

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 16 OCTOBER 2017.

Application Summary

Address: Eastgate Centre Eastgate Road Bristol
Outline Planning Application for the demolition of an existing Class A3 / A5 drive-thru restaurant and erection of new Class A1 retail unit, three Class A1 / A3 / A5 pod units with a Class D2 health and fitness club above at first floor level and a replacement Class A3 / A5 drive-thru restaurant. (All matters reserved except for access, siting and landscaping) - Major application.

Proposal:

Case Officer: Paul Chick
[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 proposal. In the Society's view it would be harmful to the successful functioning of the city centre shopping area to permit an expansion in retail floorspace of this magnitude at Eastgate. There are significant vacancies in Broadmead and Galleries and the proposal would also be inconsistent with the possible redevelopment of the Callowhill site. It is important that the City Centre shopping offer is encouraged to consolidate and improve so that it is an effective counter attraction to Cribbs Causeway. We note that the retail analyst commissioned by the Council considers that the proposal would not satisfy the Council's planning policies for retail development. Retail development comprising 15,000 sq. ft. in addition to the replacement drive through would also generate a lot of extra road traffic. The nearby junction with the M32 is already congested at peak times and this would be exacerbated by the proposal. Inevitably, there would also be additional traffic on the neighbouring residential streets which would harm the amenity of these areas and reduce air quality.

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 advertisement. The intense light of the LED illuminated screen would detract from the street scene which contrasts pleasantly with the shopfronts bearing adverts and signage. In this particular location, the proposed advertisement would adversely affect the view across Castle Park to the Shot Tower.

Application Summary

Address: Payphone Kiosk Outside 12 Broadmead Bristol BS1 3EA
Proposed display of a single sided LED illuminated
Proposal: sequential display affixed to the frame of the payphone kiosk.
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 to the proposed LED lit screen. The pedestrian areas of Broadmead offer some relief from the branding and signage on the retail and other premises. The intense light of the LED illuminated advert would harm the environment of the pedestrian area.

Application Summary

Address: 59-67 West Street St Philips Bristol BS2 0BX
Replacement of 59-67 West Street with a mixed use
Proposal: development of ten residential units and a commercial
unit (major application)
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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society welcomes the redevelopment of this degraded site in the Old Market Conservation Area and the Society acknowledges that the present proposal is a considerable improvement on the previous scheme. The Society considers, however, that the elevation to West Street could be improved. The ground floor retail areas do not read well and would, in the context of the Conservation Area, benefit from a more traditional design containing stall risers. The separation between the retail spaces is too bulky and more slender pilasters at ground floor level would help to address this issue. Whilst the Society appreciates the much more pronounced vertical articulation of the latest proposal, reference to the horizontal elements of the traditional sash windows in neighbouring buildings could be made. The Society is concerned at the close proximity of north facing rooms on the first and second floors to the south facing elevation of the neighbouring building on Braggs Lane. A little more distance between these buildings could improve the living environment of the flats concerned.

Application Summary

Address: 7 Belvedere Road Bristol BS6 7JG
Change of use from 3 x flats to a 17 x bed extension to the nursing home at 8-9 Belvedere Road. External alterations to building including rear extension and side and rear dormer roof extension.

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 objects to the proposal. It would intensify the use of the building with adverse implications for parking and traffic on Belvedere Road. It would also increase the proportion of the street used as a nursing home. There also appears to be some loss of garden space at the rear of the premises. Taken together, these impacts of the proposal would have a harmful effect on the character of the Conservation Area and the amenity of residents on Belvedere Road.

Application Summary

Address: Workshop Coldharbour Road Bristol BS6 7JT
Proposal: Demolition of existing building and new build to provide 2 no. residential units (Use Class C3).
Case Officer: David Macfadyen
[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 residential use of this site and the massing of the proposal is appropriate. However, the Society considers the proposal comprising two flats would harm the amenity of neighbouring houses as it would lead to a considerable loss of privacy resulting from overlooking from the first floor flat. A single dwelling without external space at first floor level would be a better solution.

Application Summary

Address: Raj Mahal City Clarence Road Redcliff Bristol BS1 6RP
Demolition of existing building and erection of a
Proposal: building containing 73no. student bedspaces,
communal space and cycle parking (major application).
Case Officer: Matthew Bunt
[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 residential use of this site if the Council is satisfied that the commercial space on it is no longer viable. The Society considers that the height and massing of the proposal is appropriate for this site. The site would be better used for a conventional residential development, however, rather than intensive student accommodation.

Application Summary

Address: 50 Park Street City Centre Bristol BS1 5JN
Change of use from nightclub to student accommodation (Sui Generis) on the 1st and 2nd floors of the existing building. Construction of new 3rd floor roof extension (front) and redevelopment /remodelling of rear pitched roof to provide a 2nd storey of accommodation. Provision of 9 student units (13 bedspaces). Retention of existing bar unit at ground floor level. [Minor application]

Proposal:

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 objects to the proposed extensions and alterations. The proposed student accommodation is over intensive and the poor roof lighting for many of the rooms would result in a poor living environment. Taken together, these impacts would harm the character of the Conservation Areas.

Application Summary

Address: 6 All Saints Lane Bristol BS1 1JH
Proposal: Change of use from solicitors office (Use Class A2) to student accommodation (Use Class C3).
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 objects to the loss of employment space on this City Centre site. The intensive use of these premises for student accommodation could also be harmful to the character of the Conservation Area.

Application Summary

Address: 173 - 175 Hotwell Road Bristol BS8 4RY
Demolition of existing lock-up garage, construction of partially covered car park for sole use by 167-171

Proposal: Hotwell Road commercial premises, construction of residential apartment building containing 9 units over with associated refuse, recycling & bicycle storage.

Case Officer: Kayna Tregay
[Click for further information](#)

Customer Details

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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 considers that the fenestration on the elevation to Hotwells Road and the use of timber cladding would harm the character of the Conservation Area. Although the site is centrally located, there is no parking space provided. There is also no external amenity space for residents. The Society wonders whether the use of glass blocks for allowing daylight into the rear living rooms will result in a satisfactory living environment.

Application Summary

Address: 7-9 Queens Road Clifton Bristol BS8 1QE

Proposal: Replacement signage.

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 objects to the proposed illuminated hanging sign which would have a detrimental effect on the amenity of the Conservation Area in this sensitive location opposite the Wills Tower. A non-illuminated solution would be more in keeping as would a more modest window manifestation

Application Summary

Address: 6 St Michaels Hill Bristol BS2 8DT

Proposal: Change of use from existing restaurant (Use Class A3) into a 4 bed single dwelling Use Class C3), with associated external alterations.

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 to the loss of the retail/restaurant unit. This part of the Conservation area is characterised by small retail/restaurant uses at street level and the loss of this unit would alter the character detrimentally. It is not clear from the plans what amenity space would be left over from the rear extension. In addition, the rooms in this ground floor extension would only have roof lighting. The Society considers, therefore, that the resulting living environment would not meet the Council's policy requirements.

Application Summary

Address: Mcdonalds Emery Road Bristol BS4 5PF

Proposal: Installation of a wall mounted illuminated "good times" sign and 1 x banner sign.

Case Officer: Conrad Rodzaj

[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 banner and Good Times sign. The banner is enormous measuring 4.82m x 1.16m. The Good Times sign is also large measuring 3.43m x 1.12m and is illuminated albeit externally. These signs will have a detrimental impact on the environment at this important gateway to Bristol. They would also be located close to a busy junction which is en route to St Brendan's College. They could distract attention and, therefore, prejudice the safety of road users at this location.

Application Summary

Address: Mcdonalds Emery Road Bristol BS4 5PF

Proposal: Existing freestanding sign and appendage to be raised in height on a new 10m pole.

Case Officer: Conrad Rodzaj

[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 signage.
This would be very high level, internally illuminated signage. The McDonalds logo would be 2 metres square located atop a 10m pole. The 24 hours sign, also internally illuminated, would be 1 metre square, 8.5m above ground level. Together, they would be harmful to the amenity of this important gateway to Bristol and potentially prejudicial to the safety of road users at this busy junction en route to St Brendan's School.

Proposed 18 large digital advertising panels in Broadmead

17/05265/A, 17/05266/A, 17/05267/A , 17/05270/A , 17/05271/A , 17/05272/A , 17/05273/A , 17/05274/A , 17/05275/A , 17/05276/A, 17/05277/A, 17/05278/A, 17/05279/A , 17/05280/A , 075281/A, 17/05283 , 075284/A , 17/05285/A .

The following comment has been submitted for each of the above applications:

Bristol Civic Society objects to this proposal and has lodged objections to the other 17 similar proposals. Individually, because of the light intensity and reach of digitally illuminated screens and the size of the proposed screens, they would harm the amenity of the pedestrian areas and footways which offer some relief to the advertising and branding signage on the shop fronts. As a group of 18 such screens, they represent an appalling intrusion into the environment. They are big enough to conceal people which could present a security hazard and danger to people using the footways. In any case they will occupy space intended for pedestrians. Any screens in sight of passing traffic would be very distracting to drivers because of the potential for moving images and thus prejudice the safety of road users.