

COMMENTS SUBMITTED TO BCC FOLOWING THE PAG MEETING ON 19 JANUARY 2015.

Application Summary

Address: Bristol Self Storage C Bond Clift House
Road Bristol BS3 1RX

Proposal: Replacement of 6 existing antennas with 9
new antennas and 2 x 600mm dishes,
along with minor associated development.

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

Comments: Bristol Civic Society is very concerned that the drawings submitted with this application did not include clear elevations showing the antennae and dishes. It is difficult to assess their impact in the absence of such drawings but, without evidence to the contrary, the Society considers that the proposals, which increase the number of antennae and dishes, would have a harmful impact on the area which we understand is now part of the City Docks Conservation Area. C Bond is a Listed Building characterised by the simple, clear lines of its geometry. Any development which prejudiced its silhouette would be harmful to its appearance and its vicinity.

Application Summary

Address: 28 Radnor Road Bishopston Bristol BS7 8QY

Proposal: Sub-division of an existing dwelling to create a total of 4 new units (3 no. one bedroom flats and 1 no. two bedroom duplex) and erection of a side extension.

Case Officer: Jess Leigh

[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

Comments: Bristol Civic Society objects to the proposal. Conversion of the premises to four dwellings would result in an extreme over-intensification of the use of this site exacerbated by the reduction in outdoor amenity space. There would be an increase on pressure for car parking and a potential increase in noise disturbance harmful to the amenity of the neighbourhood. The proposed fenestration on the side elevation, particularly at first floor level, would increase overlooking of neighbouring properties to their detriment.

Application Summary

Address: Dunelm Tramway Road Bristol BS4 3LP
Proposal: Installation of 4 no. internally illuminated flexface sign boxes, 2 no. non-illuminated building entrance/exit signs, and 1 no. set of 7 non-illuminated poster frames.

Case Officer: Hannah Ryan

[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
Comments: Bristol Civic Society objects to the proposed signage. We consider that the size, height and numbers of signs are excessive and will have a harmful impact on the amenity of the surrounding area. The sign on the side elevation would be particularly intrusive measuring 12.8m x 2.8m. the base of which is 7.8m above ground level.

Application Summary

Address: 1A, 3 And Workshop To Rear, 5 Ashley
Down Road Bristol BS7 9JN

Proposal: Demolition of existing buildings and
erection of 9 no. dwellings with associated
parking, bicycle and refuse storage.

Case Officer: Jess Leigh

[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

Comments: Although Bristol Civic Society does not
object to the principle of residential
development on this site, we consider that
the proposal seeks too many units which
would result in a harmful over-development.
This would arise from increased traffic
movements entering and exiting the site
which is close to a major road junction.
Although provision for refuse bins has been
made, the proposed number of dwellings on
the site is likely to lead to bins being left on
the street frontage.

Application Summary

Address: Blackboy Service Station Whiteladies Road
Bristol BS8 2XS

Proposal: Redevelopment of existing petrol station to include demolition of existing kiosk and canopy, erection of replacement kiosk and canopy and addition of click and collect facilities.

Case Officer: Ken Reid

[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

Comments: Bristol Civic Society shares the concerns expressed by RCAS about the lack of dimensions on the elevations which make it difficult to assess the impact of the proposals. Comparison of the existing and proposed site plans, however, show a considerable increase in the size of the canopy. This would increase the impact of the petrol station on Blackboy Hill particularly from the opposite side. The Society also fears that the extended canopy would obscure much of the soft landscaping to the rear of the site which, at present, mitigates its impact. Without evidence to the contrary, the Society considers the proposal would harm the character of the Conservation Area.

Application Summary

Address: 47 Wellington Hill West Bristol BS9 4SP
Change of use of property from a six bedroom House in Multiple Occupation to 2 self contained flats (5 and 4 bedroom flats respectively) falling within use class C4 (House in Multiple Occupation (HMO) 3-6 persons sharing) and alterations to windows on side and rear elevations.

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

Comments: Bristol Civic Society objects strongly to this proposal. The previous application, 13/03255/F was refused by the Council on the grounds that it would result in harmful overlooking of neighbouring properties. This view was upheld by the Planning Inspector who dismissed the subsequent appeal. The Society can see nothing in the present application which would reduce the impact of overlooking. The property would consist of two HMO's instead of one and so the bedroom at first floor level to the rear of the property would still be more likely to be used more intensively than a bedroom in a flat as HMOs, by their very nature, are a group of separate householders living under one roof. Bedrooms are, therefore, more likely to be used as private living space. The Inspector picked up on this point. In addition, this latest proposal seeks a total of nine bedrooms as opposed to eight in the previous application. The Society, therefore, considers that issues relating to the intensity of use, including parking and traffic safety impacts, should be reconsidered. The application seems to be a device for overcoming the constraints on the size of HMOs. Its effects would be harmful, arguably more harmful than the previous application, to the amenity of neighbours in

the area. The Society strongly recommends that it is refused.

Application Summary

Address: 47 Wellington Hill West Bristol BS9 4SP

Proposal: Change of use of property from a six bedroom House in Multiple Occupation to 2 self contained flats (5 and 4 bedroom flats respectively) falling within use class C4 (House in Multiple Occupation (HMO) 3-6 persons sharing) and alterations to windows on side and rear elevations.

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

Comments: Bristol Civic Society has submitted a strong objection to this application. However, reference is made to the harmful overlooking effect of the first floor rear window. Whilst there will be overlooking from that window, the submission should have referred to the second floor window in the rear elevation.

Application Summary

Address: 37 - 39 And 41 Corn Street Bristol BS1 1HT

Proposal: Change of use of first to sixth floors of 37-39 & 41 Corn Street from office accommodation (Use Class B1) to Student Residential Accommodation (Sui Generis). Change of use of basement and rear of ground floor of 37-39 Corn Street from a restaurant (Use Class A3) to Student Residential Accommodation (Sui Generis). Change of use of part of basement of 41 Corn Street from ancillary storage in association with office floorspace to refuse store, cycle store and plant rooms in association with proposed student accommodation. Remodelling of mansard roof, demolition of lift motor room and creation of additional storey on flat roof at the rear 37-39 Corn Street. Remodelling of plant room and construction of roof extension at seventh floor level, removal of rear structural bay at first floor, rear extension at fifth and sixth floor level to 41 Corn Street. External alterations to principal facade of 41 Corn Street. Connection of two buildings with new openings on first to fifth floors, and associated internal refurbishment works. Scheme to provide 100 studio apartments in total (Major application).

Case Officer: Ben Burke

[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

Comments: Bristol Civic Society has two objections to the proposals. Firstly, the proposed seventh floor extension seems unnecessary and, in our view, would further diminish the significance of the Grade II* Gilbert Scott building at 37-39 Corn Street. Secondly, the Society considers that the ground floor should have active uses throughout and not

be partially used for residential purposes.
Both of these issues would have a harmful
effect on the character of the Conservation
Area and the efforts to revitalise this part of
the Old City.

Application Summary

Address: 58 Baldwin Street Bristol BS1 1QW
Proposal: Use of the public highway for the placing of tables and chairs in connection with existing bar (Brew Dog).

Case Officer: Thomas Wilkinson

[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
Comments: Bristol Civic Society objects to the proposal and fully supports the comments of the City Council's Transport Development Manager in respect of the cycling issues. In addition, the proposed extended use of the public highway for tables and chairs is excessive and would dominate the street scene adversely affecting the character of this part of the Conservation Area. Again, there would seem to be scope for a limited expansion of the area to be used for tables and chairs.