

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 2 JULY 2018.

Application Summary

Address: Land Adj To 5 Winterstoke Road Bristol BS3 2NN
Replacement of an existing slimline internally
Proposal: illuminated 48-sheet advertising display with a 48-sheet digital LED display.
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 objects strongly to the proposed LED screen. The screen would intensify the light emitted from an advert at this location. It would also extend the reach of that light due to the nature of LED illumination. Its impacts on views including those from Ashton Court must be assessed. The Society is particularly concerned at the potential harmful impact of the screen on the amenity of nearby residents. It will also distract drivers heading south on Winterstoke Road causing them to look across the south as well as the north bound carriageways. This would be prejudicial to the safety of road users in this busy area close to complex junctions.

Application Summary

Address: Consort House East Street Bedminster Bristol BS3 4HH
Change of use of Consort House from offices (use class B1(a)) to residential (use class C3) (31 units) along with external alterations and the extension of

Proposal: commercial unit (use classes A1, A2, A3, D1) of 36sq.m (Amended proposals following Listed Building Consent referenced 15/04732/LA).

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 notes that there would be a loss of 4 three bed flats and 1 four bed flat as a result of the proposal. This reduction in the diversity of accommodation provided is regrettable. The society also considers that the large lettering spelling out Consort House at first floor level is inconsistent with the character of the Listed Buildings and Conservation Area.

Application Summary

Address: Raj Mahal City Clarence Road Redcliff Bristol BS1 6RP
Re submission of Application Ref: 17/05223/F -
Proposal: Demolition of existing building and erection of a
building containing 68no. student bedspaces,
communal space and cycle parking.
Case Officer: Matthew Bunt
[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 maintains its objection to the proposed use of the premises for student accommodation. The Society considers that this area is predominantly residential and should remain so. A conventional residential development would allow for dual aspect homes to be provided compared with the proposed development which would consist of single aspect rooms many of which face north. The Society considers this would result in a poor residential environment.

Application Summary

Address: 7-9 Elton Road Clifton Bristol BS8 1SJ
Removal of existing temporary education
Proposal: accommodation and erection of permanent classrooms
and associated works, on land to the rear of 7-9 Elton
Road.
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 welcomes, in principle, the
replacement of the temporary classrooms with permanent
structures. We note that pre-application advice was
positive about the massing but would ask the Council to
consider carefully the impact on the Conservation Area of
the increase in maximum height of the classrooms of
almost four metres.
As a point of information, the Design and Access
Statement does not include proposals for adjustments for
students with hearing difficulties and hearing impairment
as advised in BB93 and Acoustics for schools: A design
Guide. This aims to ensure that acoustic conditions enable
effective teaching and learning.

Application Summary

Address: Land On North Side Of Belgrave Hill Bristol
Proposal: Proposed development of 2 no. Use Class C3 dwellings with associated external alterations.
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 about the quality of living environment that can be achieved in dwellings located in such a deep hollow and in such close proximity to a very high retaining wall. There can be no rear windows and the resulting dwellings would be largely single aspect.

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society is concerned about the quality of living environment that can be achieved in dwellings located in such a deep hollow and in such close proximity to a very high retaining wall. There can be no rear windows and the resulting dwellings would be largely single aspect.

Application Summary

Address: 5 Alexandra Road Clifton Bristol BS8 2DD
Proposal: Conversion of existing single dwelling house to a 9 bedroom HMO.
Case Officer: Patrick Boxwell
[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 conversion of this dwelling to an HMO. It would intensify the use of the property increasing disturbance to neighbours from noise, waste and recycling bins and on-street parking. First floor rooms in an HMO are essentially living rooms and so there would be an increase in overlooking of neighbouring properties. Another HMO would increase the proportion of HMO's in this residential street. All of these factors would be harmful to the amenity of residents and to the character of the Conservation Area.

Application Summary

Address: 50 And 52 Bonnington Walk Bristol BS7 9XD
Proposal: Rear extension to 50 and 52 Bonnington walk to create 2 No. 1 Bedroom flats.
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 objects to the Planning Application
Reasons for comment:

Comments: Bristol Civic Society considers that the proposal would intensify the use of 50/52 Bonnington Walk putting pressure on car parking space in the road. There would also be two additional sets of bins and recycling boxes to manage. The proposed back to back extensions would reduce the garden area for the two houses. The remaining space in each dwelling would have to be shared between two households. There would be a harmful impact on the amenity of existing residents and the proposal offers somewhat minimalist accommodation to potential new residents.

Application Summary

Address: 43 Broad Street Bristol BS1 2EP
Proposal: Change of use of the first, second and third floors as shared living accommodation.
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 objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society would welcome residential use of these premises but has a number of reservations about this proposal. The proposed accommodation appears to be effectively an HMO comprising eight bedrooms. Thus there would be eight households living there yet no provision for bikes and bins is shown and no amenity space is available. Whilst the design of the proposed new dormer windows is tasteful, the Society is unconvinced that they are necessary in this Grade II Listed Building. There are stone relief carvings on the rear elevation of the building. These must be protected during any works. All in all, the Society considers that a more modest residential development would be more sympathetic to the Listed Building and the character of the Conservation Area as well as providing a more satisfactory residential environment.

Application Summary

Address: 21 - 23 Cannon Street Bedminster Bristol BS3 1BH
Proposal: Proposed two storey building, to accommodate 2no. bedsits.
Case Officer: Conrad Rodzaj
[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 consider that the proposal would provide a poor quality of residential environment. Two very small bedsits are proposed with windows only looking north into the rear of the existing shop. No amenity space is provided. It would be an over development of the site and do nothing to preserve or enhance the character of the Conservation Area.

Application Summary

Address: Imperial Tobacco Ltd 121 Winterstoke Road Bristol BS3 2LL
Proposal: High level externally illuminated signage
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 is concerned that these high level advertisements, 8 metres and 15 metres above ground level, will adversely affect the amenity of the surrounding area. Although the signage might not technically be internally illuminated, the Society considers that the proposed back trays with internal LED illumination to the face will result in a brightly illuminated sign. In view of the height of the proposed signs, there impact on longer views should be assessed.

