

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 15 FEBRUARY 2016.

Application Summary

Address: Land Adjacent To Teddies Nursey Clanage Road Bristol
Proposed all-weather floodlit sports facility comprising 6no. five-a-side pitches, 2no. seven-a-side pitches, 71 car parking spaces (including 5 disabled spaces), the retention of 24 car parking spaces for Teddies Nursery, 6 cycle stands, hard and soft landscaping and a pavilion. (Major application).

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 is aware that the the principle of this type of development on this site has been established. Nonetheless, the Society raises a number of objections to this proposal. Compared with the approved scheme, this application seeks additional floodlit pitches and a pavilion. This will increase the harmful impact of the proposal, including light pollution, on the character of this open section of the Bower Ashton Conservation Area and the Green Belt. This stretch of lightly used open space provides a gentle transition from the built up area to Leigh Woods and complements the open nature of the adjacent Ashton Court estate. The Society is concerned that views into the area from Ashton Court would be harmed because of the proposed fencing and lighting of the pitches. Views from Clifton and Clifton Woods into the site should also be carefully analysed. The Society has noticed that the proposed pavilion would have publicity screens attached to it. We would be very concerned if these were to be illuminated. Finally, the Society is concerned about the

impact on Clanage Road of the additional traffic that would be entering and leaving this site.

Application Summary

Address: 5 Wellington Lane Bristol BS6 5PY
Proposal: Erection of an additional floor to the property.
Case Officer: Nicos Kalopsidiotis-Taylor
[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 this proposal. The predominant height of buildings on that side of the road is two storeys. Although the adjacent building is three storeys, the Society considers that it would be harmful to the character of the Conservation area if this proposal were permitted. It would contribute to a Canyon effect on Wellington Lane

Application Summary

Address: Queens Building, BRI Upper Maudlin Street
Bristol BS2 8BJ

Proposal: Halo illuminated parapet level lettering to
Queen's Building facade and non-illuminated
lettering to Welcome Centre entrance.

Case Officer: Charlotte Sangway
[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 Amenity - Residents Group
Type:
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to the proposed halo illuminated high level signage on the front elevation of this prominent building. This consists of large lettering which is 1.3m high and located 20m above ground level. The sign is estimated to be 20m long. The Society considers that the signage is unnecessary and could have an adverse impact on night time views across the city. The Society has no objection to the lower level sign.

Application Summary

Address: 213A Gloucester Road Bishopston Bristol
BS7 8NN

Proposal: Proposed conversion of a 4 bedroom house into 4 flats, including construction of three storey extension (1 x studio, 1 x 1 bedroom, 2 x 2 bedroom).

Case Officer: Angelo Calabrese
[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 extension. Its design clashes starkly with that of the existing building which it does not seem to respect at all. It is not set back and its balconies would appear to extend beyond the front elevation of the present building. It proposes a flat roof with a balustrade abutting a hipped gable. Extensive use of timber cladding is proposed which often weathers badly in Bristol's climate. It is also incongruous with the materials of the host building. The Society considers that this proposal would be inconsistent with and harmful to the character of this quiet cul de sac off Gloucester Road.

Application Summary

Address: Shah Jalal Jame Mosque 468 - 470
Stapleton Road Eastville Bristol BS5 6PE

Proposal: The erection of a double sided digital
advertising tower with associated logo
boxes.

Case Officer: Stuart Langer

[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 consistently to high level, LED screens that impact on the amenity of their surroundings and could be prejudicial to road safety. The proposed signage, because of its height and size and the intense, far reaching light emitted by LED screens, would have an adverse impact on its surroundings and could adversely affect the safety of pedestrians and traffic on Stapleton Road and possibly on the M32.

Application Summary

Address: Land On West Side Of 95 Jacob Street
Bristol

Proposal: Conversion of three existing buildings to commercial use (Use Classes A1, A3 and/or B1) with associated alterations and extensions. Demolition of all other buildings and erection of new buildings to provide student accommodation (sui generis) and residential dwellings (Use Class C3) with associated landscaping, parking and access arrangements, including the relocation of Hawkins Street, creation of a public park to the rear of One Temple Way, and associated works (Major Application).

Case Officer: Susannah Pettit

[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 submitted a Pre-Application response to proposals for this site in April 2015 to which reference should also be made.

The Society welcomes the redevelopment of this site and is broadly content with its physical form and layout. We welcome the provision of 40% affordable housing in the non-student residential development.

The Society's main concern with the proposed development relates to the mix of housing it would provide. Although there is a reasonable mix of unit sizes in the non-student provision with 40% of the units being affordable, the Society considers that there is potential for a higher proportion of non-student housing in the development, particularly in the 2-4 bedroom size range. We remain to be convinced of the need for 156 units of student accommodation at this location which is not particularly convenient for either of the City's universities. The Old Market Quarter Neighbourhood Development Plan states that the area has a plentiful

supply of student accommodation. There is, however, an unsatisfied demand for larger family homes (2-4 bedrooms) as was also confirmed by the West of England Strategic Housing Market Assessment 2009. Policy BCS3 in the Bristol Core Strategy encourages a mix of new housing to meet local needs in the Inner East of the City. BCS18 states that development should aim to address housing demand and contribute to the diversity of housing in local areas and help redress any housing imbalance that exists. The Society feels strongly, therefore, that the residential content of the proposals should reflect housing need in the area and policy objectives for residential development more closely.

Application Summary

Address: 20 Easton Road Bristol BS5 0BY
Replacement 12m x 3m internally

Proposal: illuminated unit with LED screen of same size.

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 strongly to the proposed LED screen. Although it would be a like for like replacement in terms of its size, the intensity and far reaching quality of LED light and the changing static images would, in the Society's view, be prejudicial to road safety on this busy roundabout. The site is located in the Old Market Conservation Area and the resultant increase in light and the distance from which it could be clearly seen would be harmful to the amenity of the Conservation Area.

Application Summary

Address: Land To The East Of Wesley College
Westbury-on-Trym Bristol

Proposal: Proposed construction of four new residential dwellings with associated access and landscaping.

Case Officer: Andrew Cross
[Click for further information](#)

Customer Details

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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 maintains all the objections to development of this site as set out in its submission dated 10 December. The latest revisions do not satisfy the issues raised by the Society.

Application Summary

Address: Site Within Paintworks And Fronting Bath Road Bristol

Proposal: Application for consent to display an advertisement(s). Installation of temporary promotional signage on road frontage for the Paintworks III development.

Case Officer: Louise Lewis
[Click for further information](#)

Customer Details

Name: Mr John Payne
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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 proposed temporary sign. It would have two faces each measuring 3m by 1.475m. The Society considers that this would have an adverse impact on the quality of the street scene. A smaller, more subtle temporary sign could be acceptable.

Application Summary

Address: 387 Gloucester Road Horfield Bristol BS7 8TS

Proposal: Integral illumination and screen to the ATM fascia. Internally illuminated "Free Cash Withdrawals" sign above the ATM fascia with blue LED halo illumination to the ATM surround.

Case Officer: Rory Hillman
[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: Conservation Advisory Panel

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society considers that the LED lighting for the proposed cash machine surround, because of its intense, far reaching character, would be harmful to the amenity of the street scene and prejudicial to road safety. An unlit or more subtly lit surround would be more acceptable.

Application Summary

Address: 99A Lower Redland Road Bristol BS6 6SW
Change of Use of Ground Floor from A1
Proposal: (Retail) to Facilitate the Use of the Property
as a House in Multiple Occupation (Seven
Occupants) (Sui Generis)

Case Officer: Rory Hillman

[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 to the proposal. The bedrooms in a HMO are comparable with living rooms in terms of potential overlooking of neighbouring gardens. In view of the proximity of other dwellings this would be harmful to the amenity and privacy of neighbours. This parade of local shops contributes strongly to the amenity of residents and the character of the street scene and Conservation Area. The loss of this unit would be harmful to these interests. The Society urges the Council to refuse the change of use of the ground floor to residential (HMO) use unless there is definitive proof that it is unmarketable for a retail or other use with an active frontage.

Application Summary

Address: Freshford House Redcliffe Way Bristol BS1 6NL

Proposal: Application for consent to display an advertisement(s). 2x Non-illuminated signs with individual metal letters in vertical format, wording 'FRESHFORD HOUSE', to bay above main entrance on Redcliffe Way and on brickwork to corner on Redcliff Street.

Case Officer: Amy Prendergast
[Click for further information](#)

Customer Details

Name: Mr John Payne
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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 proposed signage. The high level lettering extends through the height of the first and second floors and would be harmful to the amenity of the Conservation Area.

16/00287/F Wilder Court Window Replacement.

I decided not to comment on this application. The proposal was for replacement frames of the same aluminium material but incorporating double glazed units. They were not proposing to use uPVC frames.