

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 19 MARCH 2018.

Pre-app consultation on Wyevale nursery site.

The following response was suggested.

"The Society considers that it is premature for the Council to consider this application until the Review of the Local Plan is completed and adopted. Policy CDS9 in the Review proposes that the site is removed from the Green Belt, that the Park and Ride moves to the garden centre site and that the remainder, save for the allotments, is used for residential development. If this policy is adopted, the Wyevale Garden Centre site will not be available for the uses proposed. If the application is considered in the context of the current Green Belt designation, the proposed intensification of commercial development on the site would be unacceptable."

Application Summary

Address: Mcdonalds Emery Road Bristol BS4 5PF
Existing freestanding sign and appendage to be raised
Proposal: in height on a new 10M Pole. New 'Play Land'
Appendage to be installed.
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 to the proposed intensification of advertising that would result from this proposal. Raising the height of the top of the totem to 12m plus the addition of a new internally illuminated sign will be harmful to the amenity of the neighbourhood. The proposed signage is close to a busy junction complicated by the presence of local schools, many of whose pupils cross the road there. It could, therefore, have an adverse impact on the safety of road users.
The draft Review of the Council's Local Plan raises concerns about the presence of fast food outlets close to schools. If the Council's planning policies in respect of these matters are changing, the Society suggests strongly that, should the Council grant permission for this signage, the period of permission should be for 3 or 5 years and not the 10 years requested.

Application Summary

Address: Eastgate Centre Eastgate Road Bristol
Outline Planning Application for the demolition of an existing Class A3 / A5 drive-thru restaurant and erection of new Class A1 retail unit, two Class A1 / A3 / A5 pod units and a replacement Class A3 / A5 drive-thru restaurant. Access, Layout and Landscaping sought for approval. (Major Application)

Proposal:

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 objected to the earlier proposal for this site ref. 17/01580/P. Although there has been some reduction in the proposed net additional floorspace, the reasons for that objection are the same as the Society's reasons for objecting to this proposal and they are copied below for ease of reference.

"Bristol Civic Society objects strongly to the proposal. In the Society's view it would be harmful to the successful functioning of the city centre shopping area to permit an expansion in retail floorspace of this magnitude at Eastgate. There are significant vacancies in Broadmead and Galleries and the proposal would also be inconsistent with the possible redevelopment of the Callowhill site. It is important that the City Centre shopping offer is encouraged to consolidate and improve so that it is an effective counter attraction to Cribbs Causeway. We note that the retail analyst commissioned by the Council considers that the proposal would not satisfy the Council's planning policies for retail development. Retail development comprising 15,000 sq. ft. in addition to the replacement drive through would also generate a lot of extra road traffic. The nearby junction with the M32 is already congested at peak times and this would be exacerbated by the proposal. Inevitably, there would also be additional traffic on the neighbouring residential streets which would harm the amenity of these areas and reduce air quality."

Application Summary

Address: 31-45 Lower Ashley Road St Pauls Bristol BS2 9PZ
Demolition of existing building and proposed
Proposal: construction of 78-bed student accommodation with
ancillary facilities.
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 supports the views of the St Pauls Planning Group. In addition the Society considers that this is the wrong location for student accommodation on this scale. It is not convenient for the city's university's, public transport availability is poor and there is a concentration of student accommodation developing in the St Pauls/Stokes Croft area. This could reduce the diversity of the residential offer in the area, a phenomenon that the Review of the City's Local Plan is wishing to address. The local need for accommodation is considered to be for two and three bed flats and houses which this proposal would not satisfy at all.

Application Summary

Address: Eagle House Colston Avenue Bristol BS1 1EN
Proposal: Rooftop extension (including plant room) for office (B1) use.
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 fully supports the submission of Historic England and has nothing to add.

Application Summary

Address: 111 Whiteladies Road Bristol BS8 2PB
Proposal: Erection of a single storey extension to the rear of the existing building to create new 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 made comments neither objecting to or supporting the Planning Application
Reasons for comment:
Comments: Bristol Civic Society urges the Council to ensure that any permission is subject to proper provision being made for refuse and recycling bins and boxes to avoid clutter on Whiteladies Road which would be harmful to the character of the Conservation Area.

Application Summary

Address: 102 Gloucester Road Bishopston Bristol BS7 8BN
Proposal: Convert shipping container into juice/wrap/sandwich serving bar.
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 objects strongly to this proposal. A converted container would exacerbate the harm to the appearance of the former Methodist chapel already caused by excessive advertising. The proposed use is likely to increase the deposit of litter in the vicinity. It would in no way preserve or enhance the character of the conservation area and would be harmful to it.

Application Summary

Address: 47A Zetland Road Bristol BS6 7AJ
Outline application - Removal of light industrial accommodation and erection of two residential blocks containing nine flats, (with access, appearance, layout and scale to be considered).

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

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. The provision of 9 dwellings would represent an over development of the site leaving little amenity space. The three storey block B would be particularly harmful. It would give rise to overlooking of neighbouring gardens and would be completely out of character with the predominant style of properties in this part of the Conservation Area. The provision of three parking places fronting Zetland Road would create a conflict with pedestrians. The preponderance of one bed accommodation is again out of character with the prevailing size of homes in this area. The Society would welcome a residential development of this site which was consistent with the building line and prevailing height and style of houses in Zetland Road. The area to the rear should be left to amenity space.

Application Summary

Address: Walkabout Inn 40 Corn Street Bristol BS1 1HQ
1x set of halo illuminated WALAKABOUT text - to be re-positioned from right hand side fascia to left. 1x set of halo illuminated FELSONS text - to fascia. 1x small sign over entrance internally illuminated.

Proposal:

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 to the proposal. In particular it seems excessive to have two fascia signs. This would harm the appearance of the Listed Building and the character of the Conservation Area. The Society suggests that the lower sign over the door, a light box, is not permitted.

Application Summary

Address: Unit 7 Montpelier Central Station Road Montpelier
Bristol BS6 5EE

Proposal: 3no. internally illuminated box signs and 1no. fascia
sign running above entrance doors.

Case Officer: Sophie Clark

[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 is at a high level, particularly, the sign at 5.5m in the gable end. It would also be internally illuminated. In both respects, these signs would be harmful to the appearance of the conservation area.