

**COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING OM 30  
JANUARY 2017.**

Application Summary Application Number: 16/06876/F Address: 12D (& E) Cotham Road Bristol BS6 6DR Proposal: Conversion of existing childcare nursery (Use Class D1) to 8no flats (Use class C3) with associated car parking, cycle and refuse storage. New rear pedestrian access, partial demolition and extension at the rear along with replacement roofs. Case Officer: Thomas Wilkinson Customer Details Name: Mr Mark usher Address: 39,Salisburyroad Redland Bristol

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 with the proposed development. It would increase overlooking of neighbouring properties, particularly from the balconies and upper floors thus harming the amenity of neighbouring residents. The development of eight two bedroom flats whilst providing only one off street parking place will almost certainly increase the demand for on-street parking. The front rooms of the lower ground floor have restricted access to light which could result in a less than satisfactory living environment. Taken together, the Society considers that these aspects of the proposal would be harmful to the character of the Listed Building and the Cotham Conservation Area. We have no objection to the principle of residential development of the premises but suggest that a less intensive development would be more respectful of the Listed Building, the Conservation Area and neighbouring properties.

## Application Summary

**Address:** Prince Of Wales Public House 130 Ashley Road Bristol BS6 5PA

**Proposal:** Conversion and change of use of existing public house to create basement media studio (including rehearsal and recording space), Ground floor cafe and residential accommodation flat & a first Floor flat.

**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

**Commenter Type:** Amenity - Residents Group

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

### Reasons for comment:

**Comments:** Bristol Civic Society objects to some elements of the proposal. The ground floor plan indicates a mixed office and residential use within one unit of accommodation. The Society considers that this would not result in a satisfactory living environment for potential residents. The plans do not show any ventilation arrangements for the proposed cafe. As this is a Listed Building, it is important to establish what impact on it, if any, ventilation of the cafe would have.

## Application Summary

**Address:** (Coach House) 95A Pembroke Road Clifton  
Bristol BS8 3EE

**Proposal:** Reconstruction of derelict coach house, used  
as garage, into a two bedroom house.

**Case Officer:** David Macfadyen

[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 was concerned that  
the access arrangements for the proposed  
development were not clear from the  
application.

## Application Summary

**Address:** (Coach House) 95A Pembroke Road Clifton  
Bristol BS8 3EE

**Proposal:** Reconstruction of derelict coach house, used  
as garage, into a two bedroom house.

**Case Officer:** David Macfadyen  
[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 was concerned that  
the access arrangements for the proposed  
development were not clear from the  
application.

## Application Summary

**Address:** Guild Heritage House Braggs Lane Bristol  
Extensions and alterations to property and creation of 5no residential dwellings (Use Class C3). Retention of ancillary car park, provision of secure refuse storage and cycle parking facilities.

**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 to the proposed extensions and alterations. The rectangular form of the development makes little attempt to blend with the host building, a gracious building which makes an important contribution to the Conservation Area. The proposal would thus be harmful to the character of the Conservation Area. The Society is concerned that the additional dwellings will result in an over-intensive use of the site which could also be harmful to the character of the Conservation Area. A more modest proposal, complementing the character of Guild Heritage House, could be acceptable.

## Application Summary

**Address:** Corner Of Guinea Street And Lower Guinea Street Bristol

**Proposal:** 3 x Sign Panels - Branded area size of each: 244cm wide x 200cm high. 2 x Flagpoles - Each is 6m in height, with 90cm x 180cm flag details added.

**Case Officer:** Hannah Ryan

[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 period for which permission is sought is too long and considers that it should be limited to two years.

## Application Summary

**Address:** 21 Cromwell Road Montpelier Bristol BS6 5HD

**Proposal:** Change of use from maisonette and basement flat to 2no. 2 bedroom flats (Ground and first floor) loft conversion and roof extension to create 1no. 1 bedroom flat, with enclosed staircase extension.

**Case Officer:** David Macfadyen  
[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 proposal would alter the form and mass of the premises resulting in a building which was inconsistent with the character of the area. The proposal would also increase overlooking of neighbouring gardens. A less intensive use of the site, and a design more sensitive to its surroundings could be successful.