

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 23 JULY 2018.

Application Summary

Address: 144 Cheltenham Road Bristol BS6 5RL
Proposal: Creation of 2 no. flats, one to the rear of the ground floor and one at first floor.
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 development would be best limited to the proposal for the first floor. The proposed ground floor rear extension would provide a flat with limited direct light which could lead to a less than satisfactory living environment. The absence of the rear extension would also be more consistent with the character of the Conservation Area in this locality and address the concerns raised by the comments from the neighbour.

Application Summary

Address: The Old Sports Centre West Town Road Bristol BS11 9FQ

Proposal: Proposed containerised self-storage facility with ancillary office (mixed Use Classes B8/B1(a)) with altered access and associated car parking.

Case Officer: Ken Reid

[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 this proposal. The double decked storage containers would be harmful to the amenity of the neighbouring houses in terms of their appearance and the noise and vehicle fumes that the use would generate. The loss of the tree on the site would also be regrettable. It is not clear how well the long and narrow access to the site would operate.

Application Summary

Address: Advertising Next To 267 West Street Bedminster Bristol
BS3 3PZ

Proposal: Replacement of existing internally illuminated 48-sheet
backlight advertising display with an internally
illuminated 48-sheet digital advertising display.

Case Officer: Hibaaq Gelleh

[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 this proposal. The LED lit digital screen would increase the intensity of light emitted from this site and extend its reach. This would be a distraction for traffic using this busy complex gyratory system with three traffic lanes in which vehicles merge and weave. It would thus be prejudicial to the safety of all road users. If the sign were to have changing or moving images, the impact would be greater. The sign would almost certainly adversely affect the amenity of 1 Temple Street and its potential impact on other residential properties should be assessed. In any case it would be more intrusive in its vicinity than the existing screen.

Application Summary

Address: 15 Ashgrove Road Redland Bristol BS6 6NA
Demolition of garage and construction of 3-storey building incorporating a basement to provide a single dwellinghouse.

Proposal: building incorporating a basement to provide a single dwellinghouse.

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 objects to this proposal and agrees with the submission made by RCAS. In particular, the Society feels that the considerable projection in front of the building line of an atypical design will be harmful to and inappropriate for the character of the Conservation Area. We are also concerned about the quality of the living environment that would be afforded by the proposed basement.

Application Summary

Address: Wadham Mansions Balmoral Road Bristol BS7 9AU
Erection of a 4 storey building comprising 2 No (1 bed-space) studio apartments and 1 No (4 bed-space) 2 bedroom duplex, with cycle store, attached to existing 4 storey block of apartments.

Proposal:

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 does not object to the extended residential development of this site and considers the tower to be an interesting form. However, the Society considers that the proposed conical roof is inappropriate for the character of this area in terms of its scale and appearance. We would urge the applicants to reconsider this aspect of the design.

Application Summary

Address: 9 North Street Bedminster Bristol BS3 1EN
Proposal: Proposed conversion of buildings to front and rear into a mixed use of 7 apartments and small shop unit.
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 this proposal would be harmful to the character of the Conservation Area in this vicinity. The twin gables on the existing front elevation are typical of the street scene and should be retained. The Society does not object to residential development on the site but suggests that a more modest development could be accommodated as well as preserving and enhancing the character of the Conservation Area.

Application Summary

Address: 8 Kingsdown Parade Bristol BS6 5UD
Application for Outline Planning Permission With Some Matters Reserved. Demolition of existing dwelling and garage, and construction of 9no. apartments. Approval Sought for Access, Appearance, Layout, and Scale.

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 objects to this proposal which would neither preserve nor enhance the character of the Conservation area thus missing an opportunity for this site to be redeveloped to make a positive contribution to its neighbourhood. The Society objects, in particular, to the proposed scale of the development. Whilst this is acceptable on the elevation to Kingsdown Parade, the proposal fails to respond adequately to the topography of the site. It should step down as it descends. Instead, for much of the elevation to Marlborough Hill, it would be four storeys in height. It should not exceed three storeys. As it stands, the proposal would result in an oppressive cliff face on the north side of Marlborough Hill and a very bulky appearance viewed from the bottom of the hill. The Society is also concerned that the proposal would leave little amenity space for a development of nine apartments. A more modest residential development might overcome both of these issues. Finally, more attention needs to be paid to the number and type of materials proposed to achieve a more consistent appearance.

Application Summary

Address: 86 Bedminster Parade Bristol BS3 4HL

Proposal: Erection of 8 self-contained flats

Case Officer: Anette De-Klerk

[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 would welcome a residential development of this site. The Society considers that the proposal would be much more in keeping with the character of the Conservation Area and more respectful of the Grade II Listed Building if the impact of the third storey were diminished, for example with a step back or a mansard roof. The neighbouring buildings in Stillhouse Lane are two storeys.

Application Summary

Address: The Hole In The Wall 2 The Grove Bristol BS1 4QZ
3 no. set of 5mm aluminium text on studs, 2 no. replacement projecting signs, 1 no. sign written text in brass/gold|cr|2 no. signs written text in farrow and ball paint finish, 1 No. A Board and 1 no. aluminium tray panel (externally and non-illuminated signage).|cr|

Proposal:

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 is extremely concerned that this application is not accompanied by any drawings of the proposed signage. Without such drawings it is not possible to assess the impact of the proposal on the Conservation Area and the two unlisted buildings of merit. The Society has to put in a holding objection to the proposal until such drawings are available.

Application Summary

Address: 18 - 20 Regent Street Bristol BS8 4HG
2 x Vinyl text signs (Externally Trough Illuminated) 1 x
Proposal: Vinyl projecting sign (Reinstate Externally Trough
Illumination). 2 x Logo Vinyl's. 7 x Window Vinyl's
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 notes that some of the proposed signage is replacing signage already on the building. However, there appears to be an overall intensification of signage and it is all illuminated albeit externally. The Society considers that this would be detrimental to the appearance of the Listed Building and harmful to the character of the Conservation Area. A more modest array of signage could be acceptable.

Application Summary

Address: 235 Wells Road Knowle Bristol BS4 2PH
Proposal: Demolition of existing bungalow and garage. Re-development of site for 10 residential units.
Case Officer: Ken Reid
[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 there is some potential for intensifying the residential use of this site. However, this proposal to provide ten dwellings in two buildings on up to three floors would be an over intensification harming the present character of this residential area.