

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 18 JULY 2016.

### Application Summary

**Address:** 11 - 13 Queens Road Clifton Bristol BS8 1QE  
Application for the change of use from A1 to  
**Proposal:** A1/A3 (including an area of seating on the  
highway)  
**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 fully supports Clifton and Hotwells Improvement Society's objections to this application. In particular, the Society objects to the loss of retail space in this shopping area and further concentration of cafe use. These developments would neither preserve nor enhance the character of the Conservation Area.

## Application Summary

**Address:** 80-84 Gloucester Road Bishopston Bristol  
BS7 8BN

**Proposal:** Installation of new, externally illuminated fascia sign and an internally illuminated, projecting sign to front elevation.

**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 that the proposed internally illuminated projecting sign is unnecessarily large. It would be 600mm square and would hang 100mm away from the fascia. A smaller sign could be less harmful to the amenity of the area. The Society does not object to the proposed fascia.

## Application Summary

**Address:** 349-353 Gloucester Road Horfield Bristol  
BS7 8TG

**Proposal:** Proposed change of use to A4 including  
internal alterations, new M & E equipment  
and kitechn extract.

**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 does not object to the  
proposed change of use. However, the  
Society considers that the application, as it  
stands, should be refused as the proposed  
ventilation arrangements and hours of  
opening would be harmful to the amenity of  
neighbouring residents.

## Application Summary

**Address:** Lidl Sheene Road Bristol BS3 4EG  
**Proposal:** 7.5m Totem sign to replace existing damaged flag pole sign in place.

**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 proposed totem sign would harm the amenity of surrounding residents including those in the retirement home. Should the council be minded to approve the proposal,, the Society suggests that illumination of the totem should be restricted to the hours of opening of the store.

## Application Summary

**Address:** 26 - 28 St Nicholas Street Bristol BS1 1UB  
Application for consent to display 1 set of high level text non illuminated on St Nicholas St elevation - to replace existing. 1 set of low level text non illuminated on St Nicholas St elevation - to replace existing. 1 vertical set of text internally illuminated on St Nicholas St elevation - to replace existing.

**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 signage. It increases the size and number of signs at fascia and high level. The existing sign on the entrance from Corn Street is much more compatible with the character of the street and, in particular, the cast iron work in the entrance. The proposals would harm the amenity and character of the Conservation Area which would be better protected by the retention of the existing signage.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Proposed new shopfront and signage and redecoration of existing shopfront.

**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 made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society supports this non-recessed option for the shop front. It is more compatible with the character of the Conservation Area.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Proposed new shopfront, including formation of outdoor seating area, new signage and redecoration of existing shopfront.

**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 to the proposed recessed shop front. It would be out of character with neighbouring premises and would neither preserve nor enhance the character of the Conservation Area. The Society supports the non-recessed option.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Proposed new shopfront, including formation of outdoor seating area, new signage and redecoration of existing shopfront.

**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 to the proposed recessed shop front. It would be out of character with neighbouring premises and would neither preserve nor enhance the character of the Conservation Area. The Society supports the non-recessed option.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Installation of brand lettering to existing panelling and steel beam (2 'neon signs' and 1 painted lettering sign) and installation of projecting sign to front elevation.

**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 to the proposed internally illuminated neon signs and the proposed internally illuminated projecting sign. These would be harmful to the amenity of the Conservation Area and a more modest solution should be sought.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Installation of brand lettering to existing panelling and steel beam (2 'neon signs' and 1 painted lettering sign) and installation of projecting sign to front elevation.

**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 to the proposed internally illuminated neon signs and the externally illuminated projecting sign. They would be harmful to the amenity of the Conservation Area.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP  
**Proposal:** Installation of brand lettering to existing panelling and steel beam (2 'neon signs' and 1 painted lettering sign) and installation of projecting sign to front elevation.

**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 to the proposed internally illuminated neon signs and the externally illuminated hanging sign. They would be harmful to the amenity of the Conservation Area.

## Application Summary

**Address:** Bristol Royal Infirmary Hospital Marlborough  
Street City Centre Bristol BS2 8HW

**Proposal:** Halo illuminated parapet level lettering to  
Queen's Building facade.

**Case Officer:** Charlotte Sangway

[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 illumination of this high level signage. The Society considers that high level signage is unnecessary for identifying and locating premises and objected to this lettering in the first instance. If the signage is illuminated, it will have a harmful impact on the amenity of the neighbourhood and on night time views in the city.

## Application Summary

**Address:** The White Hart Hotel 181 Whitehall Road  
Bristol BS5 9BJ

**Proposal:** Proposed change of use and extension of the existing pub building to create 6 new houses and construction of a new terrace of 5 new houses and a pair of semi detached houses. (Major Application)

**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

**Commenter Type:** Amenity - Residents Group

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

### Reasons for comment:

**Comments:** Bristol Civic Society does not object to the principle of residential use on this site. However, the Society considers that the inclusion of the two dwellings at the rear represents an over development of the site. In our view, a better quality of development, with larger gardens for each house and easier parking arrangements could be achieved without these two dwellings. The Society welcomes the improvement to the Whitehall Road frontage which would result from the proposal.

## Application Summary

**Address:** 420 - 422 Stapleton Road Easton Bristol  
BS5 6NQ

**Proposal:** Proposed removal of the existing advertising and replacement with one free standing digital advertising board (5m x 7.5m and one wall mounted digital advertising board (14m x 3.5m) with associated logo boxes.

**Case Officer:** Stuart Langer

[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 digitally illuminated signs. Their height from ground level ranges from 5.0m to 6.7m. one sign is 3.2m by 4.8m and another is 7.2m by 4.8m. These are large scale, high level signs which, because they are digitally illuminated, will create intense, far reaching light. They will be harmful to the amenity of the area. The Society is in no position to challenge the view of the Highway Agency regarding the impact on road safety. If the Council should be minded to approve the application, however, the Agency's proposed conditions must be attached to the permission and enforced. The Society, however, seeks a refusal of the application on the grounds of the harm to the amenity of the area that would result from permission.

## Application Summary

**Address:** Dom's Coffee House 23 - 25 St Augustines  
Parade Bristol BS1 4UL

**Proposal:** External signage, hanging sign and shield  
illumination

**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 signage. The height from ground level, dimensions and illumination details are absent from the application form but the signs, particularly the fascia sign, appear to be large and illuminated. This would be harmful to the amenity of the Conservation Area. A more subtle approach is required.

## Application Summary

**Address:** 10A Whiteladies Road Bristol BS8 1PD

**Proposal:** 1 x internally illuminated fascia sign and 1 x externally illuminated car park sign.

**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 objects strongly to the proposed inIts height above ground level (6m) and its dimensions alone (2.5m x 3.8m) would have a harmful impact on the Conservation Areas particularly in view of the prominence of the location. This would be exacerbated by the internal illumination.

**Comment sent before PAG meeting.**

### **Application Summary**

**Address:** Land To The East Of Wesley College  
Westbury-on-Trym Bristol

**Proposal:** Proposed construction of four new residential dwellings with associated access and landscaping.

**Case Officer:** Andrew Cross

[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 maintains the objections it made on 10 December and 17 February to the proposed residential development of this site. The latest revisions do not change the Society's objections in principle to the development which would threaten the separation of residential development in this area, would be harmful to the character of the Conservation Area and could prejudice the longer term utility of this open area in providing a green link between major development in Filton and Blaise Castle.



