

Comments sent to BCC following the PAG meeting on 3 April 2017.

Application Summary

Address: 59-67 West Street St Philips Bristol BS2 0BX
Demolition of existing buildings and mixed-use redevelopment to provide a four-storey building comprising an office (Use Class B1a) on the ground floor with 10no. flats on the upper floors and a three-storey in infill extension at the rear to accommodate a self-contained office (B1a) and access (Major Application).

Proposal:

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 strongly to this proposal which would be harmful to the character of the Conservation area and result in poor residential environment. The Society fully supports the detailed submission of the Old Market Community Association (OMCA) and sees no reason to repeat the points it makes. The Society would support a proposal which addressed the objections of the OMCA.

Application Summary

Address: Bristol International Student Centre 45
Woodland Road Bristol BS8 1UT
Proposal: Two storey extension to existing building.
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, whilst appreciating that the proposal was an extension to the already rather unsatisfactory extension in situ, considered that it did nothing to preserve or enhance the character of the Tyndalls Park Conservation Area. It also adds to the harm to the appearance of the Grade II Listed host building caused by the existing extension.

Application Summary

Address: Walkabout Inn 40 Corn Street Bristol BS1
1HQ
Proposal: New external signage, relocation of existing
fascia sign.
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

Committer
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society considers that the proposed hanging sign should not be illuminated in order not to harm the appearance and setting of this Grade II Listed Building and also to preserve and enhance the character of the Conservation Area.

Application Summary

Address: 53-55 British Road Bristol BS3 3BT
Change of use of the site from B2 (General Industrial) to C3 (Residential).
Refurbishment of existing converted school building, demolition of ancillary buildings

Proposal: and erection of a part two/part three storey building to provide 8 new homes (5 houses, 1 maisonette, 2 apartments), with associated car and cycle parking, storage and access off British Road

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 has no objection residential development on this site. However, the Society considers that this proposal is too intensive for the site. Whilst a contemporary design could enhance the site, this proposal does not sit comfortably with its neighbours both in terms of its height and design. The Society considers that the proposal would exacerbate on-street parking issues and give rise to considerable overlooking of properties in Sion Road. In view of these issues it would be harmful to the character of the Conservation Area.

Application Summary

Address: 113 Whiteladies Road Bristol BS8 2PB
Proposal: Alteration of store front, to include new bi-fold door set and window unit above.

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: The Society considers that the extensive use of black materials on the frontage is harmful to the character of the Conservation Area. We have no other objections to the proposed shopfront or advertisement.

Application Summary

Address: 113 Whiteladies Road Bristol BS8 2PB
Shop front to be repainted, revised text to be hand painted onto fascia board with LED strip light in tray below to illuminate text. illuminated sign located behind window.

Proposal: Existing hanging sign to be replaced with internally illuminated aged brass sign with logo. New wall mounted menu board to be internally illuminated. Wall mounted logo above door in aged brass. New traditional drop leaf canvas awning to be installed with hand painted text to valance

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: The Society mistakenly said that it had no objection to the signage for this shopfront in its comment on 17/00899/F. In fact, the Society considers that internal illumination of the hanging sign and the internal sign would be harmful to the character of the Conservation Area.

Application Summary

Address: 93 Cotham Brow Bristol BS6 6AS
Proposal: Change of use from 4 no. self contained flats to 8 no. bedsits with shared facilities.
Case Officer: Tom Watson
[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 development represents and over development of this property with implications for on-street parking and noise disturbance. It will also increase overlooking of neighbouring properties, particularly from the bedsits at the rear of the property, as bedsits are also living rooms. This would neither preserve nor enhance the character of the Conservation Area.

Application Summary

Address: Hotwells House 200 Hotwell Road Bristol
BS8 4UR

Proposal: 1x Non-illuminated wall sign. 1x hanging
sign.

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 strongly to the proposed signage. It is not necessary for a residential building. The fascia sign has maximum dimensions of 1.4m x 1.37m. This is an unlisted building of merit in a Conservation area and the proposed signage would be harmful to the appearance and character of both and, therefore, to the amenity of the neighbourhood.

Application Summary

Address: Pring And St Hill Ltd Malago Road Bristol
BS3 4JH

Proposal: Erection of Energy Centre (Heat and Power),
to serve residential development.

Case Officer: David Grattan
[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 it would be premature to consider this application until the application for the proposed residential development on the adjacent site has been resolved to which the Society objected on a number of counts. The Society found the drawings for the proposal difficult to discern. Bearing that in mind, the Society has no objection to the principle of a heat and power centre to serve an appropriate residential development if it offers environmental benefits without significant adverse effects particularly concerning air quality and noise. The visual impact of a 31m chimney stack on the neighbourhood and longer distance views would also have to be assessed carefully.

Application Summary

Address: Land To Rear Of 103 Whiteladies Road
Bristol BS8 2PB

Proposal: Demolition of modern brick rear and side boundary walls and construction of part 2-3 storey building for sui generis student use with associated refuse and cycle storage.

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 does not object, in principle, to a residential development of this site provided the Council is satisfied that a commercial use is nonviable. The Society considers that this proposal would, however, offer a poor quality residential environment on the second floor with just one shower and toilet to serve four bedrooms. A smaller development would be better suited to the site and the surroundings particularly the Grade II Listed Building in whose curtilage it would be situated and the character of the conservation area.

Application Summary

Address: The Glen Hospital Redland Hill Bristol BS6 6UT

Proposal: Erection of a 3 tier decked car park above the ground floor level with associated landscaping works to provide additional 149 parking spaces, including 16 disabled spaces, 3 electric and 2 car share/pool facilities, along with further 22 cycle parking spaces.

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 proposal to create an additional 147 car parking spaces on this site. The Society considers that this would be contrary to National Planning Policies seeking more sustainable development and also to the Council's planning policies, particularly BCS 10. We are also concerned that the proposal will exacerbate the already considerable congestion on Redland Hill. The junction of the access road from Redland Hill to the car park is very close to the roundabout and the safety implications of this would need to be thoroughly assessed to the Council's satisfaction. The Council would also need to be satisfied that the proposal would not adversely affect air quality, particularly for neighbouring residents.

Application Summary

Address: The Bed Workshop Braunton Road Bristol
BS3 3AA

Proposal: Partial demolition of buildings and conversion from a retail showroom (Use Class A1) with an ancillary workshop to provide seven no. dwellings (Use Class C3) with associated external alterations.
Replacement of existing annexe and in-fill extension with new structures and erection of single-storey extensions to rear and side.

Case Officer: Jess Leigh

[Click for further information](#)

Customer Details

Name: Mr John Payne
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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 changes are insufficient to warrant changing its earlier comments on this proposal.

Application Summary

Address: South Quay Temple Back Bristol BS1 6NH
3 No. set of building mounted black built up non-illuminated letters "Unite students". 1 No. set of building mounted black built up non-illuminated letters "US - Unite students". 1 No. Double sided PVC banner to replace existing banner on existing brackets.
Proposal: 2 No. New vinyls applied to existing post signs

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 considers that the proposed signage is unnecessary for a residential building. The Society is particularly concerned that the high level lettering and Banners would have a harmful impact on the character of the Redcliffe Conservation Area.