

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 7 AUGUST 2017.

Application Summary

Address: Wilder House Wilder Street Bristol BS2 8PH
Proposed extensions at ground floor level and roof top extension including roof terrace to provide 8 self-contained flats. Replacement windows and over cladding of whole building. Provision of refuse storage and cycle parking.

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society does not object in principle to the proposal. The Society is, however, concerned that the additional units will exacerbate the paucity of amenity space provided bearing in Mind that the building would accommodate 42 residential units. The solid white wall at ground level seems an incongruous feature and is very likely to attract graffiti. Neither of these points would contribute to the preservation or enhancement of the Conservation Area.

Application Summary

Address: 47 Bedminster Down Road Bristol BS13 7AB
Demolition of existing buildings. Erection of three
Proposal: storey mixed use development comprising retail units
(Class A1) and 5 residential flats (Class C3).
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

Committer
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to this proposal although it does not object in principle to the proposed uses. A more modest proposal limited to two floors would be of a scale appropriate to its surroundings and would be more respectful of views across this site from neighbouring residences. The flats in the north east point of the building would be quite small and the Society wonders if they would provide an adequate living environment for occupants.

Application Summary

Address: Land At St Anne's Road St Annes Road St Annes Bristol
Replacement of existing 1no illuminated 48 sheet

Proposal: advertising display with 1no illuminated 48 sheet digital
LED advertisement.

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 objects strongly to the proposed LED advertising screen. Because of the intense, far reaching character of the light emitted from such screens, it would harm the character of the Avon Valley Conservation Area. It would also have a harmful impact on the amenity of neighbouring houses. Finally, the intensification of the light from the proposed screen would be distracting to road users on this roundabout and be prejudicial to their safety. Changing or moving images would exacerbate this impact.

Application Summary

Address: 111 Whiteladies Road Bristol BS8 2PB
Proposal: Erection of a two storey extension to the rear of the property to create a 2no. bedroom dwelling
Case Officer: Patrick Boxwell
[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 application to be an over-development of the site. It would occupy much of the undeveloped space at the rear of the property, leaving a very small amount of amenity space for the increased number of residential units. Were the Council to consider granting permission, it would be necessary to resolve the issue of locating waste bins. As it stands the proposal would neither preserve nor enhance the character of the Conservation Area.

Application Summary

Address: 23 - 25 Baldwin Street Bristol BS1 1NA
Removal of the existing fascia sign and installation of a new fascia sign. Replacement of the existing awning's fabrics and installation of a new fascia sign - halo illuminated.

Proposal:

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 objects, in particular, to the proposed illuminated fascia sign. This would extend across the entire frontage of these two unlisted buildings of merit. The projecting sign, although not illuminated, would be large at 0.75 metres square. Taken together, the proposed signage would be harmful to the amenity and character of the Conservation Area and the amenity of the street scene.

Application Summary

Address: 2 Newbridge Road Bristol BS4 4DH
Proposal: Replacement of a 48-sheet advertising display with an illuminated 48-sheet digital advertising display.
Case Officer: Tamsin Sealy
[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 digital screen. Because of the increased brilliance of light emitted, it would intensify the adverse impact of the existing advertisement screen which is rather clumsily positioned so that it protrudes beyond the frontage of the host building. The location is at a complex road junction and the intensification of light, particularly if the images change or move, would increase the likelihood of road users being distracted thus prejudicing their safety.

Application Summary

Address: Hampton Lane Garage Hampton Lane Bristol BS6 6LE
Outline planning application for re-development of
Proposal: single storey vehicle repair garage to consist of office
with 6no flats above, (with access, landscaping, layout
and scale to be considered).
Case Officer: No case officer assigned
[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 objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects strongly to the proposed development. Its scale is insufficiently subservient to the Listed Building and it would also be over dominant compared with its neighbours in Hampton Lane to the detriment of the street scene. The introduction of six flats plus an office is far too intensive for a plot with little amenity space. The Society considers that the proposal would, therefore, be harmful to the appearance and setting of the Listed Building and to the character of the Conservation Area.

Application Summary

Address: 147-149 Gloucester Road Bishopston Bristol BS7 8BA
Substantial demolition of existing buildings and

Proposal: construction of mixed Use Class A1 retail use and sui generis residential units for students, with associated refuse and cycle storage.

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society is not opposed in principle to a predominantly residential proposal for this site. The Society considers, however, that a scheme providing 58 bedrooms is over-intensive for the site. Any additional traffic movements across the pavement at this point would increase the conflict with pedestrians. A more modest proposal could be acceptable.

Application Summary

Address: 64 Park Street City Centre Bristol BS1 5JN
Extension and change of use to create 12no. cluster
Proposal: student apartments above existing use class A3/A4 unit
with associated works.
Case Officer: Anna Schroeder
[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 to the proposed extensions or residential use of the floorspace. However, the Society is concerned that the proposed cluster flats would represent an over-intensive use of the site. The Society also questions whether bespoke student accommodation in and around Park Street is becoming over-concentrated. A residential use comprising conventional flatted accommodation could be acceptable.

Application Summary

Address: 46 Hampton Park Bristol BS6 6LJ
Part change of use from Use Class C3 dwelling to a mixed development comprising a Use Class C3 dwelling and serviced apartments (Use Class C1), second floor extension, altered access and associated external alterations.

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 use of these premises in part for serviced apartments would be inappropriate. It would intensify the use of the site and possibly lead to more overlooking of neighbouring properties and harmful impacts from noise disturbance. The proposal would neither preserve nor enhance the character of the conservation area.

Application Summary

Address: 8 Belvedere Road Bristol BS6 7JG
Proposal: Variation of condition No. 1 for planning permission
08/02673/F - Replacement drawings.
Case Officer: Tom Watson
[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 is concerned that the proposed variation would extend the ground floor footprint of the combined premises to the extent that there would be virtually no space left for conventional garden use. This would over-intensify the use of the site and harm the character of the Conservation Area, possibly making it harder for these premises to revert to standard residential use at a future date. It would also leave very little amenity space for the premises.