

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 25 APRIL 2016.

### Application Summary

**Address:** 30-34 Lower Ashley Road St Pauls Bristol  
BS2 9NP

**Proposal:** Conversion of existing shop and 3 no. flats to 2 shops including side extension and conversion of upper floors to 9 no.self-contained flats.

**Case Officer:** Angelo Calabrese  
[Click for further information](#)

### Customer Details

**Name:** Mr John Payne  
**Email:** johnpayne997@btinternet.com  
**Address:** 53 Zetland Road, Bristol BS6 7AJ

### Comments Details

**Committer Type:** Amenity - Residents Group

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society considers that the proposal represents an over intensive use of the site. There would be nine unite of accommodation and the paucity of amenity space would impair the quality of the living space provided. A more modest proposal could be successful.

## Application Summary

**Address:** 102 Wedmore Vale Bristol BS3 5HY  
**Proposal:** Single storey front, double storey side and rear, single storey rear extension.  
**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 scale of the proposed extensions to the front side and rear of the house would alter the mass and appearance of the building resulting in a harmful impact on the character of this street. It would have an overbearing impact on the amenity of the adjoining property.

## Application Summary

**Address:** 111 Staple Hill Road Bristol BS16 5AD  
Demolition of existing shop and premise and  
**Proposal:** flat and construct 5 no.one bed flats and 1  
no.two bed maisonette.

**Case Officer:** Jess Leigh

[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 in  
principle to the proposal. However, the  
Society is concerned that the parking  
provision might be difficult to access and  
use thus exacerbating the potential impact  
of the proposal on parking in the  
neighbouring area.

## Application Summary

**Address:** 37 Stackpool Road Bristol BS3 1NG  
**Proposal:** Removal of existing wall and fit dropped kerb

**Case Officer:** David Macfayden

[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 small space available for parking could lead to a parked vehicle encroaching on to the pavement. Although the front garden area is in poor condition, it has potential to be improved to enhance the character of the Conservation Area. Its replacement by a parking space would harm the character of the Conservation Area. The proposal would offer no net gain in parking provision as the cross-over would eliminate a street parking place.

## Application Summary

**Address:** 221 - 223 Cheltenham Road Bristol BS6 5QP

**Proposal:** Proposed externally and internally illuminated projecting and fascia signs.

**Case Officer:** Rory Hillman

[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 Sign Type 2 and Sign Type 3.  
Sign Type 2, "Caribbean eating and drinking" is neon lit which would have a harmful impact on the character of the Conservation Area. A less intrusive form of lighting for the sign could be acceptable. Sign Type 3 is also internally lit and repeats the name of the restaurant displayed on the fascia. The repetition and internal illumination would have a harmful impact on the character of the Conservation Area.

## Application Summary

**Address:** Seven Ways Service Station Sussex Place  
Bristol BS2 9QP

**Proposal:** Demolition of existing Filling Station and erection of 15no. two and three bedroom apartments with cycle parking. (Major Application).

**Case Officer:** Louise Lewis

[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 submitted pre-application comments (ref:15/06236/PREAPP) on 22 December 2015 and would wish those comments to be considered in conjunction with the following comments made in response to the planning application. The Society still supports, in principle, the residential use of this site if it is unviable for commercial use. We are concerned, however, that the number of units proposed would represent an over intensive development of the site. The Society agrees that the site is centrally located but feels that, because of the distance from railway stations and limited bus services, that the development, particularly at the density proposed, would lead to increased on-street parking. Taken together these two issues would have a harmful impact on the character of the Conservation Area. A less intensive development of appropriate design would

have less harmful impacts which would be outweighed by the gains resulting from the site's development for residential purposes.

## Application Summary

**Address:** Holland House Hotel Redcliff Hill Bristol BS1  
6SQ

**Proposal:** Proposed illuminated fascia signs.

**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 signs. They are located at high level, large and internally illuminated. They are not necessary for finding the hotel and would have a harmful impact on the amenity of the Conservation Area and longer distance views in the City particularly at night. Sign 1 would also have a harmful impact on the views across the Floating Harbour towards Redcliffe.