

Comments sent to BCC following the PAG meeting on 20 February 2017.

Application Summary

Address: 13-19 Vassall Court Straits Parade Bristol
BS16 2LE

Proposal: Redevelopment of site to provide three
storey building containing 35 x Student
Studio Apartments (Sui Generis Use)
containing 39 bedspaces, including change
of use of shop units 13-15 Straits Parade to
student accommodation (Major application)

Case Officer: Catherine Tyrer
[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. The proposed second floor would result in an over-intensification of the use of this site. A two storey development would better serve the character of the Conservation Area. The Society also considers that a better mix of residential units and tenancies should be provided to complement the residential character of the neighbourhood. If a permission for student accommodation is approved, the units provided should be flexible enough to revert to non-student residences if required at a later date.

Application Summary

Address: 9 Tredegar Road Bristol BS16 4BS
Application for a Certificate of Proposed Development - Change of use from Use Class C3 (dwellinghouse) to Use class C4 (HMO). |cr||cr|Conversion of a three bedroomed house into a five bedroomed HMO, over three floors. |cr||cr|Adding an extra bathroom to the 2nd floor, fire doors throughout, smoke detectors on each floor, heat detector in the kitchen, and safety lighting through all corridors.

Proposal:

Case Officer: Angelo Calabrese

[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 is concerned that the intensification of use that would result from the proposal would add to on-street parking demand. As the bedrooms would also be living rooms for their occupants, there is likely to be more over-looking of neighbouring premises, particularly from the first floor rear bedroom.

Application Summary

Address: Victoria Rooms Whiteladies Road Bristol BS8 2PY

Proposal: Two free standing tray signs - internally illuminated powdercoated black logo shape cut out of panel on two curved stone plinths.

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 strongly to the proposed signs. Their height, size and internal illumination would harm the setting of the Grade II* Listed host building and the character of the Clifton Conservation Area.

Application Summary

Address: At Bristol Anchor Road Bristol BS1 5DB

Proposal: Installation of an observation wheel.

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 neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society is concerned that there are no elevations included among the drawings. It is not, therefore, possible to take a view.

Application Summary

Address: West End Of The Cathedral Precinct College
Green City Centre Bristol BS1 5TJ

Proposal: Installation of temporary double classroom
and office portakabin for use by Cathedral
Primary School (Use Class D1) and
associated works

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 made comments neither objecting
to or supporting the Planning Application

**Reasons for
comment:**

Comments: Bristol Civic Society notes that the
development has already taken place. In
view of the sensitivity of this location,
planning permission must not be given for a
period exceeding the four months
requested.

Application Summary

Address: 28-36 Wilder Street Bristol BS2 8QS
Demolition of existing garage premises followed by construction of 3no. 3 bedroom, 4no. 2 bedroom and 2no. 1 bedroom dwellings and 255 square metres of employment space.

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 welcomes the inclusion of three bedroom units in the proposal. However, we wonder if they could be located at ground level to afford better external access as these units are more likely to be occupied by families.

Application Summary

Address: 135 Highridge Road Bishopsworth Bristol
BS13 8HT

Proposal: Construction of two storey 5 bed dwelling.

Case Officer: Angelo Calabrese

[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 first floor terrace and living room could cause overlooking problems for neighbouring dwellings.

Application Summary

Address: Land At St Johns Lane Site Adjacent To
South-east Corner Of Railway Bridge Bristol
BS3 5BE

Proposal: Replacement of an existing 48-sheet
advertising display with a 48-sheet LED
advertising 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 display. We do not regard it as a replacement as the sign would be 1 metre higher than the present sign and this, together with the LED illumination, would intensify its visual impact in terms of brightness and reach. This would particularly affect harmfully the amenity of residents living in St John's Lane and Clinton Road. The increased height of the sign would also obscure more of the vegetation behind it on the railway embankment. The Society also considers that the proposed sign would prejudice road safety. It would be located next to a narrow tunnel under the railway. The contrast between the subdued light of the tunnel and the LED sign would exacerbate the distraction it would cause. The site is also next to a junction. Its light is also likely to reach the roundabout junction of the B roads St John's Lane and Bedminster Road and cause distraction there. These roads are busy, particularly at peak times, and road users need to concentrate fully on the safety of themselves and others.

