

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 31 OCTOBER 2016.

Application Summary

Address: Plough And Windmill 194 West Street
Bedminster Bristol BS3 3NB

Proposal: Application for planning permission for the demolition of rear extensions and other outbuildings; change of use and extension of the Plough and Windmill building to accommodate 1no. one bedroom and 6no. two bedroom flats, erection of 3 no. three bedroom dwellings; car and cycle parking; refuse and recycling store and ancillary development; and use of the ground floor for commercial/community space within the use classes A1, A2, A3, B1 or D1.

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society, whilst regretting the loss of the pub, accepts that a residential use of it is acceptable provided the Council is satisfied that the pub use is no longer viable. There should be fewer flats, however, bearing in mind the limited amenity space. The Society has no objection to the proposed houses.

Application Summary

Address: 248 /248A Gloucester Road Bishopston
Bristol BS7 8NZ

Proposal: Change of use and conversion and extension of existing first floor (Use Class B1) and addition of two storeys within roof and roof extension, to provide nine apartments.

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 objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects strongly to the proposed development. There is insufficient amenity space to support nine apartments which would result in poor living conditions. In addition, some rooms on the third floor would have only roof lighting. The treatment of the Longmead Avenue elevation is unacceptable. The proposed demolition of the appropriately designed westward extension and its replacement with a building which joins clumsily with the former bank and neither respects it nor the adjacent residential properties is unacceptable. It would harm the appearance and setting of the main building and the amenity of this part of Longmead Avenue. A lower density residential conversion which respects the design and integrity of this fine building could be acceptable.

Application Summary

Address: Land Adj To Waste Transfer Station Days
Lane Bristol

Proposal: One portrait orientated display that will
show illuminated and static images using led
modules.

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 objects to the proposed digital screen. It would be 5 metres higher than the existing hoarding and its increased, far reaching brightness could be prejudicial to the safety of those using this busy road and intensify its impact, harmfully, on the amenity of the area

Application Summary

Address: 65 North Road Bishopston Bristol BS6 5AQ
Partial demolition of existing building and erection of 2 and 3 storey building comprising 8 one, two and three bedroom flats (1no. one bedroom; 6. two bedroom and 1no. three bedroom); secure cycle parking; refuse and recycling store and ancillary development.

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 this proposal is an improvement on the previous one. However, the Society still objects on a number of counts. The proposal seeks to gain too many units from this site with a number of adverse results. There is very little amenity space, particularly for units without a balcony. Whilst there has been some effort to reflect the slope, a lower solution sloping upwards to the adjacent properties in North Road would better reflect the character of the area. If three floors are considered acceptable, there should be a more defined step back of the second floor throughout the elevation to the street. Eight flats providing 15 bedrooms will inevitably increase demand for vehicle parking in an area which has little or no spare capacity whereas a less intensive development would reduce the potential pressure. As a result of these issues, the Society considers that the proposal would be harmful to the character of the Gloucester Road Conservation Area.

Application Summary

Address: (Land At 64) Bedminster Down Road Bristol
BS13 7AB

Proposal: Removal of the existing illuminated advertisement, measuring 12m x 3m, to be replaced by an internally illuminated digital advertisement, measuring 6m x 3m.

Case Officer: Tessa Connolly

[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 advertisement. It is oriented more towards the traffic moving towards the City Centre. This, together with the intensity of LED lighting, would be likely to cause more distraction to drivers, with road safety implications on this busy stretch of highway. The increased intensity and far reaching character of LED lighting would also increase the harmful impact of advertising at this site on the amenity of the neighbouring area.

Application Summary

Address: 6 Quakers Friars Bristol BS1 3BU

Proposal: Proposed 2no. internally lit 'Cote' signage.

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 internally illuminate vertical sign which would extend from 6.3m to 9.5m up the front of the premises. The Society considers that this would be harmful to the amenity of the area and, in particular, to the setting of the Listed Quakers Friars buildings. The Society has no objection to the lower fascia sign.

Application Summary

Address: Telephone Kiosk Outside 165 Whiteladies Road Bristol

Proposal: Internally illuminated digital panel as integral part of telephone kiosk.

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 introduction of phone kiosks supporting digital screen advertising in Conservation Areas. The nature of LED digital screen lighting is intense and far reaching. Advertising and other forms of information display in Conservation Areas should be minimal and subtle in order to preserve and enhance the character of Conservation Areas. Phone kiosks also tend to attract fly advertising which further diminishes the amenity of an area. Whiteladies Road is a busy street and the Society considers that the proposed digital screen display could distract road users thus prejudicing their safety. RCAS has set out the particular harmful impacts of the proposal at this location which the Society fully supports.

Application Summary

Address: Kiosk O/s 39 Triangle West Bristol BS8 1ET

Proposal: Internally illuminated digital panel as integral part of telephone kiosk.

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 introduction of phone kiosks supporting digital screen advertising in Conservation Areas. The nature of LED digital screen lighting is intense and far reaching. Advertising and other forms of information display in Conservation Areas should be minimal and subtle in order to preserve and enhance the character of Conservation Areas. Phone kiosks also tend to attract fly advertising which further diminishes the amenity of an area. This proposal would be harmful to the amenity of the Clifton Conservation Area as a result of these impacts. The Triangle is a busy and complex road system and the Society considers that the proposed digital screen display could distract road users thus prejudicing their safety.

Application Summary

Address: City Point Temple Gate Bristol BS1 6PL
Proposal: Application for consent to display an LED digital smartscreen.
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 objects strongly to the proposed LED digital screen. It would be a large screen measuring 8.0m x 4.0m located at 4.4m above ground level. The Society considers that the proposed screen, with its intense, far reaching light, would harm the amenity of the surrounding area, particularly the setting of the Listed Brunel office building. It would also dominate the view of people leaving Bristol Temple Meads. In addition, the proposed location is close to a busy junction where it could distract road users, prejudicing their safety.

Application Summary

Address: Land To The East Of No 78 78 Princess
Victoria Street Bristol BS8 4DD

Proposal: Erection of a new two storey dwelling.

Case Officer: Susannah Pettit

[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 harm the amenity of the Clifton Conservation Area. It would lead to the loss of a tree which is an important feature of the streetscape. The break in the street frontage, with natural stone walls, at present a pleasing contrast with the surrounding tight urban grain. The Society also queries whether the proposal, with its single bedroom being accessed from the living room, and very limited amenity space, would provide a satisfactory living environment.

Application Summary

Address: The Toby Carvery Henbury Road Henbury
Bristol BS10 7AD
1 No Internally illuminated post sign|cr|1 No
Internally illuminated nameboard|cr|1 No
Non illuminated area of signwriting|cr|1 No

Proposal: Non illuminated logo|cr|3 No Non
illuminated post signs|cr|2 No Externally
illuminated areas of signwriting|cr|1 No
Externally illuminated fascia sign

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 objects strongly to the unnecessary intensification of signage which would result from this application. The array of signs, some internally illuminated, some high on the building would be very harmful to the amenity of the Henbury Conservation Area in this locality. The Society particularly objects to Sign 1 (internally illuminated adjacent to the highway), sign 2 (internally illuminated and placed just under the eaves of the premises), sign 5 (logo placed just under the eaves of the premises), 6a and 6b.

Application Summary

Address: 164-188 Bath Road Totterdown Bristol BS4 3EF

Proposal: Removal of the three existing advertisements (2x 12mx3m displays, 1x 6mx3m display), to be replaced with two internally illuminated digital advertisements

Case Officer: Tessa Connolly

[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 LED digital screens. They are 1m wider than the existing large screens. The intense far reaching character of LED lighting will increase the harmful impact of advertising at this point on the amenity of the area. They are also located on the busy Bath Road close to the Totterdown Bridge junction where they could be prejudicial to road safety.

Application Summary

Address: (Cabot Circus SU 09) 9 Concorde Street
Bristol BS1 3BF

Proposal: LED illuminated fascia sign to glazing consisting of white acrylic built up letters and logo on steel support bars. Projecting sign of aluminium clad with blue sapele wood with white acrylic letters and logo on locators to both sides.

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 acknowledges that this is a vibrant retail area. Nonetheless the proposal is for a large array of internally lit signage. The Society has no objection to the internally lit sign above the doorway but suggests that the internally lit signage above this would be excessive and over dominant.

Application Summary

Address: 20 Easton Road Bristol BS5 0BY
Proposal: Application for consent to display an illuminated LED digital 48 sheet display.
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 strongly to the proposed LED digital screen. The intensification of light and its far reaching character will have a harmful effect on the amenity of the Old Market Conservation Area. It will do nothing to preserve or enhance its character. It would be adjacent to a busy highway and so could be prejudicial to the safety of road users.

Application Summary

Address: 54 West Street Bedminster Bristol BS3 3LH
Demolition of workshop and erection of 3 x

Proposal: 3 storey houses and 3 storey block
containing 5 flats with associated external
works.

Case Officer: Amy Prendergast

[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 this proposal is over intensive in its use of the site. The flats would have very little amenity space and would dominate the road frontage. A less intensive development could perhaps contribute more to the character of the Bedminster Conservation Area.

Application Summary

Address: 7 Ashley Road Bristol BS6 5NH
Change of use from a retail unit (Use Class A1) to restaurant/cafe premises (use Class A3). Installation of extraction flue, refurbishment of shop-front, refurbishment of roof and wall finishes.

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 fully endorses the submission from the Montpelier Conservation Group and cannot add to it.

Application Summary

Address: (Telephone Kiosk O/s) 13 The Promenade Bishopston
Bristol BS7 8AL

Proposal: Internally illuminated digital panel as integral part of
telephone kiosk.

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 to the proposed phone kiosk. There are two phone kiosks already located at this point. It is assumed that the proposal would be a replacement for these although it is not explicit in the application. There is certainly no need for an additional kiosk here. The Society considers that the proposed kiosk, particularly its digital screen advertising panel with its far reaching bright lighting, would be harmful to the amenity of the Gloucester Road Conservation Area. In addition, phone kiosks tend to attract fly advertising which has a further detrimental effect on its surroundings. The proposal would neither preserve nor enhance the character of the Conservation Area.