

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 15 MAY2017.

### Application Summary

**Address:** Merchants House 26-28 Regent Street  
Bristol BS8 4HG

**Proposal:** Prior approval for the change of use from office floor space within Use Class B1 (a) to residential accommodation falling within Class C3 (dwelling houses) for proposed 34no. studios.

**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 made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** The Society is aware of the limitations for commenting on applications of this nature and requests only that the Council is satisfied that space and daylight standards are adequately met.

## Application Summary

**Address:** 12 South Terrace Bristol BS6 6TG  
**Proposal:** Raising the level of part of the roof.  
**Case Officer:** Patrick Boxwell  
[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 made comments neither objecting to or supporting the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society does not object to the design of the proposal per se. Our only concern is that the unusual, single storey character of this corner of Redland is protected to the satisfaction of the Council's Conservation Officer.

## **Application Summary**

**Address:** 2 Woodcote Road Bristol BS16 4DE

**Proposal:** Erection of detached 3 bed, two storey dwelling house, with associated access.

**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 made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society has no objection to the principle of the proposal. The Society suggests, however, that the car parking space could be located in a less prominent position further away from the road junction.

## Application Summary

**Address:** Walter Hill Ltd Maze Street Bristol BS5 9TQ  
Outline application for the demolition of existing buildings and re-development of the site for residential use including two apartment blocks containing each containing 6no apartments and a terrace of nine 3no bedroom houses, with associated gardens, parking and cycle and refuse stores. To include access to the site from Salisbury Street (Access, Appearance, layout and scale to be considered with landscaping reserved).

**Case Officer:** Andrew Cross

[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 is concerned that the proposal would lead to the loss of employment generating floorspace. The Society would object to the proposal unless the Council were convinced that the site could not be used successfully for employment purposes.

## Application Summary

**Address:** Outside 11-13 The Promenade Bishopston  
Bristol

**Proposal:** Application for prior notification of proposed development by telecommunications code system operators - Telephone Kiosk - replacement of existing kiosk with new design.

**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 strongly to the proposed kiosk. The incorporation of digitally illuminated advertising will, because of the intensity and far reaching nature of the light emitted, have a harmful effect on the Conservation Area. Gloucester Road also has heavy pedestrian and road traffic. The digital advertising could prejudice the safety of pedestrians and road users in this area.

## Application Summary

**Address:** Former Public Conveniences Lawrence Hill  
Bristol  
Erection of five storey building to provide A  
2 unit on the ground floor. 14 No. Self  
**Proposal:** contained residential units (Sui Generis  
student use) with cycle and refuse/recycling  
facilities. Access and scale to be determined.  
**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 has no objection to the principle of residential use above ground floor retail on this site. However, the Society considers that there are a number of design issues which would require a full planning application to resolve. The only elevation provided is the south, street facing one. It does not rest easily with its neighbour to the east. More significantly, there is no indication of what the treatment of the east elevation would be. This would be a prominent elevation forming a gateway to Lawrence Hill and it should be designed to a standard to reflect this. The plans indicate intensive use of the proposed residential floorspace and the Society fears that this would result in an unsatisfactory living environment for future residents. The Society urges the Council to refuse the application until an application for full planning permission is submitted.

## Application Summary

**Address:** Avon Gorge Hotel Princes Buildings Sion Hill  
Bristol BS8 4LD

**Proposal:** Removal of existing restaurant extension and raised terrace area, and provision of a new restaurant extension with raised terrace. Provision of service lifts and external louvres.

**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 is disappointed that the drawings accompanying this application make it so difficult to assess the impact of this proposal on the locally listed building of merit and the Clifton Conservation Area and, in particular, the views into the site from the Suspension Bridge. The Society strongly requests much greater design clarity and feels obliged to register a holding objection until this can be provided.

## Application Summary

**Address:** 20 Fairfield Road Montpelier Bristol BS6 5JP

**Proposal:** Proposed construction of 2 no. dwelling houses in rear garden.

**Case Officer:** Jaymi Cue

[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 to the principle of a residential development on this site. However, the Society considers that the proposed flat roof is incongruous with the character of the Conservation Area in this neighbourhood. The design of the gates for car and pedestrian access must compensate for the breach in the boundary wall. The Society is not convinced that the proposed gates will achieve this.



## Application Summary

**Address:** Outside 2-4 Fairfax Street Bristol  
Application for prior notification of proposed development by telecommunications code system operators - Telephone Kiosk - replacement of existing kiosk with new design.

**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 to the proposed kiosk. The incorporation of a digitally illuminated screen with its intense, far reaching light, will harm the amenity of the area and could prejudice the safety of road users and pedestrians in this busy area.

## Application Summary

**Address:** Outside 11-13 The Promenade Bishopston  
Bristol

**Proposal:** Application for prior notification of proposed development by telecommunications code system operators - Telephone Kiosk - replacement of existing kiosk with new design.

**Case Officer:** Thomas Wilkinson  
[Click for further information](#)

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**Reasons for comment:**

**Comments:** Bristol Civic Society objects strongly to the proposed kiosk. The incorporation of digitally illuminated advertising will, because of the intensity and far reaching nature of the light emitted, have a harmful effect on the Conservation Area. Gloucester Road also has heavy pedestrian and road traffic. The digital advertising could prejudice the safety of pedestrians and road users in this area.