

Comments sent to BCC following the PAG meeting on 5 October 2015.

## Application Summary

**Address:** 1 Lucky Lane Bristol BS3 1BD  
Outline planning application - 2 x residential dwellings comprising 1 x dwelling house and 2 x self-contained flats with landscaping reserved for future consideration.

**Proposal:**

**Case Officer:** Anna Penn

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Redland, Bristol, 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 proposal would result in a considerable over development of the site leaving little amenity space. It would increase the demand for on-street parking in its vicinity. We note that some of the first floor rooms would only have roof lights. The proposal would be harmful to the character of the Conservation Area and would result in a questionable living environment for its residents.

## Application Summary

**Address:** Land To The West Of Castlemead Lower  
Castle Street Bristol BS1 3AG

**Proposal:** Erection of a single sided free standing  
digital advertisement display unit  
measuring 3 metres by 6 metres.

**Case Officer:** Rob McGovern

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne

**Email:** johnpayne997@btinternet.com

**Address:** 53 Zetland Road, Redland, Bristol, 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 advertising screen, Measuring 6 metres by 3 metres, and emitting bright light that carries over long distances, the screen would harm the amenity of the area in stark contrast to the calm environment afforded by the adjacent Castle Park. It would also harm the setting of the Listed wall of the park. It would also harm the amenity of nearby residents as noted in another objection. In view of its size, brightness and possibly changing images, the proposal would be a potential distraction to road users, drivers, cyclists and pedestrians, in this busy location and, therefore, prejudicial to their safety. There is a reference to the Cabinet report seeking approval for the Council to use two of its sites for LED screens. The report notes clearly that the use of such sites would be subject to the necessary approvals which, as yet, have not been sought. The Society strongly urges the Council to refuse permission for this application.

## Application Summary

**Address:** 60 & 61 Coronation Road Bristol BS3 1AR

**Proposal:** Alteration to the front garden areas incorporating 1 No off street parking space.

**Case Officer:** No case officer assigned

[Click for further information](#)

## Customer Details

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## 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. The loss of a significant tree, the garden wall dividing two gardens and the hard surfacing of a considerable amount of the front garden areas together with car parking on the gardens would be harmful to the character of the Conservation Area. There are no elevations with which to assess the appearance of the revised garden pavement boundary.

## Application Summary

**Address:** 69 High Street Westbury Bristol BS9 3ED  
Retention of existing commercial unit for either A1, A2, A3 or A5 use together with single-storey rear extension and

**Proposal:** reconfiguration of flat above. and alterations to shopfront together with the construction of 4no. two-bedroom houses on land to the rear facing Westfield Road.

**Case Officer:** Kevin Morley

[Click for further information](#)

## Customer Details

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**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Redland, Bristol, 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 in principle to some increase in residential use on this site. However, the Society considers that this proposal would result in over development of the site with little amenity space and would exacerbate on-street parking demand nearby. It would neither preserve nor enhance the character of the Conservation Area. The Society has no objection to the commercial element of the application.

## Application Summary

**Address:** Brewers Fayre And Premier Inn Lewins  
Mead Bristol

**Proposal:** 2 No projecting signs to identify the  
businesses.

**Case Officer:** Thomas Wilkinson

[Click for further information](#)

## Customer Details

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**Address:** 53 Zetland Road, Redland, Bristol, 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 no objection to the  
Premier Inn sign. The Society considers,  
however, that the Brewers Fayre sign  
should be externally rather than internally  
illuminated in order to minimise harmful  
impact on the amenity of the surrounding  
area.

## Application Summary

**Address:** 1A Ambra Vale Bristol BS8 4RW  
**Proposal:** Proposed change of use of the ground floor car park and associated storage area to a student cluster flat (C4) together with associated external alterations.

**Case Officer:** Susannah Pettit

[Click for further information](#)

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**Address:** 53 Zetland Road, Redland, Bristol, 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. There would appear to be no natural lighting in the kitchen/dining area and the bedroom windows are very small. There is also a shared shower and toilet for four occupants. The Society considers that these factors would result in a poor living environment. The loss of parking space within the building together with a potential increase in demand for parking will have an adverse impact on the requirement for on-street parking. Neither the quality of the proposed residential unit nor the potential on-street parking would preserve or enhance the character of the Conservation Area.

## Application Summary

**Address:** Simplyhealth House Redland Hill Bristol  
BS6 6SH

**Proposal:** Internally illuminated fascia signs.

**Case Officer:** James Culshaw

[Click for further information](#)

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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. They are mounted high on the building - 26 metres and 6.3 metres - and measure 2 metres square and 1.5 metres square. In addition, they would be internally illuminated. The height size and internal illumination of the proposed adverts would be harmful to the character of the Conservation Area particularly in view of the close proximity of the Downs. This building is also at a busy road junction and the presence of these large, high and bright advertising signs could be distracting and prejudicial to the safety of road users.

## Application Summary

**Address:** 40-48 Midland Road Bristol BS2 0JY  
Proposed change of use of existing Builders Yard/Offices to residential use; demolition of office building, stores and flats; and construction of 21 no. flats, 10 no. dwellings and 3 no. studio workshops. (Major Application)

**Proposal:**

**Case Officer:** Charlotte Sangway  
[Click for further information](#)

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**Address:** 53 Zetland Road, Redland, Bristol, Bristol BS6 7AJ

## Comments Details

**Commenter Type:** Amenity - Residents Group

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

**Reasons for comment:**

**Comments:** Bristol Civic Society would welcome an appropriate residential development of this underused site. However, the Society considers that the proposal would be an over development of the site. Although private and public amenity space is shown in the plans, there would be very considerable pressure on the public area. The height of the buildings on Midland Road, particularly the five storey block at the junction with Midland Street seems excessive and incompatible with the height of neighbouring buildings especially those to the north. The height of the proposed accommodation on Jubilee Street is much more appropriate. A lower rise, less intensive proposal would be much more compatible with the site and its surroundings.



## Application Summary

**Address:** Advertising Right Junction Of Trinity Street  
West Street St Philips Bristol BS2 0BW

**Proposal:** Replacement of existing internally illuminated backlit 96 sheet advertising hoarding with internally illuminated digital 96 sheet advertising hoarding.

**Case Officer:** Ben Burke

[Click for further information](#)

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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 advertising screen. It would result in a step change in the impact of advertising at this location in view of the brightness and reach of LED lighting. This would harm the amenity of this improving Conservation Area not to mention the setting of Holy Trinity Church. The site is located at a busy junction and the brightness of the proposed screen is likely to exacerbate potential distraction of road users and thus be prejudicial to their safety. The site should be developed in accordance with the Neighbourhood Plan. The Society strongly urges the Council to refuse this application.

## Application Summary

**Address:** Former Grosvenor Hotel 149 Victoria Street Bristol BS1 6DU

**Proposal:** High quality 1:1 scaffolding shroud with inset digital advertising measuring 5 metres by 7.5 metres

**Case Officer:** Louise Lewis

[Click for further information](#)

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

**Reasons for comment:**

**Comments:** Bristol Civic Society is concerned that there are no documents available with which to assess this application and urges the Council not to consider it until documents are publicly available. The Society would almost certainly object most strongly to digital advertising of this size in this location in view of the harmful impact it would have on the amenity of the area and the safety of road users at this very busy point.

## Application Summary

**Address:** Former Grosvenor Hotel 149 Victoria Street Bristol BS1 6DU

**Proposal:** High quality 1:1 scaffolding shroud with inset digital advertising measuring 5 metres by 7.5 metres

**Case Officer:** Louise Lewis

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## **Comments Details**

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

### **Reasons for comment:**

**Comments:** Bristol Civic Society confirms its strong objections to this application and the associated reasons having now seen the documents. The screen would be located 7.5 metres above ground level and extend for a further 7.5 metres above that and is 5 metres in width. Its intrusive bright light would bear directly on to a busy roundabout and would reach a huge distance beyond that. I note that the applicants are seeking a permission for five years. Even a short term permission would be unacceptable. This is a truly horrendous application and the Society strongly urges the Council to refuse it.



