

COMMENTS SENT TO BCC FROM FOLLOWING THE PAG MEETING ON 25 FEBRUARY 2019.

Application Summary

Address: 1A Colston Yard Bristol BS1 5BD

Proposal: Conversion of the building from offices to a house in multiple occupation, with associated external alterations, cycle parking and refuse storage.

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, whilst appreciating that prior approval has been given for the change of use of these premises to two dwellings, regrets the loss of employment generating floorspace in this location. Regarding the use of the premises as an HMO, the Society has a number of concerns. The entrance to Colston Yard is very narrow but has to accommodate pedestrian and vehicular movements. The proposed HMO could generate a significant increase in pedestrian access to the Yard increasing the risk of accidents involving vehicles and pedestrians. There would be no external amenity space for residents. We also have concerns about internal living conditions for future residents in the absence of details of internal upgrades to provide heat and sound insulation. We note that heating would be provided by electric boilers and believe that this would have an additional adverse impact on the sustainability of the proposal.

Application Summary

Address: Land At Spencer House Mede Close Bristol

Proposal: Proposed concrete brickwork ,painting of the outside of the building and to the communal areas, double glazed UPVC windows/doors/balconies. Steel louvre's to laundry and service spaces and perforated metal infill panels to balcony and deck access walkway guarding. Proposed open metal security screens to deck access walkways. Raised handrails to balconies and deck access walkways. Wooden communal entrance doors, and steel fire escape and service doors, associated screens and frames. Heightened security fencing alongside caretaker/laundry building. New 3d signage 'building name' signs to each block. Safety railings and coverings renewed, and walkway & balcony flooring replaced.

Case Officer: Elizabeth Tozer

[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 welcomes the refurbishment of these premises with the exception of the use of UPVC on the windows, doors and balconies. We urge the use of alternative, more sustainable materials.

Application Summary

Address: 26 Gadshill Road Bristol BS5 6LJ
Proposal: Change of use from a single dwelling to an 8-person House in Multiple Occupation (HMO) with the erection of a single storey, rear extension.
Case Officer: Emmeline Reynish

[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 this proposal. The provision of nine bed spaces is over intensive for the size of premises and would not provide a good living environment for residents.with limited communal and external amenity space. In addition, the provision of bike and bin storage to the rear of the building would mean that bikes and bins would have to be brought through the house or left on the street. Because rooms in HMOs double as living rooms, the proposal would increase overlooking of neighbouring properties from the first floor.

Application Summary

Address: 464 Fishponds Road Fishponds Bristol BS16 3DU
Change of Use from a Single Dwelling(C3) to a house of multiple occupation (HMO - Sui Generis)

Proposal: incorporating nine bed spaces. Construction of a rear dormer roof extension and single storey rear extension.

Case Officer: Emmeline Reynish
[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 this proposal. The provision of nine bed spaces is over intensive for the size of premises and would not provide a good living environment for residents. Rooms would be provided on the first and second floors. These would also be used as living rooms in an HMO and would increase the overlooking of neighbouring properties from these floors.

Application Summary

Address: Grove Hall 249 Charlton Road St George Bristol BS15 1LT

Proposal: Outline planning application for the demolition of the existing building and the erection of 8 no. self-contained flats (Use Class C3) with associated car parking, cycle storage, private amenity space and refuse storage (Access, appearance, layout and scale to be determined)at outline stage with landscaping reserved for future determination.

Case Officer: Emmeline Reynish

[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 welcomes the demolition of the existing premises and use of the site for residential purposes. The Society questions whether a three storey development with eight flats is appropriate for the site, however, particularly as the second floor would potentially increase overlooking of neighbouring dwellings. We suggest a more modest residential development which would result in less overlooking and be more compatible with the size of the site.

Application Summary

Address: 41 Niblett's Hill Bristol BS5 8TP
Redevelopment of 41 Niblett's Hill with demolition of existing dwelling to facilitate the construction of 3no new dwellings with parking and associated works. (Self Build)

Proposal:

Case Officer: Emmeline Reynish
[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. Firstly, the Society objects to the demolition of the existing building. Although it has been subject to a number of changes, it dates from the first half of the nineteenth century and its demolition would erase a surviving element of the area's history. Regarding the proposed development, the Society considers that the building on Plot 1 would sit awkwardly with its neighbours being at an angle to the predominant building line. This could exacerbate overlooking of the property to the west. There are a number of mature trees on the site which should be protected or replaced with similar species. In summary, the Society would prefer the existing building to be retained with only one additional building provided.

Application Summary

Address: Consort House East Street Bedminster Bristol BS3 1FU

Proposal: 2 x Internally illuminated fascia signs.

Case Officer: Monica Forde

[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 signage. It would be harmful to the appearance of the Grade II Listed Building and the character of the Conservation Area. Sign 1 is 9.4m above ground level and measures 9.4 x 9.1m, It is internally illuminated. This sign should be refused. The high level location is inappropriate for a sign on a Listed building in a Conservation Area. Sign 2 could be acceptable if it were reduced in size and was either not illuminated or lit more subtly.

Application Summary

Address: Classic House Stokes Croft Bristol BS1 3TB
Proposal: Two storey extension above existing building, to provide 4no. purpose-built student apartments (sui generis).
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 does not object, in principle, to the addition of two floors to this building. However, the Society has concerns about this proposal. There are proposals in the pipeline for much additional student accommodation in the vicinity of this site and we consider that this proposal exacerbates that potential concentration of student residences. Conventional flats would be preferable. We also have concerns about the suitability of the proposed coloured paneling in this Conservation Area and consider that it would be harmful to its character.

Application Summary

Address: 439 Fishponds Road Fishponds Bristol BS16 3AP
Proposed change of use from dwelling house (C3) to House in Multiple Occupation (Sui generis) to incorporate 10 occupants, a whole house internal alteration and all associated works.

Proposal:

Case Officer: Natalie Queffurus
[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 this proposal. The use of this house as an HMO to accommodate 10 people would be over intensive and result in poor living conditions for the residents. Some rooms, for example, bedroom 3, are very small. In HMOs, bedrooms double as living rooms, and so this proposal would increase the potential of overlooking of neighbours' properties from the upper floors. The bicycle storage area appears to have no direct access and would require bikes to be brought through the house.

Application Summary

Address: 83 & 85 Halsbury Road Bristol BS6 7ST

Proposal: Demolition of 2no. dwellings and construction of 3no. dwellings with access, parking, screening, landscaping and associated works.

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society found it difficult to assess this application in the absence of detailed plans and elevations.

Application Summary

Address: 325 Southmead Road Bristol BS10 5LW

Proposal: Change of use of the existing ground floor retail unit and conversion of the existing residential accommodation (including the erection of a 2 storey rear extension and rear and side roof extensions) to create 2.no 1 bed 1 person studio apartments, 1.no 2 bed 3 person apartment and 1.no 3 bed 5 person apartments. Erection of a two storey 2.bed 3 person coach house to the west of the site. Associated works to the front and side forecourt including the erection of bin and bike stores, creation of 5.no parking spaces, new boundary treatments and landscaping.

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 loss of the ground floor retail/employment generating space. If the Council is satisfied that its use for these purposes is no longer viable, the Society would find residential use acceptable. However, we regard this proposal as an over development of the site particularly with the addition of the new two storey unit at the west end of the site. A more modest proposal could be acceptable.

Application Summary

Address: Wm Morrison Supermarkets Plc Peterson Avenue
Bristol BS13 0BE

Proposal: Rebranding external signage, with new illuminated and non- illuminated fascia signs and free standing signs.

Case Officer: Jack Jones

[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 number of proposed signs is excessive and that the combined effect would be harmful to the amenity of the area. We suggest, in particular, that the following signs are not permitted.

Sign 1.High level internally illuminated sign located 6.1m above ground level.

Sign 7. Internally illuminated signage on the edge of the canopy.

Sign 3. Internally illuminated new totem sign.

Application Summary

Address: Consort House East Street Bedminster Bristol BS3 1FU

Proposal: Installation of 1no. internally illuminated temporary fascia sign.

Case Officer: Monica Forde

[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 sign. It would be 5m above ground level and internally illuminated. The Society considers that this would be harmful to the appearance of the Listed Building and the character of the Conservation Area. A smaller non-illuminated sign at a lower level could be acceptable.

Application Summary

Address: Regent House Lombard Street Bristol BS3 1FT
Proposal: Installation of 1 no. internally illuminated temporary fascia sign.
Case Officer: Jon Hill

[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 sign. It would be 5m above ground level and internally illuminated. The Society considers that this would be harmful to the appearance of the Listed Building and the character of the Conservation Area. A smaller non-illuminated sign at a lower level could be acceptable.