

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 5 SEPTEMBER 2016.

### 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 made the following comments at the PRE-APP stage.

The Society's response to a planning enquiry to build 21 flats at 50/51 Cumberland Road 16/01314/PREAPP

23rd May 2016

The Society supports the development of this site to provide new homes. Unfortunately, the Society cannot support this proposal, which would overdevelop the site.

Height and mass

The Society does not support the increased height and mass of this proposal, which extend beyond those of the expired permission 06/05381/F. This is an important site with prominent elevations that face the Harbour to the north and Cumberland Road to the south. If permitted, the height of the scheme would exceed and project above the roofs of the Quays to the west and Phase 1 of Wapping Wharf to the east. The eruption of height of this narrow frontage, which is closely constricted by the neighbouring developments, would harm the appearance of the new urbanisation of the area. The new panorama unfolding on the south side of the harbour is a pleasing vista of pitched roof buildings that reflect the area's maritime and industrial history. The height of the scheme should not exceed the dimensions of the expired permission. The Society notes that applicant of the expired permission reduced

the height of the former scheme before the Council granted the expired permission.

The design

This is another development of small flats; the Society questions whether the mixture of size of the new housing units meets with the housing needs of the area. In the Society's view this development should offer a greater mix of accommodation. Similarly, the Society questions the quantity of car parking proposed for this city centre development, which appears to exceed the Council's parking policy. The wire outline shown on the applicant's elevations appears to indicate a flat roof. BCS21 requires developers to consider the roof as a fifth elevation. A flat roof would contrast unfavourably with the imaginative silhouette to Wapping Wharf Phase 1. The roof of this development should, in this prominent position contribute positively to the roofscape. A pitched roof would significantly increase the already unacceptable height of this block. The increase in the height and mass scheme is insensitive to the buildings on either side, in both height and profile.

The proposal has met few of the Society's concerns and so we object to the proposal for the reasons set out in the pre-app response above.

## Application Summary

**Address:** 6 Marsh Street City Centre Bristol BS1 4AX  
Development of the site for a three storey student accommodation block comprising 3 no flats, with ancillary cycle and refuse storage.

**Case Officer:** Charlotte Sangway

[Click for further information](#)

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## Comments Details

**Commenter Type:** Amenity - Residents Group

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

**Reasons for comment:**

**Comments:** Bristol Civic Society considers that this site, surrounded by tall buildings, is inappropriate for residential development of any sort. The lack of sunlight and amenity space would result in a poor living environment.

## Application Summary

**Address:** Kenham House Wilder Street Bristol BS2  
8PD

**Proposal:** Proposed two storey roof extension to  
provide 8 no. self contained flats.

**Case Officer:** Lewis Cook

[Click for further information](#)

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**Type:** Amenity - Residents Group

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

**Reasons for  
comment:**

**Comments:** Bristol Civic Society considers that the proposed additional two floors providing an additional eight units would over-intensify the use of this site bearing in mind that there would be no additional parking or amenity space. The Society considers that the visual impact of the two additional storeys together with the intensification of the use of the site would be harmful to the character of the Portland and Brunswick Square Conservation Area.

## Application Summary

**Address:** 35 - 38 High Street City Centre Bristol BS1  
2AW

**Proposal:** 1 Fascia sign and 1 Hanging sign, 2no.  
menu boxes (internally illuminated), acrylic  
lettering to glass (non illuminated)

**Case Officer:** Amy Prendergast

[Click for further information](#)

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**Type:** Amenity - Residents Group

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

**Reasons for  
comment:**

**Comments:** Bristol Civic Society objects to the proposed  
internally illuminated hanging sign  
particularly the LED lit arrow. This sign  
would be harmful to the amenity of the City  
and Queen Square Conservation Area.

## Application Summary

**Address:** 38 Princess Victoria Street Bristol BS8 4BZ  
Proposed change of use of Lower 2 floors

**Proposal:** from A1 to residential 3 bedroom flat Use class C3 and associated external alterations.

**Case Officer:** Amy Prendergast

[Click for further information](#)

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

### Reasons for comment:

**Comments:** Bristol Civic Society is concerned that the lack of natural light in the basement, depending on limited amounts of borrowed light, would result in a poor living environment. The loss of retail use is regrettable. If retail is unviable, however, the front ground floor elevation should better reflect the architectural style of the upper floors. As it stands, the Society considers that the proposal would neither preserve nor enhance the character of the Conservation Area.

## Application Summary

**Address:** Land To Front Of 25 St Augustines Parade  
Bristol BS1 4UL  
BT Payphone Kiosk with combined internally illuminated advertising. One side will display a BT payphone and the reverse side will hold a scrolling advertising panel which can display static or scrolling advertising posters

**Proposal:**

**Case Officer:** Thomas Wilkinson

[Click for further information](#)

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**Commenter Type:** Amenity - Residents Group  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society objects to the proposed internally illuminated advertising panel, which can display static or scrolling advertisements, on the phone kiosk. It would be harmful to the amenity of the College Green Conservation Area. The Society feels that if the nearby traditional red phone box is operational, the proposed kiosk would be unnecessary.

## Application Summary

**Address:** 11 Canford Lane Bristol BS9 3DE

**Proposal:** 1 no. internally illuminated fascia sign; 1 no. Internally illuminated projecting roundel sign; 1 no. non illuminated branch nameplate

**Case Officer:** Nicos Taylor

[Click for further information](#)

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## 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 internally illuminated projecting sign. It would be harmful to the amenity of the Conservation Area.



## Application Summary

**Address:** 1 Colston Avenue Bristol BS1 4UB

**Proposal:** Application for consent to display 3no internally illuminated fascia signs.

**Case Officer:** Thomas Wilkinson

[Click for further information](#)

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## Comments Details

**Commenter Type:** Amenity - Residents Group

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

### Reasons for comment:

**Comments:** Bristol Civic Society objects to the high level fascia sign located 5.8m above ground level and the logo sign to the Colston Avenue elevation shown as 5 metres square on the proposed elevations. The Society considers that these signs would be harmful to the amenity of the College Green Conservation Area.

## Application Summary

**Address:** 335 - 337 Gloucester Road Bishopston  
Bristol BS7 8PE

**Proposal:** 2 x illuminated fascia logo only, 2 x non-illuminated fascias, 1 x internally illuminated projector, 1 x internally illuminated logo, 9 x non-illuminated wall mounted aluminium panels, 4 x non-illuminated post mounted aluminium panels, 3 x non-illuminated wall mounted vinyls, 6 x non-illuminated post mounted vinyls, 1 x non-illuminated pole mounted projector.

**Case Officer:** Rory Hillman

[Click for further information](#)

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

### Reasons for comment:

**Comments:** Bristol Civic Society objects to the high level, internally illuminated sign located 6m above street level. The remaining signage is adequate to locate and identify the premises. The high level sign would be harmful to the amenity of the neighbouring area.

## Application Summary

**Address:** Land Adjacent To 2 Little Caroline Place  
Bristol

**Proposal:** Proposed terrace of 4 no. dwellings.

**Case Officer:** Susannah Pettit

[Click for further information](#)

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

### Reasons for comment:

**Comments:** Bristol Civic Society considers the proposal to be an over development of the site. A development comprising 2 or perhaps 3 dwellings no higher than two storeys would be more compatible with the surroundings. The garages in the front elevations of the three larger dwellings would be an unappealing feature of the street scene. A development of fewer dwellings could allow for some off-street parking space. As it stands, the proposal would be harmful to the amenity of the Clifton Conservation Area.

## Application Summary

**Address:** 3 Quakers Friars Bristol BS1 3BU

**Proposal:** Advertisements proposed consist of a combination of fascia signs, canopies and high level signage. |cr|The fascia signs are lit with exposed neon illumination. These are to be mounted to the existing building facade and to a fascia assembly over the main entrance. |cr|The high level signage proposed consists of internally lit panels with a halo illuminated edge detail in both projecting and flat panel format. |cr|Canopies proposed are to be non retractable metal construction mounted over the shopfront assemblies.

**Case Officer:** Thomas Wilkinson

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### Reasons for comment:

**Comments:** Bristol Civic Society considers the proposed signage to be excessive and harmful to the setting of the Grade II\* Listed Building. In particular, the Society objects to the high level (7.23m above ground level) internally illuminated sign A on the south elevation, the neon-lit pizza and pasta signs also on the south elevation and to the projecting sign F on the west elevation.

## Application Summary

**Address:** 323 Gloucester Road Bishopston Bristol BS7 8PE

**Proposal:** 2 No Externally illuminated sets of letters, 1 No Externally illuminated post sign, 2 No Internally illuminated display cases, 1 No Non illuminated area of signwriting.

**Case Officer:** Kayna Tregay

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

### Reasons for comment:

**Comments:** Bristol Civic Society considers that the large internally illuminated sign proposed for the perimeter railings would be harmful to the amenity of the neighbourhood and potentially distracting to passing drivers.

## Application Summary

**Address:** J Sainsbury Plc Bloomfield Road Link Bristol  
BS4 3BD

**Proposal:** Replacement advertisements and totem  
signs.

**Case Officer:** Stacey Hartrey

[Click for further information](#)

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Application

### Reasons for comment:

**Comments:** Bristol Civic Society considers the  
additional high level "Argos" sign would  
increase the impact of high level signage to  
the detriment of the amenity of the area.

## Application Summary

**Address:** 3-8 Redcliffe Parade West Bristol

**Proposal:** Wrap style advertisement to wrap around the scaffolding erected around the application site.

**Case Officer:** Amy Prendergast

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

### Reasons for comment:

**Comments:** Bristol Civic Society considers the proposed advertisement is most inappropriate for this prominent location even for a short period. It would harm views towards and the appearance of the Listed Buildings. In addition, it would be harmful to the amenity of the Redcliffe Conservation Area.