

COMMENTS SENT TO BCC FOLLOWING PAG MEETING ON 12 DECEMBER 2016.

*13/06311/X - Application for variation of conditions 1 and 6 for planning permission
13/01140/X (Use of land off Ladies Mile for Zoo parking)*

I'm still working on our representations on this and will circulate them in due course.

Application Summary

Address: Stoke Lodge Playing Field Shirehampton
Road Bristol BS9 1BN

Proposal: New perimeter fence to playing fields.

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

Committer Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposed fence. Its height and distance would be harmful to the character and appearance of Stoke Lodge Playing Fields. It would also have a harmful impact on the use of the area for recreation when it was not being used by the school. If a fence is considered acceptable at all, Bristol Civic Society considers that it should be considerably lower than that proposed and that it should enclose a smaller area of the open space. These comments were agreed before the recent meeting of the Public Rights of Way and Greens Committee. The Society welcomes the decision of that Committee to approve the status of this open space as a Town and Village Green.

Application Summary

Address: Court House Tailors Court Bristol BS1 2EY
Conversion from 9 serviced residential units to 1no 6-bed room dwelling and 1no 4-bedroom dwelling, together with refuse storage and associated works.

Case Officer: Susannah Pettit

[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 welcomes the improvement to the appearance of Tailors Court that should result from this proposal. The Society has some concerns, however. Firstly, the proposed fenestration appears to be inconsistent with the character and appearance of the Listed Building and we ask the Council to ensure that appropriate fenestration is approved. Secondly, the Society notes that two car parking places are proposed and we wonder if any are necessary bearing in mind the very central location of Tailors Court. The character of the Court would benefit from a vehicle free environment.

Application Summary

Address: 11 - 13 Queens Road Clifton Bristol BS8 1QE

Proposal: 1 fascia sign & 1 projecting sign.

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 objects to the proposed fascia sign. The Society considers that there would be less harm to the character of the Park Street and Brandon Hill Conservation area if the lettering were halo lit. The Society does not object to the proposed projecting sign.

Application Summary

Address: Gloucester Mansions Claremont Road Bristol
BS7 8AH

Proposal: Change of timber framed windows to Upvc
double glazed windows.

Case Officer: Nick McCamphill

[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 change from timber framed windows to Upvc double glazed windows because of the harmful impact this would have upon the appearance of the building and the character of the Conservation Area. The Society fully endorses the comments of the Council's Urban Design and Conservation Team.

Application Summary

Address: 193 Coldharbour Road Bristol BS6 7SX
Proposed single storey rear/side extension and double storey rear/side extension, plus rear dormer roof extension and increase current number of bedsit units to seven.

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 to the proposed development. Visually, the extension would result in a vertically and horizontally extended flank wall. This would be extremely prominent on this corner site and out of character with neighbouring properties thus harming the overall amenity of the locality. The proposal would increase overlooking of neighbouring gardens from the upper floors as bed sitting rooms effectively become living rooms. The proposal would be an over intensification of the use of the site potentially increasing demand for on street parking and increasing the possibility of noise disturbance and problems arising from waste management.

Application Summary

Address: Advertising Board Near Mardon Road Bristol
BS4 4AA

Proposal: Replacement of externally illuminated 48-sheet advertising display with 48-sheet digital display.

Case Officer: Stacey Hartrey

[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. The intense, far reaching nature of LED lighting would have a harmful effect on the amenity of nearby dwellings and the character of the area. The location is at a fairly complex road junction and the Society considers that the proposed digital screen could prejudice the safety of road users.

Application Summary

Address: 200 Coronation Road Bristol BS3 1RQ

Proposal: Change of use from 6-bed HMO (Use Class C4) to 8-bed HMO (sui generis).

Case Officer: Kevin Morley

[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 change of use. It would result in an over intensification of the use of the premises potentially increasing noise disturbance for neighbours, problems with waste management and demand for on street parking. Some of the rooms proposed appear to be quite small and the Society wonders whether the resulting living environment would be satisfactory. There would also be increased overlooking of neighbouring properties from the upper floors as rooms in HMOs are effectively living rooms.

Application Summary

Address: 470 Gloucester Road Horfield Bristol BS7 8TX
Proposal: Change of use from dwelling house to 7 person house of multiple occupation, together with single storey rear extension.
Case Officer: Tessa Connolly
[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 would be an over intensification of the use of the property increasing the potential for noise disturbance for neighbours, waste management problems and the demand for on street parking in the locality. One of the proposed ground floor bedrooms would only receive natural light from a sky light in a recessed corner of the room. The Society wonders if this , together with the intensity of use would result in a satisfactory living environment for future residents.

Application Summary

Address: Queen Victoria House Redland Hill Bristol
BS6 6US

Proposal: Various temporary development sales and
marketing signs (to be removed from site by
1st May 2018)

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 the proposed
array of advertisements. The excessive
degree of advertising would be harmful to
the character and amenity of the
neighbouring streets and to the
Conservation Area.

Application Summary

Address: 3 Cumberland Basin Road Bristol BS8 4QF

Proposal: Change of use from 6-bed HMO (C4) to 8-bed HMO (sui generis).

Case Officer: Shaun Fisher

[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 proposal would result in over intensive use of the property increasing the potential for noise disturbance for neighbours and the demand for on street parking in the area. Some of the proposed rooms are very small and the Society wonders if they would result in a satisfactory living environment for future residents. The proposal would neither preserve nor enhance the character of the Conservation Area.

Application Summary

Address: The Mall Public House 66 The Mall Bristol
BS8 4JG

Proposal: Erection of replacement illuminated and non
illuminated signs to the exterior of the
building.

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 the
illumination, albeit external, of signs 2a and
2b. These signs are located 9 metres above
ground level and the Society considers that
their illumination would be harmful to the
amenity of the Clifton Conservation Area.

Comments were submitted at 2:12 PM on 22 Dec 2016 from Mr John Payne.

Application Summary

Address: Land Off Ladies Mile Bristol

Proposal: Application of variation of conditions 1 and 6 for planning permission 13/01140/X.

Case Officer: Paul Chick

[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 consistently opposed the use of land off Ladies Mile as an overflow car park for the Zoo. This use is inappropriate in terms of land use policies. It has harmful impacts. It discourages the quest for a long term sustainable solution to the problems raised by visitors to the Zoo arriving by car. In terms of adopted planning policies, the proposal is contrary, in particular, to:
BCS 9 Green Infrastructure
BCS 22 Conservation of the Historic Environment
DM17 Development involving Existing Green Infrastructure.
The site is also located in the Downs Conservation Area which the proposal would neither preserve nor enhance. Although it is not a planning policy, the dedication of the Downs to the people of Bristol as a place of recreation must not be forgotten and the policies outlined above must be used to uphold that purpose.
The proposed extension of the use of this site as an overflow car park would continue to have a number of

harmful impacts. Even though the Zoo's Vegetation Survey states that the site could recover from damage caused by the car park, there is indisputable short term wear and tear on the grass in the area used by the car park. The presence of 600 cars on the site spoils the open nature of the Downs and views across them. The cars and the taped boundary surrounding the site are impediments to free roaming and remove the area from recreational use. The taped off area discourages use of the site even when it is not in use for parking.

The daily influx of cars to the Zoo, particularly in the summer, is too much for the road network to absorb without congestion. This spreads into Ladies Mile when that car park is being used. The extension of the time limit for road side parking on the Downs means that the roads on the Downs can also be used to accommodate visitors to the Zoo. Whilst this may have enabled the Zoo to reduce the number of days that it wishes to use the application site, it means that there are less spaces available for those who wish to park on the Downs for recreational purposes. This impact is most likely to be felt on public holidays and fine summer days.

The Society feels, therefore, that use of this land for car parking is not solving the problems caused by car trips to the Zoo. It is just spreading them around and deferring a proper solution. Until there are concerted efforts to reduce private car trips, these harmful impacts will continue. We contend that the Zoo will not have the incentive to find a sustainable solution for as long as it can use the Downs as an overflow car park.

In conclusion, the present approach to managing parking for Zoo visitors clearly isn't working:

It is having a harmful impact on the character and amenity of the Downs;

It militates against Bristol residents finding parking spaces on the Downs for recreational purposes;

It is damaging the surface of the area that the Zoo uses for parking;

It causes congestion;

It is not even meeting demand for Zoo parking at peak times.

Car parking on the Downs is also not compliant with adopted planning policies. The Zoo must find an alternative, more effective, approach for managing the transport of its visitors that is not harmful to the Downs and does not inhibit their use by people not visiting the Zoo. Bristol Civic Society, therefore, urges the Council to refuse this application so that a more sustainable approach can be developed.

