

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 4 SEPTEMBER 2017.

### 17/03858/A – Electricity House, Colston Avenue.

Following PAG's objections, I've received notification of refusal of planning permission for this application.

#### Application Summary

**Address:** Land At Knowle West Baptist Church Newry Walk Bristol  
Demolition of existing building and erection of 6 x three  
**Proposal:** bedroom dwellings, with associated landscape and  
parking.  
**Case Officer:** Jaymi Cue  
[Click for further information](#)

#### Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

#### Comments Details

**Commenter Type:** Amenity - Residents Group  
**Stance:** Customer made comments neither objecting to or supporting the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society has no objections to the proposed residential development. The Society does, however, regret the loss of this community facility. If the development does proceed, it would be good if some feature of the church could be incorporated within it.

## Application Summary

**Address:** Tesco Stores Ltd Lime Trees Road Bristol BS6 7XW  
Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy and associated floodlighting

**Proposal:**

**Case Officer:** David Macfadyen  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society objects strongly to this proposal. The large supermarket car park is shielded from public view by the surrounding hedge. The proposed buildings, particularly the canopy, would be visible above the hedge. The car wash would also generate additional traffic and pollution. For these reasons the proposal would be harmful to the amenity of this locality which is characterised by parkland and open space.

## Application Summary

**Address:** Tesco Stores Ltd Lime Trees Road Bristol BS6 7XW

**Proposal:** Advertisements of the hand car wash.

**Case Officer:** David Macfadyen

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne

**Email:** johnpayne997@btinternet.com

**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society has separately objected strongly to the proposed buildings on which the proposed advertisements would be placed. The Society also objects strongly to the proposed advertisements. It would appear from the drawings submitted that the height of the hedge which forms the barrier between the car park and Kellaway Avenue/Lime Trees Road is being reduced in height. This would be unacceptable as retention of the hedge was included in the permission for the supermarket development. The advertisements would be unacceptable because they would harm the amenity of this locality which is characterised by park land and open space. The signage could also be prejudicial to the safety of road users at this busy junction.

## Application Summary

**Address:** Land To The Rear Of 121 & 123 Cromwell Road  
Montpelier Bristol BS6 5EX

**Proposal:** Erection of 3 dwellings.

**Case Officer:** Thomas Wilkinson

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne

**Email:** johnpayne997@btinternet.com

**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society objects to this proposal. The Montpelier Conservation Group have set out very clearly why the development would be harmful. The Society fully supports their representations and cannot add to them.

## Application Summary

**Address:** 53-55 British Road Bristol BS3 3BT  
Change of use of the site from B2 to C3 to create 6 new dwellings. Refurbishment of existing converted school building and demolition of ancillary buildings, with associated car parking, secure cycle storage and access off British Road.

**Proposal:** building and demolition of ancillary buildings, with associated car parking, secure cycle storage and access off British Road.

**Case Officer:** Amy Prendergast  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society considers the proposal has one too many residential units. Unit 6 would give rise to overlooking problems and would be overlooked itself. It appears to be tucked in to the rear of the houses on the street frontage. The character of the Conservation Area would be better preserved and enhanced were it omitted from the proposal. The Society urges the Council to ensure that the parking arrangements shown are workable. The Council must also be sure that an employment use is not viable on this site.

## Application Summary

**Address:** 185 - 189 Whitehall Road Bristol BS5 9BJ  
**Proposal:** Proposed demolition of 185-189 Whitehall Road and erection 9no. flats and retail unit.  
**Case Officer:** Angelo Calabrese  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter**  
**Type:** Amenity - Residents Group  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society objects to the proposed development. It is over-intensive for the site and would be lacking in amenity space. The flat roofs clash with the predominant style of residential architecture in the area. It would thus be harmful to the street scene. The Society suggests a more modest proposal, with some family units included, and pitched roofs.

## Application Summary

**Address:** Olympia House 36 - 38 Beaconsfield Road St George  
Bristol BS5 8ER

**Proposal:** Conversion and partial demolition of existing building to provide 26 no. units of residential accommodation and associated works.

**Case Officer:** Matthew Bunt  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Committer Type:** Amenity - Residents Group

**Stance:** Customer made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society has no objection in principle to the residential use of these premises if the Council are convinced that an employment use is not viable. The Society wonders if the building might adapt successfully to small business premises. If residential development is considered acceptable, the Society considers that there could be overlooking issues in the north east corner of the site. If the apartments at the north east extremity of the site were not included, there would be a better balance between the number of apartments and the provision of car parking.

## Application Summary

**Address:** 387 Church Road St George Bristol BS5 8AL  
New build 2 bed house to the rear of the site at 387  
**Proposal:** Church Road, Bristol, BS5 8AL.  
**Case Officer:** Alex Hawtin  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter**  
**Type:** Amenity - Residents Group  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society considers that the site is not suitable for a residential development in view of the restricted access part of which appears to be allocated for a parking space. The loss of the tree is also regrettable.



## Application Summary

**Address:** 9 North Street Bedminster Bristol BS3 1EN  
Conversion of buildings to the front and rear and construction of a mansard roof extension, rear

**Proposal:** extension and other external alterations to create a mixed use scheme with 9.no residential apartments and 1 retail unit.

**Case Officer:** Thomas Wilkinson  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society does not object in principle to the use of this site for residential development. However, the Society, while noting the tight urban grain of the neighbourhood, considers that this proposal for nine apartments and a shop unit would be an over-development of the site. This would have harmful implications for the quality of the living environment of residents, would lead to overlooking of neighbouring properties and would harm the character of the Conservation Area. The stair access to apartments on the southern edge of the development would be a dominant and unsightly feature of the courtyard.

## Application Summary

**Address:** 39 Shirehampton Road Bristol BS9 2DN  
Demolition of existing garage and construction of detached dwelling and associated works to front boundary and garden.

**Proposal:**

**Case Officer:** Thomas Wilkinson  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society considers that the proposed development is too big for the site. Much of the land surrounding the proposed dwelling is allocated to parking space. The result would be diminished and low provision of amenity space for both the proposed and host dwellings with harmful impacts and the residential environment on site.

## Application Summary

**Address:** 14 - 16 St Augustines Parade Bristol BS1 4UT  
Installation of replacement signs to include 1x hanging sign, 2x fascia signs, 1x door plaque, 1x amenity board

**Proposal:** 3x lanterns 9x pavement barriers and 2x amenity boards to the exterior of the building.

**Case Officer:** Hannah Ryan  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society considers that the fascia and hanging signs would harm the character and amenity of the Conservation Area if they were illuminated as proposed. Non-illuminated signs of the same design would be acceptable.

## Application Summary

**Address:** Tesco Express North Street Bedminster Bristol BS3 1HA  
Re-branding of existing signage to include re-painting of existing fascia signage, new window graphics, new hanging / "bus stop" signage and new ATM surround.

**Proposal:**

**Case Officer:** Conrad Rodzaj  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society objects strongly to the large expanse of window graphics on both the front and side elevations. Their size would have a harmful impact on the amenity of the street scene which would be better served by visibility of activity within the shop.

## Application Summary

**Address:** Units 4, 5A And 5B Clifton Down Station Whiteladies Road Bristol BS8 2PH

**Proposal:** Proposed display of 4x internally illuminated fascias (text only to illuminate), and window signage.

**Case Officer:** David Macfadyen

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne

**Email:** johnpayne997@btinternet.com

**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society objects strongly to the proposed array of signage. The internal illumination, size and height of some of the proposed signs are totally inappropriate in a conservation area and would be harmful to it.

## Application Summary

**Address:** Bristol Street Motors Avon Meads Bristol BS4 3BD  
Internally illuminated and non-illuminated signage - 2 x fascia signs, 2 x entrance gates, 1 x double sided pylon, 1 x freestanding directional sign, 1 set of 3m high flags.

**Proposal:**

**Case Officer:** Conrad Rodzaj  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society objects, in particular, to the high level, large, internally illuminated fascia signs and the two largest other signs. Even in a commercial area, these signs are unnecessarily large. They would have a harmful impact on the appearance of the area and could be prejudicial to the safety of road users on this busy road and roundabout.

## Application Summary

**Address:** 50 - 58 The Horsefair Bristol BS1 3JQ  
**Proposal:** Internally illuminated and non-illuminated shop signage.  
**Case Officer:** Kayna Tregay  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society considers the proposed signage, because of its height above ground level, size, and quantity, to be excessive and harmful even in this commercial area. A much more modest array with less internal illumination would be more acceptable.

## Application Summary

**Address:** Redland High School Redland Court Road Bristol BS6 7EF

**Proposal:** Residential conversion, including limited demolition and new build development, to form 43 new dwellings associated car and cycle parking and refuse storage. Internal and external refurbishment to all retained buildings.

**Case Officer:** Angelo Calabrese  
[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

**Stance:** Customer made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society shares and supports the views of RCAS.