

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 5 FEBRUARY 2018.

### Application Summary

**Address:** Pring And St Hill Ltd Malago Road Bristol BS3 4JH  
Redevelopment to provide 183 no. apartments in a 6-9  
**Proposal:** storey building with associated parking and hard/soft  
landscape works (Major application).  
**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 has considered the revisions to the proposed development of this site. There have been some modifications but they are relatively minor in the context of the proposals and are insufficient to persuade the Society to change its earlier representations. The comments submitted by the Society on 17 February 2017, therefore, remain unamended.

## Application Summary

**Address:** 62 Birchwood Road Bristol BS4 4QN  
Outline application for the demolition of the existing, single dwelling and the erection of a 52-bedroom care home (Use Class C2) with refuse/cycle store and parking. Approval sought for Access, Layout , and Scale (Major application).

**Proposal:**

**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 size of the proposed building to accommodate 52 residents is completely out of keeping with the character of this residential area and would be harmful to it. The proposal would also generate a considerable amount of additional traffic. The Council will have to assess whether this can be reasonably accommodated by the local roads and whether the access arrangements are adequate.

## **Application Summary**

**Address:** Marriott Royal Hotel College Green Bristol BS1 5TA  
**Proposal:** 11 items of signage for new Miller and Carter  
Restaurant being formed within existing hotel.  
**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 made comments neither objecting to or  
supporting the Planning Application  
**Reasons for**  
**comment:**  
**Comments:** Bristol Civic Society is very concerned that there are no  
documents available to enable the proposed signage to  
be considered.

## Application Summary

**Address:** Land To Rear Of 13 - 15 West Street St Philips Bristol  
BS2 0DF

**Proposal:** Construction of a townhouse terrace, comprising five Houses in Multiple Occupancy (HMOs) and a single Dwellinghouse with associated parking and amenity provision.

**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 this site is suitable for residential development. However, the Society does not think that this proposal is sound. Although one single dwelling house is proposed, the other five would be in multiple occupancy. There would be 25 to 30 people living there yet only four parking spaces and 12 cycle parking stands would be provided. The proposal represents an over development of the site and the potential problems of the proposed degree of occupancy would be harmful to the character of the Conservation area which is undergoing steady improvement. A more modest residential development compatible with the capacity of the site could be acceptable.

## Application Summary

**Address:** 23 Smythe Croft Bristol BS14 0UB  
**Proposal:** Proposed new dwelling on land adjacent to No. 23 Smythe Croft.  
**Case Officer:** No case officer assigned  
[Click for further information](#)

## Customer Details

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**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 dwelling would upset the rhythm of development in this area. The site is very small for a detached house in the context of the neighbourhood. The proposal would diminish the amenity space of the host dwelling and would provide only limited amenity space for the new house.

## Application Summary

**Address:** (Land East Of) Colston Street Bristol BS1 5AY  
Alterations to boundary wall, new access, development of sui-generis residential units for students ( 2no. 5-bed cluster flats), with associated refuse and cycle storage.

**Proposal:**

**Case Officer:** Anna Schroeder  
[Click for further information](#)

## Customer Details

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**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 maintains the objections to this proposal set out in November 2016 and May 2017.

## Application Summary

**Address:** 93 Cotham Brow Bristol BS6 6AS  
**Proposal:** Demolition of 2 No. garages. Provision of 1 No. one bedroom dwelling (planning use class C3).  
**Case Officer:** Stuart Langer  
[Click for further information](#)

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**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 to the principle of a dwelling replacing the existing garages nor to the appearance of the proposed dwelling. The Society is concerned, however, that there will be overlooking of the host property from the proposed house.

## Application Summary

**Address:** 125 Westbury Road Bristol BS9 3AP  
Conversion of The Hermitage to form 4no. flats;  
**Proposal:** extension to the Coach House; erection of 4no.  
dwellings; parking for 18 vehicles and associated  
development.  
**Case Officer:** Thomas Wilkinson  
[Click for further information](#)

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**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 a number of concerns with this proposal. The proposed layout occupies too much of the open space on the site. The view into it from Westbury Road would be dominated by car parking space and the access road. This is not consistent with the character of this part of the Conservation Area and would be harmful to it. Similarly, the design of the dwellings fronting Westbury Road makes little attempt to conserve or enhance the character of the Conservation Area. The box like second floors are particularly inconsistent with the predominant style. This contrasts with the modern dwellings immediately to the north. The Society is also concerned about the access to the site which is from Westbury road close to a difficult junction.



## Application Summary

**Address:** 19 Somerset Street Kingsdown Bristol BS2 8LZ  
Construct a single garage for one car and cycle storage  
**Proposal:** at ground floor level with guest accommodation above  
on land to rear of 19 Somerset Street.  
**Case Officer:** Tamsin Sealy  
[Click for further information](#)

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**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 to the principle of the proposed development. We strongly suggest, however, that timber cladding is an inappropriate material to use. It is inconsistent with the predominant materials in the Conservation Area and tends to weather badly.

## Application Summary

**Address:** 20 Somerset Street Kingsdown Bristol BS2 8LZ  
& 2. Construct a store with access onto Dove Street at  
**Proposal:** ground floor level with a home office above in the rear  
garden of 20 Somerset Street.  
**Case Officer:** Tamsin Sealy  
[Click for further information](#)

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**Type:** Amenity - Residents Group  
**Stance:** Customer made comments neither objecting to or  
supporting the Planning Application  
**Reasons for**  
**comment:**  
**Comments:** Bristol Civic Society wishes to repeat the comments  
made on the neighbouring proposal ref. 17/07090/H.

## Application Summary

**Address:** The Richmond Building 105 Queens Road Clifton Bristol  
BS8 1LN

**Proposal:** 1no. externally illuminated wall mounted sign and 1no.  
non illuminated high level wall mounted sign

**Case Officer:** Patrick Boxwell

[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 building name sign is too high and too large. In addition, the illuminated strips on the elevation to Queens Road will directly face the handsome terrace of Buckingham Place. Both of these developments will be harmful to the character of the Conservation Area.

## Application Summary

**Address:** Wessex Garages Pennywell Road Bristol BS5 0TT  
Internally illuminated Nissan & service wordmark signs  
& secondary entrance sign & 6m totem. Non illuminated  
**Proposal:** medium directional sign & black back panel signs A & B  
&  
**Case Officer:** Hannah Ryan  
[Click for further information](#)

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**Address:** 53 Zetland Road, Bristol BS6 7AJ

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**Commenter**  
**Type:** Amenity - Residents Group  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society objects to the proposed totem sign. It would stand 6 metres high . The top 680cm x 600cm would be internally illuminated. This seems to be an unnecessary intensification of the signage which the Society considers would have a harmful impact on the amenity of the area.