

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 11 JUNE 2018.

Application Summary

Address: 15-16 Brunswick Square Bristol BS2 8NX
Proposed change of use from Private Members' Club (Sui Generis) at ground floor and lower ground floor with ancillary office use on the upper floors to office floorspace (B1a) on all floors with associated provision of waste storage and bicycle parking facilities and external alterations.

Proposal:

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 proposal to convert all of the floorspace in this building to office use. The St Pauls and Brunswick Square Conservation Area is characterised by a diversity of commercial, cultural and community uses. The Society considers that it is important to retain part of the floorspace at ground floor or lower ground floor level for community based activity. This would help to maintain a mix of uses in Brunswick Square and its neighbourhood and also provide a valuable resource for the community. If this space is entirely given over to office space, it is unlikely that it would ever revert to a use that would be beneficial to the social and cultural needs of the community. This would be harmful to the character of the Conservation Area.

Application Summary

Address: Land Adjacent To Karakal Penpole Lane Bristol BS11
0EA

Proposal: Change of use of site to store 20 Self Storage units (B8
use class).

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 is unsuitable for this location. The proximity of this site to the Grade I Listed Kingsweston House and surrounding grounds calls for a more sensitive use. Storage containers will generate a lot of traffic and disturbance. This will not only be detrimental to the setting of the Kingsweston House and estate but will generate more traffic at the nearby junction with Shirehampton Road which is already used quite heavily. The proposal neither preserves nor enhances the character of the conservation area.

Application Summary

Address: Land Bounded By Winterstoke Road, Luckwell Road And Lynwood Road Bristol BS3 3HH

Proposal: Demolition of all existing buildings, and the erection of buildings to facilitate 68 residential dwelling units consisting of 8 terraced houses and 60 flats, external landscaping, parking and other associated works.

Case Officer: Catherine Tyrer

[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 is concerned that this development would lead to the loss of this employment site. We consider that its residential development would increase pressure on nearby employment land to be used for residential purposes. The Society would, therefore, want this site retained for employment use. If the Council considers that residential use is acceptable, the Society has a number of concerns about the proposal and feels that a better development could be achieved from a less intensive scheme. There seems to be no reason to have four and five storey blocks in this location bearing in mind the character of nearby residential areas. Too much space in the proposal is allocated for car parking. This would dominate the open space between the buildings and impoverish the quality of the amenity space provided. This is important in view of the paucity of nearby parks. A more modest proposal would reduce the need for car parking space and allow a more generous provision of better quality public open space.

Application Summary

Address: 285 Gloucester Road Bishopston Bristol BS7 8NY
Change of use from retail (Use Class A1) to restaurant
(Use Class A3) and associated external alterations

Proposal: including rear flue, enclosure of frontage with dwarf
wall for outdoor seating

Case Officer: Charlotte Sangway
[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 is concerned that the proposal would lead to a harmful cumulative impact from restaurant uses in this area of Gloucester Road. The Society also considers that the proposed extraction flue would harm the amenity of residential properties to the rear of the site.

Application Summary

Address: Advertising Corner Of Air Balloon Road Hillside Road
Bristol BS5 8LB

Proposal: Erection of three-storey building containing 3 x 2 bed flats and 5 x 1 bed flats, with associated landscaping.

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 would welcome the use of this site for residential purposes. We consider, however, that a two storey development would be much more compatible with existing houses adjoining the site. A less intensive scheme would also put less pressure for on-street parking on the busy roads outside the site.

Application Summary

Address: 84 Park Street City Centre Bristol BS1 5LA
Display of 1x halo illuminated logo and 1x illuminated projecting to Park Street Elevation and 1x halo illuminated logo and 1x illuminated projecting to Park Row Elevation.

Proposal:

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 proposed internally illuminated projecting signs. They would be harmful to the character of the Conservation Area. The Society considers that the proposal would be acceptable without the projecting signs. If the Council permits them, they must be externally illuminated.

Application Summary

Address: 48 St Pauls Road Clifton Bristol BS8 1LP
Proposed conversion and extension of basement vaults under front garden of existing HMO, to form additional 3no bedrooms (and create 15 bed HMO). Associated external and internal alterations

Proposal:

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

Committer
Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects strongly to this proposal. The addition of three bedrooms to an HMO of 12 bedrooms is in itself an over intensification of the use of this site which would potentially generate more nuisance from noise and refuse as well as adding to the transience of the community. The accommodation provided would, in the Society's view, be unacceptably poor, buried in the ground with only roof lighting provided. The proposals show the loss of one parking space, the provision of some cycle stands and an area of bin storage which is claimed to be existing but is not shown on the existing site plan. For all these reasons, the Society considers that the proposal would be harmful to the character of the Conservation Area.

Application Summary

Address: 40A Whiteladies Road Bristol BS8 2LG
2no. halo illuminated fascia signs and 1no. Illuminated
Proposal: projecting sign and 1no. full window vinyl to south
elevation
Case Officer: Ben Royston
[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 illuminated projecting sign and the large vinyl window sign would be inconsistent with the character of the Conservation Area and harmful to it. The Society does not object to the proposed fascia signs.

Application Summary

Address: Cruikshank Motors Ltd Winterstoke Road Bristol BS3
2LG

Proposal: Display of 3 fascia signs and totem sign.

Case Officer: Hibaaq Gelleh

[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 array of signage is excessive. Nine fascia signs are proposed of which seven are situated over six metres above ground level including three over eight metres above ground level. They are all internally illuminated. In addition there would be an internally illuminated totem sign rising six metres from ground level. The cumulative impact of the proposed array would be harmful to the amenity of the surrounding area and might well be a distraction to road users on Winterstoke Road which is heavily used.

Application Summary

Address: 817 Bath Road Brislington Bristol BS4 5NR
Proposal: Display of 2x internally illuminated fascias and 1x
internall illuminated double side totem sign.
Case Officer: Hibaaq Gelleh
[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 totem sign. Its base would be 1.83m above ground level reaching a height of 4.3m. It would measure 2.46m by 1.2. The Society considers that an internally illuminated sign of these dimensions would add to the clutter of signage in this area and harm its amenity. The totem is clearly designed to attract the attention of passing traffic. The Society feels this would be prejudicial to the safety of road users on the very busy Bath Road.

Application Summary

Address: Imperial Park Wills Way Bristol
Proposal: New corporate signage, to consist of internally illuminated and non illuminated external signage.
Case Officer: Katy Dryden
[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 large internally illuminated orange sign 001. This measures 5m square and would be placed 4m above ground level. The height, size and internal illumination of this sign would be harmful to the amenity of the area.