

Comments sent to BCC following the PAG meeting on 14 January 2019.

Application Summary

Address: 3 Grosvenor Road Bristol BS2 8XD

Proposal: Change of use of disused Ground floor retail unit (A1) to residential maisonette (C3), with associated internal reconfiguration at Ground and Basement floor levels and single storey rear extension at Basement level.

Case Officer: Sophie Clark

[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 conversion of the ground floor to residential use and supports the St Pauls Planning Group in seeking to uphold the SPD10 policy to protect potential employment space in Grosvenor Road. The Society was also concerned that daylight would be poor in the basement area particularly in the kitchen. This would result in a poor living environment for future residents should the Council agree to the change of use to residential.

Application Summary

Address: 16 Portland Square Bristol BS2 8SJ
Proposed conversion of existing building from offices to self-contained residential flats and erection of new building to rear together with bike stores and associated works. 9 Flats in total.

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 supports the restoration of residential use to St Pauls Square in the interests of conserving and enhancing the qualities of this special feature of the City's townscape. However, the Society has a number of concerns about this proposal. Regarding the alterations to the existing building, the Society considers that the access to the proposed basement accommodation is poor. The small bedroom has poor provision of daylight and is accessed from the kitchen. This would result in a poor living environment for future residents. There should be a full architectural audit of this building before the application is considered. The proposed new building would occupy much of the open space belonging to this plot. This would result in very little outdoor amenity space for all the apartments. The new building would also be in close proximity to the existing building raising overshadowing and overlooking issues affecting both buildings. The Society does not consider that the proposed new building, which would obscure the lower part of the rear elevation of the principle building, would preserve or enhance the character of the Conservation Area.

Application Summary

Address: Marlborough House Marlborough Street City Centre
Bristol BS1 3LT

Proposal: Six storey extension to provide 42 additional student bed spaces. Increasing bed spaces from 297 to 339.(7 Cluster Flats) (Major Application).

Case Officer: Andrew Cross

[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 provision of specialist student accommodation in the central area as it can bring economic activity and vitality to the area as well as alleviating the pressure for student use of other residential accommodation. However, it is the Council's policy not to allow harmful concentrations of student accommodation and it is the Society's view that further significant increases in student bedspaces in this area would be harmful. The Society also considers that the proposed addition to this building would be an over-development of the site, taking up part of the small courtyard area and affecting daylight and sunlight in a number of existing rooms on lower floors.

Application Summary

Address: Jurys Bristol Hotel Prince Street Bristol BS1 4QF
External alterations to the Shore Bar, River Grille Restaurant and The Meeting and Events Centre, including replacement glazing and new entrance lobby to the restaurant. Refurbishment of the existing terrace and external seating area to the Shore Bar, creation of new terraces to the Meeting and Events Centre on Narrow Quay, and the creation of a waste and recycling area on the Assembly Rooms Lane elevation.

Proposal:

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 made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society does not object to the proposal but has the following comments. We are concerned that the use of retractable sheeting to enclose proposed seating areas in this sensitive area could be unsightly particularly in windy weather. The Society supports the views of the arboriculturist quoted in the Design and Access Statement regarding tree replacement.

Application Summary

Address: Alexandra Park Public Car Park Alexandra Park
Fishponds Bristol BS16 2BG

Proposal: Proposed sui-generis residential development of 34 studio units, a communal space, an external communal deck, a refuse store and a cycle store in prefabricated container units located an existing surface car park at the end of Alexandra Park, Fishponds, Bristol.

Case Officer: Alex Hawtin

[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 in support of the Planning Application

Reasons for comment:

Comments: Bristol Civic Society wishes to support this laudable project. Our only concern relates to the proximity of the proposed accommodation to the properties to the south. Potential overlooking issues will need to be carefully addressed.

Application Summary

Address: 36 City Road Bristol BS2 8TX
Proposal: New build 3 storey dwelling house in rear garden with access from Brunswick Street.
Case Officer: Patrick Boxwell
[Click for further information](#)

Customer Details

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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. First, it would take up much of the open space to the rear of the main dwelling. This would be to the detriment of open space provision for both dwellings. The Society is also concerned about the apparent very steep stair access to the entrance of the proposed dwelling. Finally, the kitchen area would be dependent on light from the dining area window for daylight. The quality of the future living environment in the proposed residential building is, therefore, questionable.

Application Summary

Address: 10 Woodland Road And 1 - 8 Priory Road Bristol BS8 1UQ

Proposal: Construction of new teaching spaces, landscaping and associated works including the removal of a Portakabin building.

Case Officer: Kayna Tregay

[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 objects to the proposed development. The number of proposed teaching spaces would take up much of the external space to the rear of the principal properties. This would constitute an over-development of this area. The industrial type design and the materials indicated would be harmful to the character of the Conservation Area in this vicinity.

Application Summary

Address: 55 Springfield Road Bristol BS6 5SW
Proposed excavation to existing site at the rear of 55 Springfield Road and erection of x2 proposed two bedroom dwelling houses accessed via Sydenham Road.

Proposal:

Case Officer: David Macfadyen
[Click for further information](#)

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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 supports, in principle, the replacement of garages with houses in these sorts of situations as they add to the housing stock, improve the streetscape and provide surveillance of the street. The Society, however, urges the Council to seek to resolve the overlooking issues to the rear of the proposal which this application raises.

Application Summary

Address: 541 - 551 Fishponds Road Fishponds Bristol BS16 3AF

Proposal: Alternative digital site signage including 4 no. freestanding signs, 1 no. booth screen, 1 no. banner unit and 3 no. dot signs.

Case Officer: Monica Forde

[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 objects to the large banner unit. This would be 4.8m wide by 1.15m high. It would be used as a location for banner signs. The Society considers that the scale of this unit and the type of temporary banners likely to be mounted on it would be harmful to the amenity of this neighbourhood. The Society does not object to the other proposed signage.

Application Summary

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

Proposal: Erection of part two and part three-storey building
containing 6no. flats, with associated landscaping.

Case Officer: Emmeline Reynish

[Click for further information](#)

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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 removal of the advertisements from this prominent site. We have no objection in principle to residential development on the site and have no objections to the proposal. However, we have some concerns that the development could result in increased pressure for car parking nearby and potential conflict with the parking requirements of the public buildings located there. Such potential conflicts should be considered in the assessment of the application.

Application Summary

Address: KS Bodyworks Park Road Southville Bristol BS3 1QA
Proposal: Demolition of existing garage and erection of five self-contained flats.
Case Officer: Anna Schroeder

[Click for further information](#)

Customer Details

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Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society does not object to the principle of residential use on this site if the Council is satisfied that it is not viable for commercial purposes. However, the Society considers that the proposed design would be harmful to the character of the Conservation Area in this location. The present building successfully turns the corner from Park Road into Camden Road whereas the elevation of the proposed building to Park Road relates almost wholly to Camden Road. It clashes with the predominant building form on this part of Park Road. The Society does not seek a pastiche development but one that would enhance and respect its location.

Application Summary

Address: Bedminster Library 4 St Peters Court Bedminster
Parade Bristol BS3 4AQ

Proposal: Proposed 1 x building mounted sign in the form of a
projecting double sided lightbox measuring 600mm x
600mm.

Case Officer: Lewis Cook

[Click for further information](#)

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Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects strongly to the proposed light box. It is inappropriate for and would harm the appearance of the Grade II Listed Building. It would also be harmful to the character and amenity of the Conservation Area in this location. A more subtle non-illuminated approach could be acceptable.

Application Summary

Address: Durdham Down Water Tower Stoke Road Bristol
Replacement of 6 no. pole mounted antennas on the water tower roof with a 7.5m high tower supporting 12 no. antennas and 3 no. dishes and development ancillary thereto,

Proposal:

Case Officer: David Macfadyen
[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 objects to the proposed 7.5m tower proposed for the top of the water tower. This would represent a step change in the use of the water tower for antennae. It would be much more conspicuous and would detract from the clean lines of the water tower and be harmful to the character of the Downs Conservation Area.

Application Summary

Address: 17 Cotham Road South Bristol BS6 5TZ

Proposal: Retrospective application - Windows (new and replacement) and outdoor terrace area (in addition to works approved under 14/02505/F)

Case Officer: Ann Royce

[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 considers that the proposal would be harmful to the character of the Conservation Area and fully supports the objections of the Redland and Cotham Amenity Society and the Kingsdown Conservation Group.

Application Summary

Address: St George Nursing Home Kenn Road Bristol BS5 7PD

Proposal: Proposed non illuminated signage - Sign A: free standing advertisement 1500 x 1000 printed panel sign mounted to timber posts, Sign C: 6m x 0.7m digital cut 3D sign and Sign F: 2m x 0.65m digital cut 3D sign.

Case Officer: Ken Reid

[Click for further information](#)

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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 6m wide sign in the gable. It would harm the amenity of the area. Smaller and more subtle lettering could be acceptable.

Application Summary

Address: 387 Gloucester Road Horfield Bristol BS7 8TS
Proposal: Proposed 3 no. non illuminated poster frames, for advertising
Case Officer: Ben Royston

[Click for further information](#)

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Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society considers that the three poster frames would enable a considerable array of advertising to be displayed on this wall. Ashley Down Road is quite narrow at this point and the junction with Gloucester Road is busy both with traffic and pedestrian movements. The Society considers that this concentration of posters could prejudice the safety of road users .

Application Summary

Address: 56 Filton Avenue & 2A Filton Grove Bristol BS7 0AP
Proposed demolition of the existing bungalow of 56 Filton Avenue and two storey dwelling of 2a Filton Grove, and construct a 2.5 storey building providing 9 flats.

Proposal:

Case Officer: Alex Hawtin
[Click for further information](#)

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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 would be an over-intensification of the residential use of this site. It would leave little room for external amenity space. It would also considerably increase the mass of development on the site and not sit particularly comfortably with neighbouring properties particularly those on Filton Grove. The Society has read the supporting transport statement but is concerned that there could, noethelss, be increased pressure for on-street parking to the detriment of the amenity of neighbouring residents.

Application Summary

Address: 87 - 89 Park Street City Centre Bristol BS1 5PJ

Proposal: Proposed change of use of the lower ground, ground, ground mezzanine and first floors, total 696.5sqm of floor space, from a Restaurant (A3 Use Class) to a cafe, bar and restaurant, with onsite rum distillery, and educational and training facilities (A 4 Public House / Sui Generis Use Class).

Case Officer: Anna Schroeder

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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 the proposed development. The Society, however, requests that the Council should be satisfied that there would be no unacceptable odours emanating from the process which would harm the amenity of nearby residents and passers-by before granting permission.