

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 7 MARCH 2016.

Application Summary

Address: 66 Park Street City Centre Bristol BS1 5JN
Change of use of first-third floors to student accommodation (Sui Generis) comprising 3no. cluster flats (1no. 3 bed, 1no.4 bed, and 1no. 5 bed) and 1no. studio, together with a roof level extension to accommodate 3no. studios, with associated external alterations.

Proposal: and 1no. 5 bed) and 1no. studio, together with a roof level extension to accommodate 3no. studios, with associated external alterations.

Case Officer: Susannah Pettit

[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 the proposed residential use for student accommodation. The Society considers, however, that the proposal is over intensive. Three bedrooms on the third floor would have roof lights only. This would result in a poor living environment. A scheme with fewer bedrooms could provide improved living space and have less adverse impacts on the Conservation Area.

Application Summary

Address: 68-70 Park Street City Centre Bristol BS1 5JY

Proposal: External alterations to no's. 68 and 70 Park Street; new shopfront to no. 70 Park Street; and change of use of first-third floors of no. 70 Park Street to provide 9no. sui-generis residential units for students (comprising 7no. studio apartments and 2no. 3 bed cluster flats), with associated refuse and cycle storage

Case Officer: Susannah Pettit
[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 the proposed use for student accommodation. We note that one third floor bedroom has only a velux window. This will result in a poor living environment. The Society also considers that the proposal with 13 bedrooms is over intensive for this site, and in terms of its impact on the Listed Building and Conservation Area. We suggest that a proposal with fewer bedrooms could overcome this and reduce the impact of the proposal on the Conservation Area

Application Summary

Address: 26 -28 Old Market Street Bristol BS2 0HB
Installation of 2 no. non-illuminated banner advertisements (1000 x 500mm) and V-board, hanging sign (1m2 each side) to front elevation.

Case Officer: Susannah Pettit
[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 V-board. It's size and height above the ground are inappropriate in a Conservation Area and harmful to the appearance of the Listed Building. The banner signs at first floor level convey the same information and are acceptable on a temporary basis. The Society also considers that the proposed scaffold banner would be inappropriate in the Conservation Area and unnecessary.

Application Summary

Address: 57-59 High Street Westbury Bristol BS9 3ED
Demolition of single-storey outbuildings to rear. Material change of use of yard from light industry (B1c) through erection of two no. two-storey single dwelling houses (Use Class C3) with three no. bedrooms, private gardens and off-street parking.

Proposal:

Case Officer: Ken Reid

[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 to the principle of residential use of this site. The Society considers, however, that the design of the proposed houses, particularly the flat roofs and the apparent use of timber cladding, to be unsympathetic to the setting of the Listed Building and the character of the Conservation Area. It is not clear from the plans where the access to the site would be. This should be clarified.

Application Summary

Address: 36 - 38 Baldwin Street Bristol BS1 1NR
1) Aluminium fascia powder coated with aluminium powder coated roundel with acrylic Williams & Glyn letters with vinyl face. Internally illuminated. 2) Aluminium powder coated projection sign with acrylic ampersand. Internally illuminated. 3) Aluminium powder coated Logo sign with acrylic ampersand. 4) Aluminium powder coated Logo sign with acrylic ampersand. 5) Specialist ATM plastic surround with opal returns and Williams & Glyn text. Internally halo illuminated. & 6) Wall mounted Welcome Sign. Aluminium back tray with acrylic panel with clear acrylic inserts with vinyl text and logos.

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 objects to the LED illuminated surround to the cash machine. The far reaching penetrating light from LED illumination would be harmful to amenity of the surroundings and to the character of the Conservation Area. The Society also considers that the proposed use of vinyl window displays is excessive in the context of a Conservation Area.

Application Summary

Address: 106-114 Gloucester Road Bishopston Bristol
BS7 8NL

Proposal: Alteration to external facade to increase glazed area and internal refurbishment to provide food outlet with seating, creation of additional parking.

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 objects strongly to the loss of trees and shrubs from the western boundary of the site in order to provide car parking spaces. The trees provide a screen which reduces the visual impact of the filling station upon the houses to the west. They also considerably soften the appearance of the filling station from Berkeley Road. Their loss would harm the amenity of this area.

Application Summary

Address: Bridge And Land To The North Of South
Liberty Lane Bristol

Proposal: Demolition of existing bridge and
construction of 17 no. houses and 3 no. flats
(Use Class C3) with associated new access
road, car parking, landscaping and ground
works. Major Application

Case Officer: Ron Moss
[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, in principle, to the proposed development as the site is designated as Important Local Space in the Local Plan. It is important to respect such designations and only to change them in the context of a Local Plan review. A change in the designation of any piece of Important Open Space will weaken the integrity of all such space. Although this strip of former railway land is derelict, it provides an important barrier between the commercial development and residential development and, presumably, a wildlife habitat.

Application Summary

Address: Bealey Motor Services Bealey Road Bristol
BS3 1PY

Proposal: Proposed demolition of commercial unit
formerly Bealey Motor Services and
construction of 2 new dwellings

Case Officer: Anna Penn

[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 to the principle of residential development on this site. This application, however, proposes dwellings with fenestration which is inconsistent with neighbouring dwellings both in appearance and alignment. The Society suggests that a proposal more harmonious with its neighbours would improve the quality of the street scene.

Application Summary

Address: 36-38 Merchant Street Bristol BS1 3EP
New brand illuminated fascia with fret cut letters (address of branch) Various decals & manifestations
Proposal: Removal of current blue vinyl on ATM window. Internally sited 75" Digital Display.

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 objects to the proposed digital screen. It is very large, 75", and because of the penetrating, far reaching character of LED lighting it will have an adverse impact on the amenity of the surrounding area. The Society does not object to the other elements of the proposal.

Below are the comments to be submitted by the Society on the proposed generator at Avonbank Feeder Road following additional input from Dave Cave and John Frenkel.

1 The generator station is in an area which is almost entirely industrial and commercial, having practically no residential premises within ¼ mile , and therefore probably one of the most suitable.

2 The Society is not competent to make comment on the emissions and noise from the plant, but it appears that the emissions from the diesel plant would be marginal and from the hydrogenated oil plant minimal

3 The St Phillips Marsh Nursery school is sited on a main road serving the industrial area and is already subjected to a high level of traffic, noise and consequent poor air quality. It is questionable why the school is located here and whether steps should be taken to relocate it in a better environment away from this industrial zone, as a matter of some priority.

4 The proposals to use a palm oil derived fuel are of some concern, since their production is itself ecologically harmful, involving rainforest destruction in Indonesia. The effect of harmful local emissions from conventional diesel plant appear marginal: the Council should establish whether these will have adverse effects on the residential areas more than a 1/4 mile distant.

5 The Society takes the view that in these circumstances the public interest is probably best served by the generating plant which will ensure continuity of electricity supplies, and therefore does not object to the application.