

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 16 NOVEMBER 2015.

### Application Summary

**Address:** 17 Portland Square Bristol BS2 8SJ

**Proposal:** Change of use from offices (Use Class B1a) to 8 No Residential Dwellings (Use Class C3) with associated external and internal alterations, refuse and cycle store.

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

### Reasons for comment:

**Comments:** Bristol Civic Society welcomes the conversion of these premises to residential use and also the treatment of the elevations. We have some concerns, however, regarding the daylight available to the lower ground floor flat. The rear lightwell serving the bedrooms in particular seems very narrow and we would wish the Council to ensure that sufficient daylight is available to the lower ground floor flat. Although there is an adequate quantity of bin storage, the store is remote from the flats in the main building and the Society has some concerns that residents might leave their bins in a more accessible but more visible place.

## Application Summary

**Address:** Portwall Tavern Portwall Lane Bristol BS1 6NB  
**Proposal:** Creation of first floor external seating area.  
**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 does not object in principle to the proposal. However, the Society considers that it could cause harmful noise disturbance to nearby residential properties particularly later at night. We suggest that approval should be subject to a condition preventing the use of the external seating area after 10pm.

## Application Summary

**Address:** 25 St Augustines Parade Bristol BS1 4UL

**Proposal:** Application for consent to display an advertisement(s). Replacement signage scheme comprising of 1 no. externally illuminated 'Pizza Hut letters' fascia sign, externally illuminated 'Come-On-In' entrance fascia sign, 1 no. externally illuminated projecting sign and 1 no. internal menu unit.

**Case Officer:** Amy Prendergast

[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 notes that the drawings for the signage show a red LED element although the application form states that the signage is externally illuminated. We suspect that this is for the borders of the Pizza Hut lettering. The Society objects to the use of LED lighting on this signage as its impact would be harmful to the appearance of the Listed Building and the character of the Conservation Area.

## Application Summary

**Address:** 42 - 44 Caledonia Place Bristol BS8 4DN  
Change of use from vacant bank (Use Class A2 ) and beer garden (Use Class A4) to restaurant (Use Class A3) with proposed orangery, reconfigured external fire escape and associated internal and external alterations.

**Case Officer:** Amy Prendergast

[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:** Whilst not objecting in principle to the proposed development, Bristol Civic Society has two concerns about it. Firstly, ventilation should be located to prevent noise and smell harming neighbouring residents. Secondly, the use of the beer garden should be limited, particularly at night, to prevent harmful noise disturbance.

## Application Summary

**Address:** 31-45 Lower Ashley Road St Pauls Bristol  
BS2 9PZ

**Proposal:** Outline planning application for proposed removal of existing single storey office building and provision of four storey mixed used development, comprising office areas to ground floor and student accommodation above. (Major application)

**Case Officer:** Kevin Morley  
[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 welcomes the redevelopment of this site for predominantly residential purposes. However, the Society has a number of concerns about this proposal. We consider that 60 student bedrooms is excessive for this site and could cause harmful effects arising from noise disturbance and refuse. We feel that a three storey development would provide a more acceptable number of bedspaces and also be more compatible with surrounding building heights. In addition, the Society considers that the proposed building would better complement its neighbourhood if it responded more to the proportions of the buildings opposite, in particular to the void to wall and height to width ratios of these buildings.