

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 27 NOVEMBER 2017.

Application Summary

Address: 8 Pritchard Street Bristol BS2 8RH
Conversion of existing building to student accommodation 1x 5 bed cluster, 3 x 6 bed cluster,
Proposal: 20no. studio flats (43 no. bedspaces) (sui generis) and associated internal and external alterations and related works.
Case Officer: Tom Watson
[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 employment space at this location and urges the Council to be completely satisfied that the building is unviable for employment use before considering alternative uses. It is essential also that the Council is satisfied that the proposal meets air quality requirements for residential use at this busy and often congested location. If the Council is content with the proposed change of use and air quality measures, the Society considers that the proposal would be improved with the following measures. The basement flats without windows would provide a poor residential environment and should not be included. More provision for safe bicycle parking should be provided.

Application Summary

Address: 144 St Michaels Hill Bristol BS2 8DA
Change of use of 2-bedroom maisonette (C3) to a 5-bedroom HMO (C4) complete with loft conversion and rear extension.

Proposal: bedroom HMO (C4) complete with loft conversion and rear extension.

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 HMO is an inappropriate use for this building. Bedrooms in a HMO are, in effect, living rooms and so the proposal would result in increased overlooking from the upper floors towards High Kingsdown. There appears to be little natural light provided for the rear first floor bedrooms and the Society considers that this would result in a poor residential environment. We support the representations of other consultees that a good balance of residential types should be maintained in this area. The proposal neither preserves nor enhances the character of the Conservation Area.

Application Summary

Address: 28 High Street Clifton Bristol BS8 2YF
Proposal: Demolition of existing garages and erection of a two storey dwelling house.
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 does not object in principle to the residential use of this site provided the Council ensures that the residence would not be adversely affected by noise from the nearby public house. The development must not be allowed to threaten the continued use of this established community facility. The Society suggests that the character of the Conservation Area would be better maintained if traditional materials were used in place of the proposed metal surfaces.

Application Summary

Address: St Catherines House Dalby Avenue Bristol BS3 4HH

Proposal: Two storey extension to St Catherine's House to provide an additional 14 residential units.

Case Officer: David Grattan

[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 fully supports the considered submission of WHaM and has nothing to add.

Application Summary

Address: Hoarding At Corner Of Lawfords Gate Wade Street
Bristol BS2 0DY

Proposal: The advertising display currently exists as a 48 sheet illuminated sequential display. This application relates to the upgrade in the technology used to display the advertising images.

Case Officer: Stephen Moore
[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 screen. The increased intensity and reach of the light from the proposed digital screen would have a harmful impact on the amenity of houses in the area and also on the nearby park. In addition, the screen is located adjacent to a busy one way system and junction. There is also a pedestrian crossing close by. The Society considers that the proposed screen would prejudice the safety of pedestrians and other road users in this area.

Application Summary Application Number: 17/05975/F Address: 33 Midland Road Bristol BS2 0JT
Proposal: Change of Use from Office Use Class A2 to Mixed Use Development with Office at Ground
Floor and 2 flats Class C3 above. Replace existing shopfront. Case Officer: Jaymi Cue Customer
Details Name: Mr John Payne Address: 53 Zetland Road, Bristol BS6 7AJ Comment Details
Commenter Type: Amenity - Residents Group Stance: Customer objects to the Planning Application
Comment Reasons: Comment:Bristol Civic Society has a number of concerns regarding this
application. There is virtually no amenity space, the bedroom of flat 1 has poor daylighting and the
front bedroom of flat 2 has only roof lighting. The Society suggests a proposal that offers a better
residential environment should be considered.

Application Summary

Address: 43 Colston Street Bristol BS1 5AX
Proposal: 1 internally illuminated fascia sign.
Case Officer: Stephen Moore
[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 internal illumination of the proposed sign. The Society considers this would be harmful to the appearance of the host listed building and the character of the Conservation Area particularly in view of the close proximity of the Fosters Almshouses. We would not object if this sign were not illuminated.

Application Summary

Address: 125 Richmond Road Montpelier Bristol BS6 5EP
Proposal: Demolition of 2 garages and erection of 2 dwelling houses
Case Officer: Alex Hawtin
[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 does not object to the principle of using this site for residential development. However, the Society finds this proposal unacceptable. As it stands, the development would be seriously out of step, in terms of height, form and design, with the neighbouring dwelling and prevailing style of the Conservation Area and would be harmful to its character. The Society suggests that the ground floor should be at street level. A traditional roof with tasteful dormer windows could accommodate a second floor. A rear dormer window would also obviate the need for the horizontal slit like windows proposed for the first floor in the application. There needs to be greater vertical emphasis to the front elevation, particularly the fenestration, to reflect local styles. Ground floor access would be accessible whereas the steps to the front door as proposed would not be. The front elevation requires much more detail to be provided particularly regarding fenestration, doors, rain water drainage and bin store siting. The Society also questions whether access to the ground floor bedroom directly from the living room is desirable.

Application Summary

Address: 3 Clanage Road Bristol BS3 2JX
Removal of the two existing outbuildings and erection
Proposal: of a single storey extension adjoining the north east
side wall of the original building.
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 has no objection in principle to an extension to the residential use of this property. However, the Society considers that the proposed flat roof and use of timber cladding are harmful to the appearance of the listed building to which it would be attached and to the character of the Bower Ashton Conservation Area.

Application Summary

Address: Dolland And Aitchison Ltd 19 High Street Shirehampton
Bristol BS11 0DT
Change of use to 9 bedroom House in Multiple
Occupation (HMO), internal alterations to ground floor
Proposal: retail unit and external alterations to rear to provide
new entrance including removal of fire escape and the
provision of bin storage and cycle rack.
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 considers that the proposed 9 bedroom HMO would be an over intensive use of this site. It would result in overlooking problems for neighbouring properties as the first and second floor bedrooms would double as living rooms in an HMO context. The proposal would neither conserve nor enhance the character of the Conservation Area. A less intensive residential proposal could be acceptable.

Application Summary

Address: Advertising Corner Of Cannon Street Marlborough
Street City Centre Bristol BS1 3NU

Proposal: Replacement of an existing externally illuminated 96-
sheet advertising display with a 48-sheet digital LED
display.

Case Officer: Stephen Moore
[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 objects strongly to the proposed digital screen. Although it is smaller than the existing display it will be positioned 1 metre higher. The Society considers that the increased intensity and reach of the LED lighting will be harmful to the amenity of residents in the 51-02 degrees flats and to the offices opposite. The sign is so positioned that it could distract the attention of drivers travelling east along Marlborough Street. This is a very busy three lane road which is approaching traffic lights at this point and passing a bus stop. Any distraction of here could prejudice the safety of road users.