

COMMENTS SENT TO BCC FOLLOWING PAG MEETING ON 4 JANUARY 2016.

The comments on 223 Newfoundland Road below were submitted by John Frenkel with input from PAG.

Comments for Planning Application 15/05293/F

Application Summary

Application Number: 15/05293/F

Address: Car Park Adjacent To 223 Newfoundland Road Bristol BS2 9NX

Proposal: Redevelopment of the vacant car park for the Empire Sports Club building on

Newfoundland Road, to provide 10 no. 3 bedroom, 3 storey houses.(Major Application)

Case Officer: Kevin Morley

Customer Details

Name: Mr John Frenkel

Address: 23 Somerset Street Kingsdown Bristol

Comment Details

Commenter Type: Amenity - Residents Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is the response of the Bristol Civic Society who welcome the proposals to renovate

the Listed Empire Sports Club residential accommodation and the scheme to provide terraced

housing on the car park site. The Society notes that the scheme would involve the loss of lime

trees in respect of which there is an application for a tree preservation order. The Society

recognises that the loss of the lime trees would harm the conservation area but the loss of the

trees would be less than substantial harm. The planning authority must decide whether the public

benefit that would result from this development would outweigh the harm caused by the loss of the

trees. Whilst the Society regrets the loss of any significant town trees, in its view the scheme

should proceed. The scheme would provide new family sized accommodation. The Council's

housing needs assessment in Ashley Ward shows a need for larger accommodation. Furthermore,

it is a material consideration that the area map shows a row of terraced houses on the site of the

proposed row of new houses until the creation of the car park in the 1960s. If the cash flow from

the sale of the row of terraced houses contributes to the redevelopment of the former church hall,

that would be a further public benefit. The church hall is empty, has a legacy of non-repair and

there is little market interest. The redevelopment of the hall, its return to occupation and an economic use that would fund the building's future maintenance would be a substantial conservation gain. The Council's tree replacement policy would apply. Careful consideration should be given to providing a stronger landscape barrier to shield the local housing from the M32 and Newfoundland Road. There is a sliver of land with some trees and vegetation which could be developed as a natural barrier. The Society understands that the developer proposes to replace more trees than the scheme would remove. There should be a solution to the problem that the loss of the lime trees would cause that would enable a satisfactory scheme to proceed.

In respect of car parking, the Society considers that the conclusion of the Transport Statement that, no parking provision at all was required, was too optimistic. The Statement makes clear, there are no stations nearer than 0.9 miles and no buses nearer than 0.5 miles. The location of the site in close proximity to Junction 3 of the M32 will make the development attractive to people using the motorway for their journey to work by car. The Society urges the developer to reconsider and to increase the parking provision for the flats

Application Summary

Address: Unit 1 Mead Street Bristol BS3 4RP

Proposal: Application for consent to display an advertisement(s). 7 No. Part Illuminated fascia signs & 2 No. Non Illuminated post mounted signs.

Case Officer: Stacey Hartrey

[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 to Item 1, Item 4 and Item 6 but does not object to the other proposed signage. Item 1 is an extremely large sign located high on the gable end of the building. The lettering would be internally illuminated with LED lighting. The Society considers that a sign of this size and height with LED internally lit lettering would be harmful to the amenity of the surrounding area. It is not completely clear what Items 4 and 6 are. They appear to be LED screens. As such, because of the intensity and far reaching nature of LED lighting, they would be harmful to the amenity of the surrounding area. Depending on the orientation of the building, which is not clear from the drawings, such signs could also be prejudicial to road safety in the area.

Application Summary

Address: 107 Whiteladies Road Bristol BS8 2PB
Proposal: Installation of 46" tvs depicting various Santander Advertisements.
Case Officer: Andrew Cross

[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 to the proposed digital screen. A display of this type, with its intense and far reaching light, would be harmful to the amenity of the surrounding street scene and the character and appearance of the Conservation Area.

Application Summary

Address: 65 North Road Bishopston Bristol BS6 5AQ

Proposal: Partial demolition of existing building and erection of 2 and 3 storey building comprising 9 one and two bedroom flats (7no. one bedroom and 2no. two bedroom); secure cycle parking; refuse and recycling store and ancillary development.

Case Officer: Louise Lewis

[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 responded to the pre-application proposals for this site. The Society did not object to the residential use of the site but had considerable concerns about the design of the proposed development and its density. These concerns remain. This site is in a sensitive, corner location in a Conservation Area. Its development must preserve or enhance the character of the Conservation Area. The Society considers that the proposals do neither and, due to their massing and design would, in fact, harm the character and appearance of the Conservation Area. The Society also considers that insufficient amenity space is proposed for the number of units to be provided. This would be harmful to the quality of the living environment of future occupants. The Society, therefore, objects to the proposal. The site could be improved with a sensitive development and the Society urges the Council to seek the advice of its Conservation and Design Officers on an appropriate solution.

Application Summary

Address: Brunel House City Of Bristol College
College Road Bishopston Bristol

Proposal: Development of 103 no. residential units comprising the conversion of the existing listed building (Brunel House) and the erection of a new 4 storey building along with car and cycle parking, landscaping, refuse storage and other associated works. Demolition of modern extensions and 'Barn' building. (major)

Case Officer: Lewis Cook

[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 attended the pre-application consultation on the proposals for this site. The Society welcomed the proposed residential use of Brunel House and the demolitions and additions associated with its refurbishment. However, the Society expressed its concerns about the design and massing of the proposed new residential block at the south west end of the site. In the Society's view the mass and design of this part of the proposals neither respected nor were subservient to the Grade II Listed Brunel House. These concerns remain and the Society objects to this part of the overall scheme.

Application Summary

Address: Second Floor Gloucester Mansions
Claremont Road Bristol BS7 8AH

Proposal: Rear extension to Gloucester Mansions on the second floor with roof extended over and balconies to second floor flats at rear.

Case Officer: Ken Reid

[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 to the proposed alterations to this building. The proposed gables on the west roof elevation do not sit easily with the roof plan of this elegant mansion building. The proposed windows make no attempt to match the character of the existing dormer windows. The Society considers that the proposal would be harmful to the character of the Conservation Area.

Application Summary

Address: Marks And Spencers Simply Food Avon
Meads St Philips Causeway Bristol BS2 0SP

Proposal: Application for consent to display an
advertisement(s). 2 x illuminated Fascia
Signs 2 x Non illuminated Fascia Signs

Case Officer: Thomas Wilkinson

[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 to the
proposed roof sign. This very large
internally illuminated sign is located 7.5m
above ground level and is 19m long by
0.9m high. The Society considers that it
would be harmful to the amenity of the
area and, in this location, could distract
attention sufficiently to be prejudicial to
road safety. The Society has no objections
to the remaining proposed signage.