

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 5 JUNE 2017.

Application Summary

Address: Lower Knowle Farm Berrow Walk Bristol BS3 5ES

Proposal: Demolish remains of ruined barn in grounds of listed house and build 7 new dwellings in 3 units.

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society has considered the revised plans and maintains the view that it submitted on 16 July 2015.

Application Summary

Address: 26 Victoria Square Bristol BS8 4EW
Proposal: Proposed dropped kerb and parking for two additional vehicles.
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 the proposed dropped kerb and additional front garden parking provision would harm the setting of this Grade II Listed Building. It would neither enhance nor preserve the character of the Conservation Area. The Society is also concerned that additional movements from and to the busy road that comprises this edge of Victoria Square could impair road safety.

Application Summary

Address: 93 Cotham Brow Bristol BS6 6AS
Proposal: Demolition of 2 no garages and provision of 2 no. studio holiday let units.

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 considers that the proposed development is unsympathetic to the character of the neighbourhood and would, therefore, be harmful to the amenity of the Conservation Area. The Society is also concerned that it would result in a poor living environment as it is not convinced that the two units would be used solely as holiday lets.

Application Summary

Address: Brigstowe Hotel 5 - 7 Welsh Back Bristol
BS1 4SP
Proposal of back illuminated high level signage (circular sign) & illuminated panel above entrance in lobby. 4no. traditional circular lights with brand motif ('B&M')

Proposal: proposed to 4no. columns to exterior. Branding applied (etched) to timber planters. 2no. A-Frames highlighting menu & offers. A3 menu board fixed to wall (illuminated by globe light).

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 objects to the proposed internally illuminated hanging sign and the high level branding lettering in the upper windows of the Welsh Back elevation. These two elements of the proposals would impinge not only on Welsh Back but also on the Floating Harbour and would almost certainly be visible from Bristol Bridge. As such, they would neither preserve nor enhance the character of the Conservation area but would, rather, be harmful to it.

Application Summary

Address: Henbury Lodge Station Road Henbury Bristol
BS10 7QQ

Proposal: Sign 1: Property Identification Sign
Internally illuminated & Sign 2: Post
Mounted Sign Internally illuminated.

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 notes that there is little detail about the signs in the application form and no elevations to demonstrate the impact of the proposals. This has made assessment of the signage difficult. From the information available, however, the Society considers that this internally, LED lit signage would be harmful to the appearance and setting of the Listed Building and to the character of the Conservation Area. The sign on the front elevation is 3 meters above ground level. The sign standing in the ground on the site perimeter will be prominent at the cross roads and the Society is concerned that this could be a distraction to car drivers and thus adversely affect the safety of road users.

Application Summary

Address: 215 North Street Bedminster Bristol BS3 1JH

Proposal: First and second floor extensions (including creation of balcony/terrace areas) and conversion of property into 2 x 2 bed flats and 1 x 2 bed maisonette.

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 the proposal to be an over-intensive use of the site. It will increase the mass of the premises to the detriment of residential buildings in Truro Road and there could be an increase in overlooking of Truro Road houses from the proposed external terraced areas on the upper floors.

Application Summary Application Number: 17/02591/A Address: 50 - 58 The Horsefair Bristol BS1 3JQ Proposal: External signage to shop premises. Case Officer: Kayna Tregay 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 considers that the internally illuminated fascia sign, 6.5 metres above ground level on the corner elevation and the 6.5m high banner are excessive and harmful to the local amenity even in a major retailing area. A fascia sign immediately above the door corresponding to the height of the other fascia signs would be more acceptable.

Application Summary

Address: Motor Village Brislington Hill Bristol BS4 5AD
Replacement of 2 x back to back internally illuminated 48-sheet advertising displays

Proposal: with 2 x back to back 48-sheet internally illuminated digital advertising displays.

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

Committer
Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects strongly to this proposal. Although it replaces an existing internally illuminated, double sided display of similar dimensions, the use of digital displays will intensify the impact of the advertisements. This will have an adverse impact on the amenity of nearby residential properties, the setting and appearance of the Listed White Hart building, the nearby Conservation Area and the neighbourhood as a whole. This part of Brislington Hill is busy and complex with bus lanes, a pedestrian crossing and a U-turn facility. The intensification of illumination is likely to be prejudicial to all road users here.

Application Summary

Address: PX Centre Bedminster Road Bristol BS3 5NR
Outline planning application (with access, layout, scale and appearance to be considered) for redevelopment of the site to provide 32no. self-contained flats (Use Class C3) with associated access, parking, drainage and hard/soft landscape works.

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 consider that a full application based on this outline would be an over-intensive development of the site. There is very little amenity space proposed. Whilst there might be some enhancement to the townscape from taller buildings at the apex of the site, four storeys would be excessive and overbearing in the context of surrounding dwellings. The outline suggests single aspect dwellings for the apex block and the Society wonders if that approach would produce a satisfactory living environment.

Application Summary

Address: 2 Birchwood Road Bristol BS4 4QH
Proposed excavation of rear garden area and creation of restaurant to rear, fronting onto St Annes Park Road. Proposed creation of vehicular access onto St Annes Park Road.

Case Officer: Nick McCamphill

[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 a number of concerns about this proposal. St Annes Park Road is primarily a residential street and the Society questions the suitability of introducing a restaurant use at this point. We would ask the Council to be sure that the proposal would not be harmful as a result of fumes and noise to which the proposal could give rise. The proposed large vertical flue would be an unsightly intrusion of the street scene. The two parking places accessed by a pavement crossover appear very constrained and manoeuvring could cause unnecessary conflict with pedestrians. The access to the off-street parking places at the end of the premises is not made clear.