

COMMENTS SENT TO BCC FOLLOWING THE MEETING OF PAG ON 21 NOVEMBER 2016.

Application Summary

Address: 97 Stackpool Road Bristol BS3 1NX
Conversion of property into 7 room house in multiple occupation (HMO) including insertion of roof lights (Use Class Sui Generis).

Proposal:

Case Officer: Stacey Hartrey

[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 considers that the property is not suitable for a 7 person House in Multiple occupation. This would be an over intensive use of the premises with possible harmful implications for on-street parking, refuse management and noise disturbance. Rooms in HMOs are used as living rooms. Neighbouring gardens would be overlooked from the first and second floor rooms in this proposal.

Application Summary

Address: (Land East Of) Colston Street Bristol BS1 5AY

Proposal: Alterations to boundary wall, new access, development of sui-generis residential units for students (2no. studio and 2no. 5-bed cluster flats), with associated refuse and cycle storage.

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 strongly to the proposed development. The design and materials are deeply unsympathetic to the character of the St. Michaels Hill and Christmas Steps Conservation Area which would be harmed were the proposal to be implemented. The Fosters Almshouses are a particularly striking group of buildings thoroughly deserving their Listed status. The proposed development does not respect their appearance and would be harmful to their setting. Although the Society has supported the conversion of redundant office space to student accommodation, we see no reason for a purpose built facility to be added to the stock already available in this area. It would contribute to an imbalance in the variety of accommodation available in the vicinity.

Application Summary

Address: Site At Junction Of Lower Ashley Road/Tudor Road St Agnes Bristol

Proposal: Construction of nine terraced houses, with access off Tudor Road.

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 considers the loss of open space which would result from this development would be regrettable. If the site is zoned for residential development, however, the Society would not oppose such development in principle. However, any design must safeguard residents by addressing to the satisfaction of the Council traffic noise and air quality issues at this location. There is limited amenity space and parking for the proposed dwellings which could be overcome with a development comprising fewer units.

Application Summary

Address: The Old Brewery Durnford Street Bristol

Proposal: Partial change of use of brewery tower from brewery (B2 use) to 3no. three bedroom flats with first floor rooftop garden with privacy screen, 3no. parking spaces accessed from St Francis Road and associated external alterations; change of use of theatre studio (D2 use) to Brewery Visitor Centre (Sui Generis) with proposed new shop front and installation of solar panels; and installation of solar panels to adjacent brewery warehouse to the west.

Case Officer: Shaun Fisher

[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 considers that the proposal offers an interesting approach to retaining these buildings in active use and good repair. The Society has reservations about the impact on on-street parking in the area which is not, at present, particularly well served with public transport. Only three spaces are provided for a development comprising nine double bedrooms.

Application Summary

Address: 64 Park Street City Centre Bristol BS1 5JN

Proposal: Extension and change of use of 64 Park Street, Bristol to create 12no. cluster student apartments above existing use class A3 unit with associated works.

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 is very concerned that no documents are available from which to assess this proposal.

Application Summary

Address: 19 - 21 Merchant Street Bristol BS1 3EH

Proposal: Installation of 2no. black vitreous enamel
2mm steel vitreous enamel letter signage
pinned off building facade.

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 considers that the proposed signage would be harmful to the appearance of this distinguished building. In the Society's view, the existing signage is adequate.

Application Summary

Address: Red Lion 26 Worrall Road Bristol BS8 2UE

Proposal: Change of use of ground floor from public house to two flats, (5 bed flat and 1 bed student flat).

Case Officer: Anna Penn

[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 regrets the loss of the public house and trusts that the Council will establish to its own satisfaction that this use is no longer viable. Were that to be the case, the Society would not object in principle to a residential development in this building. However, we object to this proposal. It is over intensive and small bedrooms with only roof lighting would offer a poor living environment for residents. Consequently, the proposal would be harmful to the character of the Whiteladies Road Conservation Area.

Application Summary

Address: 161 Whiteladies Road Bristol BS8 2RF

Proposal: 2no. illuminated projecting signs, 2no. non illuminated fascia signs and 9no. shopfront illuminated signage and 4no. shopfront awning signage.

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 considers that the proposed signage and advertising is excessive and would be harmful to the character of the Whiteladies Road Conservation Area. A more modest proposal could be appropriate.

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, 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 consistently opposed the introduction of digital advertising screens because of the harmful impact of their far reaching, intense light on the amenity of their surroundings and often further afield together with their impact on the safety of road users. The proposal is for large screens set high above ground level positioned to attract the attention of motorists on the M32. The Society objected to the last application for digital screens at this site and supported the Council's refusal of the southwest facing sign on road safety grounds. The Society urges the Council to continue to refuse permission for the southwest facing sign.

Application Summary

Address: Adjacent 2 Filton Road Bristol

Proposal: Replacement of an existing internally illuminated 48-sheet advertising display with 48-sheet digital display

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 strongly to this proposal. The replacement of the existing display with a digital display would intensify the impact of the screen the light from which would be brighter and more far reaching than at present. This would be harmful to the amenity of nearby residents and the nearby open space. It is the Society's view that the proposal could also be prejudicial to the safety of traffic and pedestrians on this busy stretch of main road with many junctions.

Application Summary

Address: 3-8 Redcliffe Parade West Bristol

Proposal: Wrap style advertisement to wrap around the scaffolding erected around the application site.

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 sign. Its size and the prominence of the position will have a harmful impact on the amenity of the surrounding Conservation Areas particularly views from the other side of the Floating Harbour. It should not be permitted, even for a limited period.

Application Summary

Address: Snuff Mill Frenchay Park Road Bristol BS16
1LF

Proposal: Erection of 3 internally illuminated post signs, 1x set of illuminated letters and logo and 1 non illuminated letters sign.

Case Officer: Amy Prendergast

[Click for further information](#)

Customer Details

Name: Mr John Payne

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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 consider that the proposed signage would be harmful to the amenity and character of the Stapleton and Frome Valley Conservation Area. The totem sign is particularly large (2.1m x 3.5m) and is internally illuminated. Other signage is also internally illuminated. A more modest scheme could be appropriate for the Conservation Area.

Application Summary

Address: Land At The Paintworks Bath Road Bristol

Proposal: Installation of temporary promotional signage on road frontage for the Paintworks III development.

Case Officer: Amy Prendergast

[Click for further information](#)

Customer Details

Name: Mr John Payne

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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 double sided sign. It would stand 6m above ground level and measure 3m x 1.5m. The Society considers that this would be harmful to the amenity of this section of Bath Road. It is clearly designed to attract the attention of passing motorists which could have road safety implications.

