

Respondant 2371

Bath & North East  
Somerset Council

## Houses in Multiple Occupation in Bath Supplementary Planning Document Review

Please return this form with your representations to Planning Services by 5 pm on Friday 13<sup>th</sup> October 2017 by:  
email to [HMO\\_SPD@BathNES.gov.uk](mailto:HMO_SPD@BathNES.gov.uk) ;  
post to Planning Policy, Lewis House, Manvers Street, Bath, BA1 1JG; or  
fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

CHRISTINE MURPHY

Date:

13/09/17

Address:

Signature:

### Consultation Questions

**Question 1:**

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES**Question 2: Sandwich Policy**

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

Do you agree with the Sandwich Policy proposed in the draft SPD?

YES

**Question 3:**

HMOs are currently more concentrated in certain areas of the city.  
Planning permission would not be normally granted where;

**Stage 1 Test:** The application property is within or less than 50 metres from a Census Output Area in which HMO properties represent more than 10% of households; and

**Stage 2 Test:** HMO properties represent more than 10% of households within a 100 meter radius of the application property.

A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

Please see email I wrote to Karu Jacques.

Have you thought about a sliding scale of fees for registration of HMOs for example someone who lets out for £600 a month @ 10% pays £1920 - might keep the prices down for renters and pay in more funds!

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Name: R.P. BATHAM. Date: 20/9/2017

Address:

Signature:

### **Consultation Questions**

#### **Question 1:**

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Yes.

#### **Question 2: Sandwich Policy**

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Yes,

**Question 4:****Any other comments**

*I hope these measures will improve the balance of family only homes in our area.  
I also believe that the student population is too high in BATH, & shouldn't be increased.*



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Name: D ELWIN Date: 18-9-17

Address:

Signature:

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*YES*

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: KIRK JEFFRIES Date: 26/9/17

Address:

Signature:

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YES

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

Shawn Tanton Date:

10/10/17

Address:

Signature:

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yes

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: JEAN CARR Date: 26-9-17.

Address:

Signature:

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YES

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AT THE MOMENT I FEEL THAT  
THIS IS COMPLETELY OUT OF  
CONTROL. TO MANY HMO<sup>S</sup>.



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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: G. GRIFFIN Date: 6-10-17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES FOR ALL  
OF BATH

#### Question 2: Sandwich Policy

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: ANNETTE GILLIAN BURNELL Date:

6/10/17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the  
concentration of HMOs ~~in parts~~ in Bath?

YES

#### Question 2: Sandwich Policy

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(non-HMO) being sandwiched by any adjoining HMOs on both sides. This is  
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THERE NEEDS TO BE A CAP ON  
STUDENT NUMBERS

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: MR K.T. GOONENOURTH Date: 28/9/2017

Address:

Signature:

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#### Question 1:

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(Yes I do)

#### Question 2: Sandwich Policy

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: G D JACKSON Date: 03.10.17

Address:

Signature:

### Consultation Questions

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Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES (THROUGH THE WHOLE OF BATH)

#### Question 2: Sandwich Policy

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YES

**Question 4:**

**Any other comments**

PARTS OF BATH ARE NOW 'SWM' AREAS. IT HAS ALREADY RUINED OLD FIELDS PARK - NOW LOWER WESTON IS BEING BUGHTED WITH HMOs IN TRADITIONALLY RESIDENTIAL STREETS

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: MRS M. J. GOODENOUGH Date: 30. 9. 2017

Address:

Signature:

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YES

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YES .

**Question 4:**

**Any other comments**

Stopping them from Boring  
Cars into the city

We Cannot Park our own  
cars at night when they have 2 or  
more cars in each house as they  
dont move them all day.

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Name: Alan ARENSTEIN Date: 04/10/17

Address:

Signature:

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: Miss Beryl Ball Date: 29th Sept 2017

Address:

Signature:

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Yes.

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Name: H. BARHAM Date: 26-9-17

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Signature:

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: JANE COCKRAM Date: 22/9/17

Address:

Signature:

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YES

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YES

**Question 4:**

**Any other comments**

Too many students in Bath. When  
are their numbers being capped +  
Student buses are generally empty  
+ there are too many of them

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: Mrs RITA ELWIN Date: 28.9.17

Address:

Signature:

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**Question 4:**

**Any other comments**



## Houses in Multiple Occupation in Bath Supplementary Planning Document Review

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email to [HMO\\_SPD@BathNES.gov.uk](mailto:HMO_SPD@BathNES.gov.uk) ;  
post to Planning Policy, Lewis House, Manvers Street, Bath, BA1 1JG; or  
fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: JOHN WATTS Date: 9/9/17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

Do you agree with the Sandwich Policy proposed in the draft SPD?

YES

**Question 3:**

*HMOs are currently more concentrated in certain areas of the city.  
Planning permission would not be normally granted where;*

**Stage 1 Test:** *The application property is within or less than 50 metres from a Census Output Area in which HMO properties represent more than 10% of households; and*

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*A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

I HAVE EXPERIENCE OF LIVING IN  
A WARD THAT HAS TOO MANY  
HMOs + IT HAS DESTROYED  
OUR COMMUNITY

Respondant 7202

Bath & North East  
Somerset Council

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

J. BARLOW

Date:

27/9/17.

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: Mrs J. NORMAN Date: 9. 9. 2017

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

Yes

#### Question 2: Sandwich Policy

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES DEFINITELY

**Question 4:**

**Any other comments**

HOPE YOU COUNCIL OFFICERS

TAKE NOTICE OF US LONG TERM

SUFFERING RESIDENTS

THANK YOU

## Houses in Multiple Occupation in Bath Supplementary Planning Document Review

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: MR S. J BIGNELL Date: 19. 9. 17.

BIGNELL

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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YES

**Question 4:**

**Any other comments**



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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

MS GRIFFIN

Date:

20-9-17

### **Consultation Questions**

#### **Question 1:**

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### **Question 2: Sandwich Policy**

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

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YES

**Question 3:**

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*A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

yes

**Question 4:**

**Any other comments**

Respondant 7397

**Bath & North East  
Somerset Council**

## **Houses in Multiple Occupation in Bath Supplementary Planning Document Review**

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: John Martin Date: 26.9.2017

Address:

Signature:

### **Consultation Questions**

#### **Question 1:**

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

Yes

#### **Question 2: Sandwich Policy**

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

Do you agree with the Sandwich Policy proposed in the draft SPD?

Yes we want the policy in.

**Question 3:**

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Do you agree with lowering the HMO threshold to 10% from 25%?

*Yes I do agree on lowering  
the threshold*

**Question 4:**

**Any other comments**

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: P A BOWEN Date: 21-9-2017

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: R BOWEN Date: 21-9-2017

Address:

Signature:

### **Consultation Questions**

#### **Question 1:**

Do you agree with the general approach of the SPD to manage the  
concentration of HMOs in parts in Bath? YES

#### **Question 2: Sandwich Policy**

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(non-HMO) being sandwiched by any adjoining HMOs on both sides. This is  
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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**



Respondant ~~7400~~  
7400

Bath & North East  
Somerset Council

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: BARBARA M. WILTSHIRE Date: 2<sup>nd</sup> October 2017

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

Yes please leave  
the houses for families & we  
need neighbours please

#### Question 2: Sandwich Policy

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Do you agree with the Sandwich Policy proposed in the draft SPD?

Most definitely I do agree, please  
think of family life.

**Question 3:**

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

*Yes please I do.*

**Question 4:**

**Any other comments**

*When I was married in 1956  
Lansdown View was a complete  
residential area, my daughters are  
still great friends with the children  
as they were then who lived in  
Lansdown View. That now has all  
gone students have taken & it is  
like turning in a steam area. Please  
cap the student numbers.*

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: J GRIFFITHS Date: 27th Sept 17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

Respondant 740A

Bath & North East  
Somerset Council

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: BRIAN J NASH Date: 19/9/17

Address:

Signature

### Consultation Questions

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YES

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

LANDLORDS NEED TO CHECK THEIR PROPERTIES  
LATE EVENINGS + COME ROUND MORE  
OFTEN + THEY SHOULD BE MADE RESPONSIBLE  
FOR THEIR TENANTS BEHAVIOUR.  
THERE SHOULD BE A LIMIT TO HOW MANY STUDENTS  
COME TO THE UNIVERSITY AS BATH IS NOT  
BIG ENOUGH TO CATER FOR SO MANY

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: ROBERT MARSH Date: 19-9-2017

Address:

Signature:

### Consultation Questions

#### Question 1:

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concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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YES



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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

*Should have been done years ago.*



Respondent 7411

Bath & North East  
Somerset Council

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

Catharine Harris

Date:

16.9.17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

Yes

#### Question 2: Sandwich Policy

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The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

Yes.

**Question 4:**

**Any other comments**



Respondant 2412

Bath & North East  
Somerset Council

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

<sup>EVERLEY</sup>  
B. CAMPBELL

Date:

14/9/17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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*A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:**

**Any other comments**

STUDENT BLOCKS TO BE USED FOR  
1ST + 2ND + 3RD YEAR STUDENTS  
FED UP WITH LATE NIGHT NOISE, LITTER  
AND SCREAMING BETWEEN 11-5AM,

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: HEATHER BUCK Date: 16/09/2017

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

YES

#### Question 2: Sandwich Policy

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YES.

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*A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:****Any other comments**

*There is too much congestion with so many student cars,  
because of all student H.M.Os.*

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post to Planning Policy, Lewis House, Manvers Street, Bath, BA1 1JG; or  
fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: <sup>FRANKLIN</sup> CHRISTINE MARION FRANKLIN

Date: 19-9-17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

yes

#### Question 2: Sandwich Policy

*Planning permission would not be normally granted where the introduction of new HMO would result in an existing residential property (non-HMO) being sandwiched by any adjoining HMOs on both sides. This is to avoid the potential impact on neighbouring properties and aims to ensure that there is balance at street level.*

Do you agree with the Sandwich Policy proposed in the draft SPD?

yes

**Question 3:**

*HMOs are currently more concentrated in certain areas of the city.  
Planning permission would not be normally granted where;*

**Stage 1 Test:** *The application property is within or less than 50 metres from a Census Output Area in which HMO properties represent more than 10% of households; and*

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*A threshold approach has been selected in order to achieve an appropriately balanced housing mix across the city of Bath.  
The Original SPD used the threshold of 25%.*

Do you agree with lowering the HMO threshold to 10% from 25%?

yes

**Question 4:**

**Any other comments**

*To many HMO's  
Loss of housing for ordinary residents  
Too many students with cars  
Too much traffic-parking on the street.*



## Houses in Multiple Occupation in Bath Supplementary Planning Document Review

Please return this form with your representations to Planning Services  
by 5 pm on Friday 13<sup>th</sup> October 2017 by:  
email to [HMO\\_SPD@BathNES.gov.uk](mailto:HMO_SPD@BathNES.gov.uk) ;  
post to Planning Policy, Lewis House, Manvers Street, Bath, BA1 1JG; or  
fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name:

JOHN FRANKLIN

Date:

19.10.17

Address:

Signature:

### Consultation Questions

#### Question 1:

Do you agree with the general approach of the SPD to manage the concentration of HMOs in parts in Bath?

Yes

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**Any other comments**

Too many HMOs  
Not enough parking  
Volume of traffic too high  
already because  
of Students

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: EDWIN MARSH Date: SEPT, 19, 2019,

Address:

Signature:

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fill in the form online at [www.bathnes.gov.uk/hmo](http://www.bathnes.gov.uk/hmo).

Name: MR. N.F. BIRD Date: 19-9-17

Address:

Signature:

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Do you agree with lowering the HMO threshold to 10% from 25%?

YES

**Question 4:****Any other comments**

ADDITIONAL LICENSING FOR ALL OF BATH AND  
NOT JUST THE THREE EXISTING AREAS  
PLANNING APPLICATIONS SHOULD STATE WHETHER  
WORKING H.M.O, OR STUDENT H.M.O. AND  
REVENUE & BENEFIT OFFICE INFORMED

THE UNIVERSITIES HAVE NOW OUTGROWN THE  
CITY OF BATH WHO RUNS THIS CITY THE  
COUNCIL OR THE UNI'S?

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Name: DELPHINE BIRD Date: 19/9/17

Address:

Signature:

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Yes

**Question 4:**

**Any other comments**

WE HAVE HAD SOME DREADFUL STUDENTS  
NEXT TO US PARTING WHAT STEPS ARE  
YOU GOING TO TAKE TO STOP THIS ?  
STUDENT NOS SHOULD BE CAPPED