

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 13 AUGUST 2018.

Application Summary Application Number: 18/03784/P Address: 62 Birchwood Road Bristol BS4 4QN
Proposal: Outline application for the demolition of the existing single dwelling and the erection of a 52-bedroom care home (Use Class C2) with bin/cycle store and parking, with Access, Layout and Scale to be considered.(Major application). Case Officer: David Macfadyen 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 objects to the outline application. Our concerns are similar to those raised in the previous application, 17/07021/P and I have copied those below for convenience. "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." In addition, we are concerned that the inclines at the entrance and on nearby roads are unsuitable for occupants of a care home. Should the proposal proceed to more detailed consideration we would ask the Council to consider if sufficient bathrooms were provided in relation to the number of residents.

Application Summary Application Number: 18/03661/P Address: Land To The Rear Of Orchard House 515 - 517 Stockwood Road Brislington Bristol Proposal: Outline planning application for development comprising 49 Class C3 houses and apartments. Access, appearance, layout and scale to be considered with landscaping reserved for future consideration (Major application). Case Officer: Andrew Cross Customer Details Name: Mr John Payne Address: 53 Zetland Road, Bristol BS6 7AJ Comment Details Commenter Type: Amenity - Residents Group Stance: Customer made comments in support of the Planning Application Comment Reasons:

Comment:Bristol Civic Society welcomes the residential development of this site. The Society is supportive of the proposals and considers that residential development is suitable at this site in view of the Council's intention to allocate the present park and ride site and adjoining land opposite for housing. We welcome the mix of unit sizes and the commitment to affordable housing as the Society supports such provision in accordance with the Council's policies. When more detailed matters are considered, the Society has the following suggestions relating to the public realm which it feels could improve the residential environment of the development. We feel there is an imbalance between hard surfaces and green spaces. A more pleasing residential ambience could be achieved with the inclusion of verges, suitably protected from parking, or other forms of soft landscaping. The siting of the large area of car parking will result in vehicles using it driving past the residential accommodation. We trust that you will include sufficient traffic calming to mitigate the effects of this.

Application Comment Reasons: Comment:Bristol Civic Society has one additional comment to make. Early maps, 1880s epoch 1 and others indicate the presence of burial grounds on or near this site. If their presence is confirmed, we would ask that plaques or similar information material note their former presence.

Application Summary Application Number: 18/03117/F Address: 7 High Street Clifton Bristol BS8 2YF
Proposal: Erection of a new single storey two bedroom house. Case Officer: Anna Schroeder
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 site is too small for the proposed development. It would have an adverse impact on the amenity of neighbouring dwellings. The narrow access road off high street provides a poor access and there is insufficient room to allow vehicles to turn on the proposed site. This could present difficulties as vehicles enter or leave the site. The unbuilt character of the site and the trees provide welcome relief in a tightly grained urban setting. Development would adversely change this. Taking all these factors into consideration, the Society considers that the proposal would be harmful to the character of the Conservation Area.

Application Summary Application Number: 18/03308/F Address: 244 North Street Bedminster Bristol BS3 1JD Proposal: Erection of second-floor extension to convert existing maisonette to a large (6 Bed) HMO (Use Class Sui Generis). Case Officer: Conrad Rodzaj 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 property is unsuitable for conversion to a six bedroom HMO. Access is poorly served by a narrow alley way. Because bedrooms in an HMO are more akin to living rooms, the proposal would increase overlooking of properties in Gathorne Road.

Application Summary Application Number: 18/03496/F Address: 125 - 131 Raleigh Road Bristol BS3 1QU Proposal: Demolition of existing buildings and erection of a block comprising Use Class B1(a) offices and 5 storey block containing 7 apartments (Use class C3) with access from the Cigar Factory. Case Officer: Anette De-Klerk 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 does not object to the principle of mixed office and residential redevelopment of the former fire station building. However, the proposed building is at least two storeys too high in terms of its relationship with the houses to its north. It would be overbearing and give rise to overlooking. The latter would be exacerbated were the opaque balcony screens replaced with clear screens by future occupants. The close proximity of the proposed development to the existing houses could present them with maintenance difficulties. A more modest residential redevelopment of the site could be acceptable.

Application Summary Application Number: 18/03803/A Address: Digital Screen Outside 48 - 70 Merchant Street Bristol BS1 3EE Proposal: Double-sided freestanding Forum Structure, featuring 2 x Digital 86" screen positioned back to back. Case Officer: Stephen Moore 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 objects strongly to the proposed digital screen. Measuring 2.5m x 1.4m it would have a major impact on the amenity of merchant street in view of the intensity of LED illumination. Looking to the south it would impact on the view towards Castle Park and the Shot Tower. Looking to the north it would also interfere with the view of the interesting geometric pattern of Debenhams escalators. Finally, it would be an impediment to pedestrians.

Application Summary Application Number: 18/03804/A Address: Land Fronting 42 Union Street
Bristol BS1 2DL Proposal: Double-sided freestanding Forum Structure, featuring 2 x Digital 86" screen
positioned back to back. Case Officer: Stephen Moore 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 objects strongly to the proposed digital screen. Measuring 2.5m x 1.4m, it would have a major impact on the amenity of Union Street in view of the intensity of LED illumination. This would be particularly relevant looking south toward Castle Park. It would take a significant amount of pavement space and it could also distract pedestrians crossing the road and drivers travelling along Union Street to the detriment of road safety.

Application Summary Application Number: 18/02777/F Address: 68 Chapel Street Bristol BS2 0UL
Proposal: Change of use of vacant warehouse (Class B8) and associated area of hardstanding to a mixed-use space (Sui Generis) comprising offices, indoor entertainment/event venue and associated outdoor event space, with main vehicular access from Feeder Road, and secondary emergency/pedestrian access from Chapel Street. Case Officer: Anna Schroeder 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 objects to the proposed outdoor music venue. We believe this would cause harmful light and noise pollution to Totterdown residents. The site has poor public transport accessibility which could lead to traffic and parking problems related to events. The indoor facility could be acceptable subject to adequate sound attenuation and control of light pollution. The access issues would also need to be addressed. The Society has no objection to the proposed use of two bays of the building for start-up units.

Application Summary

Address: Advertising Outside 73 To 77 The Horsefair Bristol BS1 3JP
Proposal: Display of single sided digital advertising panel on bus shelter.
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 objects to the intensification of advertising intrusiveness which will result from placing LED illuminated digital advertising panels on bus shelters. This is one of 11 applications and so this comment is framed to respond to them all. Collectively, they will result in a considerable increase in advertising impact in central Bristol. The proposed panels will be harmful to the amenity of their surroundings particularly in conservation areas because of the greater reach and more intensive light of LED illuminated digital screens. They could distract pedestrians and other road users particularly when facing on-coming traffic and thus prejudice the safety of road users.

This comment has been filed on all 11 similar applications.

Application Summary

Address: Land To Rear Of 81 Whiteladies Road, and West Side Of Hampton Lane Bristol

Proposal: Demolition of existing single storey office building and erection of replacement building accommodating ground floor office (Use Class B1a), 2 no. units of shared student accommodation (Use Class Sui Generis) each comprising four bed spaces; secure cycle parking and refuse and recycling store.

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 a three storey building represents an excessive increase in height. It would be insufficiently subservient to the Listed Building. It would be incongruous with other neighbouring developments in Hampton Road to the detriment of the conservation area. The bedrooms of the proposed accommodation would have poor natural lighting affecting the quality of the living environment.

Application Summary

Address: Former Bus Depot Muller Road Bristol BS7 9ND

Proposal: 1no. Totem Sign.

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 considers that a three storey building represents an excessive increase in height. It would be insufficiently subservient to the Listed Building. It would be incongruous with other neighbouring developments in Hampton Road to the detriment of the conservation area. The bedrooms of the proposed accommodation would have poor natural lighting affecting the quality of the living environment.

Application Summary

Address: Former Bus Depot Muller Road Bristol BS7 9ND
Proposal: 3no. Fascia Signs, 3no. Wall Mounted Billboards, 1no. Poster Display Unit.
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 considers the height and size of the two internally illuminated fascia signs to be excessive. They would be harmful to the amenity of the area and nearby properties. Smaller and lower fascia signs could be acceptable.

Application Summary

Address: Shiner Warehouse Church Road Lawrence Hill Bristol
BS5 9JB

Proposal: 2 x internally illuminated Fascia Signs. 3x Non
illuminated Fascia Signs. 1 x Internally illuminated
Totem Sign.

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 signage. Its height and size and internal illumination will have a harmful impact on the amenity of the area. It could also be a distraction to road users at the busy junction of Church Road and Russell Town Avenue. A more modest array of signage could be acceptable.