## Can you help reinstate the illuminations of Georgian Bath?



Residents and visitors appear to be delighted by the newly reinstated overthrows in the Pulteney Estate. These lanterns, which are supported high on scrolling iron brackets rising up from street railings, once adorned most of the houses in our area, with our ancestors obliged by law to keep them alight, for the public good. Bath lost numerous Georgian architectural treasures during the 20th century, including much of this street lighting. If, however, this generation can bring back long-lost nocturnal vistas, once so characteristic of the Georgian city, it would be to the delight and benefit of lovers of Bath the world over.

PERA continues to lead the project to reinstate this 18th-century street furniture. It is very much a community initiative, with help generously given by many, in order to progress from an historical survey, to the installation of a prototype approved by all relevant bodies. Moreover, with these lanterns adding nothing by way of financial value to a property, we salute those residents who have let their hearts rule their heads by funding an overthrow for their building. However, for a number of reasons, not least cost, the project is now in danger of grinding to a halt. For example, it is unreasonable to expect those charities and other not-for-profit organizations, which own many properties in the area, to shoulder such an expense.

To address these challenges, PERA will this year launch an appeal, supported by a number of respected figures, in order to help raise awareness of this unique project, and to seek donations and sponsorship. If you would like to know more, please email Christopher Wright: [cjwright54@gmail.com](mailto:cjwright54@gmail.com).

## Bath Rugby

The long awaited submission by Bath Rugby/Rec Trustees on the proposed "land swap" was formally sent to the Charity Commission (CC) before Christmas. Despite promises that it would be published at the same time, nothing was in the public domain at the end of January.

The main points of the submission and other filings are as follows:-

- Bath Rugby would have an enlarged footprint, about 40% more than current, with the pitch moved further into the Rec.
- The current Rugby lease, which involves the Trust very substantially subsidising Bath Rugby, will be replaced by a new 125 year lease with Bath Rugby paying a commercial rent somewhere around £225k pa.
- This head lease will be held by an off-shore Bruce Craig (Bath Rugby Club owner) owned entity, that in turn will sub-let the ground to Bath Rugby, and the commercial premises to (possibly) independent operators
- Capacity will increase from the present 12,400 to a maximum of 18,000
- The South (Hampton) Stand will be extended and new Northern and West Stands would be constructed.
- The East Stand would remain temporary, but the wish is for it to have a roof on it, with a facility for a large bar underneath.
- There would be commercial activities, under a new West Stand, along the riverfront with a possible nighttime economy.
- The Rec Trust would gain the freehold of the training ground at Lambridge and also the loss making sports centre. Both will be financial drains on the Rec Trust.
- BANES have applied to extend the City Centre boundary to cover the whole of the Rec, so that mixed use commercial and residential activity can take place (PERA and others have objected to this, and it is now subject to appeal with an independent Planning Inspector having been appointed)

We have been told that the CC was sent a submission by the end of September (the 'deadline') but that there were no land valuations. After some discussions at the CC, the Rec Trustees were asked to resubmit another version with the land valuations in.

Bath Rugby has kindly hosted two meetings that have been open to local residents to voice their concerns on both operational issues, and also the future of the proposed new stadium. Attendees voiced their concerns, and support. Issues discussed included height of the proposed new stand, capacity, frequency of use, non-rugby events, concerts, the consultation on land swap,

## PERA AGM

The AGM will be held on Tuesday,  
**27th March 2012**  
at the **Bowls Club,**  
**Pulteney Road**  
starting at 7p.m.

Drinks and nibbles will be provided.

covenants, and a possible bar zone on the river front and it's impact on residents.

Amongst local residents there are many different views from whether Bath Rugby have a right to be there, to wholehearted support for almost anything to do with rugby. However, what almost everyone is concerned about is a possible concentration of a new bar zone along the riverbank, and the adverse impact of drunken antisocial behaviour that spills into this residential area, an example of which is George Street.

Local Councillors and Bath Rugby want to "park" our concerns and leave it in the hands of the licensing and planning departments. However, it is these departments that have allowed George Street to happen!

It is in the strong financial interests of BANES and Bath Rugby to have commercial outlets opening all hours with high revenue generation. It is absolutely not in the interests of local people whose quality of life will only worsen by antisocial behavior late into the evening, with noise, traffic, vomit, and much worse in close proximity to us. The other factor will be an adverse impact on house prices, dealing a double whammy to many local people.

Please do email us your views on the above and continue to contact your local Councillors and BANES officials with your concerns. They should be listening to you! Your views on this matter would be most welcome. Please email/contact Nigel Websper.

## Henrietta Park Queen's Diamond Jubilee 'Party in the Park'

Following the success of last year's party in Henrietta Park the organisers have decided to hold another party, to celebrate the Queen's Diamond Jubilee in the park on **Sunday 3rd June 2012** between 12 and 4 p.m. Suzanne McCarraher would love to hear from people wishing to volunteer for helping out with the event. Suzanne would also like to hear people's views on what they would like to see at this year's party and any ideas for fundraising.

Suzanne can be contacted on 01225 462584.

Photo: courtesy Kelsington Palace: Making of a Monarchy for the Modern World: Three day conference 6-8 June [www.hrp.org.uk/monarchyconference](http://www.hrp.org.uk/monarchyconference)



# Local news update

from our Ward Councillors, Brian Webber and Manda Rigby

**First, the commercial. We represent different political parties. We may not agree on all issues, just as we do not always agree with our respective parties on every issue. However, we intend to work together to further the best interests of the ward.**

**Second, the big picture.** Whatever one's view of the Council's choice of priorities, the reality is that all services are subject to severe budgetary pressures. Desirable improvements will be slower, and they will need the help of the business community, which is also experiencing difficult times. We should never 'sell out' to commercial interests, but we should seek to be receptive and encouraging to private investment.

**Cleansing** - Though there have been some problems in Grove Street, the cleansing and rubbish collection services are generally to a good standard in the PERA area. The co-operation and vigilance of individual residents have helped a lot. As many residents occupy small apartments, it is essential that weekly rubbish collections are maintained.

**Transport** - The return of limited bus services over Pulteney Bridge has been a sensible compromise. Rat-running by vehicles heading for Cleveland Bridge affects many streets, but there is no obvious solution which will not inflict greater inconvenience on residents or merely displace the problem from one street to another. Speeding vehicles are a serious safety concern for some residents, but the physical measures (e.g. raised tables, build-outs, repeater signs) needed to calm traffic could be controversial.

**Anti-social behaviour** - The Police response to anti-social activities in Henrietta Park has been good, but it does depend on residents reporting incidents. Though the PERA area is on the periphery of the 'late evening economy', it is not immune from its

unpleasant features. There has been some progress in tackling its abuses, but more remains to be done.

**Planning developments** - Looking a little outside the PERA area, the improvements to the High Street should commence later this year. While the enlarged Waitrose store may bring benefits, many residents will regret the loss of the Mall and its characterful small shops. Duck Son & Pinker's premises have been sold, and their refurbishment should bring some attractive new businesses. The tiers of vaults extending to the river's edge and the tunnel under Bridge Street to the Victoria Art Gallery also have exciting potential.

**The Rec** - However, the main issue affecting the PERA area is the future of the Rec. The consultation last May was much criticised. However, even if it is discounted, all the evidence from previous public debate and consultation indicates that opinion in the city is generally in favour of retaining professional rugby on the Rec. A new stadium would be better than what is there at present, but obviously it must respect and preserve the city's wonderful architecture and setting. The Council, with its planning authority hat on, must be resolute in ensuring that the city's heritage has precedence.

How any stadium is used is also vital, not just to its near neighbours, but to the amenity and character of the city as a whole. Therefore, it is essential that any deal between the Trust and the prospective developer/lessee is subject to full and open consultation with all interested parties to ensure appropriate safeguards are included.

## PACT (Partners And Communities Together)

At the last meeting, held in January 2012, presentations were given by Avon and Somerset Police about begging and recent crime statistics. The three main areas for persistent begging are Milsom Street, Kingsmead Square and the area around the Podium. The Police asked for our help in reporting incidents of begging as this can, and has, led to ASBOs being issued to repeat offenders.

With regard to antisocial behaviour generally the Police reported that their initiative to crackdown on this in the period leading up to Christmas (Operation Eutaxy Plus) has meant there were fewer incidents of antisocial behaviour reported and fewer arrests.

BANES reported on their street cleaning initiatives, which include the investment in new electronic machinery and a new city centre depot for their storage and charging. The new Glutton machines, which operate like a giant vacuum cleaner are being deployed more and more in the city centre.

The next Partners and Communities Together (PACT) meeting is on **Wednesday 18th April 2012 at 6.30 p.m. at the Guildhall.** Residents' priorities to be discussed at that meeting include nuisance caused by seagulls and vehicles parking on pavements.

### Useful contact numbers

#### Neighbourhood Police Team

0845 456 7000 or 101

(for reporting incidents including begging, anti-social behaviour, suspicious behaviour etc.)

For emergencies only please continue to call 999.

#### Council Connect

01225 394041

(for reporting missed waste collections, litter (including excrement and vomit and bin emptying), street lights out of action, dangerous paving, graffiti etc)

## Fir Trees at the Rec

Despite frequent requests to the Chairman of the Trustees, Cllr David Dixon, we are no further forward in having them cut back to hedge height, or removed and the area tidied up. Until recently, a man was sleeping rough underneath them.

The groundsmen struggle to maintain the area - it's impossible to use a strimmer and the undergrowth is thick with rubbish (and worse).

The cricket pavilion is a listed building but is sadly dilapidated - crumbling masonry, broken guttering, holes in the walls. Men often sleep rough on the verandah with associated debris, vomit and ...

We should be proud of every area of our World Heritage City.

## Bath Business Improvement District (BID)

This began on 1st April 2011 and is in place for 5 years.

Bath traders and businesses pay an additional 1% on top of their business rates as a levy. Five BID Rangers are now in place whose role is to provide street deep cleans in the city centre and assistance to local businesses with local problems.

The marketing group organises promotional events such as the Christmas lights switch on, the Christmas market and Bath in Fashion. A smart phone App for the city is in production and should be launched in the next couple of months. Andrew Cooper is BID Manager and he can be contacted on 01225 396458 ([andrew.cooper@futurebathplus.co.uk](mailto:andrew.cooper@futurebathplus.co.uk)).

### PERA Committee

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