

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

Application Summary

Address: 821 Bath Road Brislington Bristol BS4 5NL
3no. totems along Bath Road (one for each building); - 1no. small totem at entrance to Storage Giant; - Signage on the storage facility (one box sign and 4 sets of fascia signs); - Signage on the Starbucks Coffee (two box signs and 3 fascia signs); - Signage on the retail units (six fascia signs).

Case Officer: Stuart Langer

[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

Committer Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the following proposed signage:

1. The array of high level signage on the Storage Giant building's elevation to Bath Road. Even in a commercial area, the Society considers that advertising signage at this height above ground level and covering such a large proportion of the elevation is unnecessary and harmful to the amenity of the area. A more modest array could be acceptable.
2. The Starbucks totem. This sign would stand 10.3m above ground level and would be internally illuminated. In the context of the very busy Bath Road and the proximity of St Brendan's and Brislington Schools, the Society considers that this proposed sign would be prejudicial to road safety in its vicinity.
3. The Storage Giant totem. This proposed sign would stand over 6m above ground

level. It would be surmounted by an internally illuminated light box and would also have a scrolling LED screen. Both the light box and the scrolling LED screen with its intense, far reaching light and moving messages or images would, in the Society's view, be prejudicial to road safety in this area.

Application Summary

Address: Thistle Hotel Broad Street Bristol BS1 2EL
New signage to bring the hotel over to the
Proposal: Mercure hotel - 2 x Illuminated fascia
Signs, 5 x Non Illuminated Fascia Signs, 1x
Projecting Sign.

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 considers that the proposed corporate signage for the hotel and fitness centre is inappropriate for a Grade II Listed Building in a prominent position in a Conservation Area. The existing signage on the hotel is much more in keeping with the building and its setting. The Society, therefore, objects to the proposed signage on the grounds that it would be harmful to the amenity of the Conservation Area and to the appearance and setting of the Listed Building.

Application Summary

Address: 5 Cotham Road South Bristol BS6 5TZ
Creating two apartments above the retail unit by constructing a single storey extension onto the double storey element of the building, increasing it to three storeys. To match the existing materials and details.

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 objects to the proposed additional floor. This building is part of a group of two storey buildings which define the street frontage and the Society considers that the proposed additional storey for 5 Cotham Road would alter the street scene in a manner harmful to the character of the Conservation Area.

Application Summary

Address: 98A Kings Parade Avenue Bristol BS8 2RE

Proposal: Outline Planning application - Proposed single dwelling house to rear of 98a Whiteladies Road.

Case Officer: Anna Schroeder

[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 has no objection to the principle of developing this site with a single dwelling but reserves its position on other design issues until a full application is submitted.

Application Summary

Address: 15 Thorndale Mews Bristol BS8 2HX
First Floor extension onto roof terrace to create enlarged kitchen/ dining room. New staircase up to new second floor roof terrace with glass balustrades. Add roof windows to existing tiled roof over first floor living room.

Proposal:

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

Reasons for comment:

Comments: Bristol Civic Society does not object to the proposals for the first floor. However, the Society considers that the proposed second floor terrace and its associated staircase and glass balustrade would be harmful to the character of the Conservation Area.

Application Summary

Address: Beech House 6 St Pauls Road Clifton Bristol
BS8 1LT

Proposal: Construction of 3 no. dwellings (Class C3),
2 no. cycle stores and 1 no. bin store with
associated landscaping works.

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 considers that the
proposal would result in an over intensive
development of this site. The liberal use of
timber cladding is also out of keeping with
the character of the area. In view of these
issues, the Society considers that the
proposal would be harmful to the character
of the Conservation Area. A more moderate
proposal could be acceptable.

Application Summary

Address: 9 Redcliffe Parade West Bristol BS1 6SP

Proposal: Conversion of a garage to residential property with associated landscaping works and integral parking.

Case Officer: Charlotte Sangway

[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 conversion of the garage to residential use. We are concerned, however, that this proposal would leave too little amenity space for the proposed and the existing dwelling to the detriment of the quality of living conditions in both dwellings.

Application Summary

Address: 30 Whiteladies Road Bristol BS8 2LG
Proposed change of use of ground-second floors to 7no. residential units (sui generis student use) with associated external alterations (Re-submission of Application No. 15/02403/F).

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 considers that the proposal for 7 student units would result in over-intensive use of this building and thus would be harmful to the character of the Conservation Area. Its use for up to three flats would contribute more to the character of the Conservation Area and could be more consistent with this Listed Building.

Application Summary

Address: 1 Eaton Close Fishponds Bristol BS16 3XL

Proposal: Conversion of the existing dwelling house into an 8 bedroom House in Multiple Occupation and Use Class C4 planning consent.

Case Officer: Anna Penn

[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 considers that the proposed development would be an over intensive use of this house resulting in a poor living environment for its occupants. Eight or more residents in this dwelling would also potentially harm the amenity of the area resulting from increased noise and parking. Rooms on the upper floors would, effectively, be living rooms which would increase the over looking of neighbouring gardens. The proposal would neither preserve nor enhance the character of the Conservation Area but would harm it.