

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 15 OCTOBER 2018.

### Application Summary

**Address:** 27-31 Lower Redland Road Bristol BS6 6TB

**Proposal:** Raising of roof of existing building and rear of garage to accommodate 2 no. x 2 bed flats plus associated garage 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 objects to the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society considers that the proposal is inappropriate in its context. The predominantly single storey premises in this part of Lower Redland Road are suitable for this narrow stretch of road. An additional storey would look out of place harming the character of this part of the Conservation Area. A residential first floor could also result in overlooking and, possibly, overshadowing of properties to the rear of the site. The Society is concerned that residential development above garage premises could result in a poor living environment for occupants owing to noise, fumes and possible fire risk.

## Application Summary

**Address:** The Jersey Lily 193 Whiteladies Road Bristol BS8 2SB

**Proposal:** Erection of externally illuminated fascia sign and hanging sign and non-illuminated fascia and 2no. wall signs and one awning to the exterior of the building

**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 considers that the proposed signage is excessive and would be harmful to the character of the Conservation Area. A more modest proposal omitting sign F and reducing the size of hanging sign D would be more appropriate. The A board also is large and would add clutter to the pavement.

## Application Summary

**Address:** Garages To Rear Of 114 Hampton Road/14 Clyde Road  
Bristol BS6 6JD

**Proposal:** Demolition of existing single storey garage buildings, boundary wall between 14 Clyde Road and Garages to rear of 114 Hampton Road and removal of existing Deodar Cedar tree situated in garden of 14 Clyde Park. Erection of new 4 car garage and ancillary building incorporating roof store, new driveway surface to access road from Hampton Road, construction of outdoor swimming pool and alterations to associated landscaping.

**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 made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society welcomes this proposal which will improve this rather neglected backland area. However, the Society is concerned that the proposal includes the felling of the deodar cedar tree and suggests that this part of the proposal should be reconsidered.

## Application Summary

**Address:** 9 The Mall Bristol BS8 4DP

**Proposal:** Change of use of upper floors from residential flat to restaurant, conversion of flat roof to roof garden, enclosure and alter stairs to first floor flat roof, alterations to shopfront and repositioning of basement stairs.

**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 considers that the proposal could add to the dining offer in this area. However, we would ask that the Council ensures that it would not harm neighbouring residential premises as a result of noise and fumes.

## Application Summary

**Address:** Advertising Opposite Ashley Parade York Street St Werburghs Bristol BS2 9XT

**Proposal:** Removal of advertisement hoardings and erection of building for flexible workspace (Use Class B1/B2/B8), with associated parking and landscaping.

**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 made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society welcomes the proposed removal of the unsightly and intrusive advertisement hoardings. Our only concern is that the workplace development should be designed to minimise overshadowing of the residential properties to the rear.

## Application Summary

**Address:** 320 Fishponds Road Eastville Bristol BS5 6RA  
**Proposal:** Subdivide existing dwelling into 2no. residential flats.  
Form single storey rear extension and loft conversion.  
**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 objects to this proposal. The first floor flat would increase overlooking of neighbouring residential premises. The basement bedroom for the lower flat would be poorly lit by natural daylight which would result in a less than satisfactory environment for occupants. The access arrangements for car parking are unclear. They appear to require passage over land which is not part of the site. The use of the rear garden for parking would also reduce amenity space while occupancy of the premises would increase.

## Application Summary

**Address:** 6 Dowry Place Bristol BS8 4QL  
**Proposal:** Proposed erection of illuminated and non-illuminated signs, to the exterior of the building.  
**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 made comments neither objecting to or supporting the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society considers the signage itself to be acceptable. However, the Society considers that the impact of the proposal on the Conservation Area and Listed Buildings would be reduced if the proposed downlighting were reduced to more modest levels.

## Application Summary

**Address:** 1 Vauxhall Avenue Bristol BS3 1SU

**Proposal:** Conversion of existing house to form two dwellings with a new rear extension and the demolition of an existing summer house.

**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 made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**

**Comments:** Bristol Civic Society welcomes the proposed development but suggests that its appearance could be improved by making the doorway and ground floor fenestration align with the neighbouring property.



## Application Summary

**Address:** Land Adjoining 104 Avonmouth Road Bristol BS11 9NA

**Proposal:** One 48-Sheet digital advertisement display.

**Case Officer:** Adam 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 objects strongly to the proposed digital screen. It would be sited in full view of a complex roundabout and motorway access/egress point. There are also pedestrian crossing points very close by. The increased intensity of a illuminance from a digital screen would prejudice the safety of road users in this area. The Society is also concerned that the intense, far reaching light from the proposed LED lit screen would harm the amenity of residential properties in the section of Avonmouth Road to the west of the roundabout the more so as the height of the screen has been raised from the height of the existing display. We urge the Council to refuse this proposal.

## Application Summary

**Address:** 7 High Street Clifton Bristol BS8 2YF  
**Proposal:** Erection of a new single storey two bedroom house.(Self Build).  
**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 has found insufficient difference between this application and the previous one for this site, 18/03117/F, to cause it to amend its comments. They are copied below for ease of reference:

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.

Comments were submitted at 10:14 AM on 16 Oct 2018 from Mr John Payne.

## Application Summary

**Address:** Land Rear Of Temple Trading Estate Cole Road Bristol  
BS2 0UG

**Proposal:** Erection of a structure to support 2no. 12m wide x 3m  
high LED digital displays.

**Case Officer:** Kayna Tregay

[Click for further information](#)

## Customer Details

**Name:** Mr John Payne

**Email:** [johnpayne997@btinternet.com](mailto: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 strongly to this proposal. We consider that the two enormous screens, 12m x 3m, facing in both directions will be harmful in the following ways.

The Society is aware that the present digital display opposite the proposed site, because of the intensity and reach of LED lighting is visible from points in Montpelier and Westbury Park. Digital screens of this nature, therefore, have a harmful impact on long distance views and a full views analysis should be undertaken for this proposal because of its prominent position.

The Society also considers that the proposal would be prejudicial to the safety of road users on this busy fast stretch of road on which vehicles are legally allowed to travel at 50mph and frequently exceed this. The

increased risk of accidents would not only affect motor traffic but would also apply to cyclists as there are now cycle lanes on both sides of the highway. This sign would double the distraction resulting from the first display opposite affecting traffic travelling in both directions.

The Society urges the Council to refuse this application.