

## COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 26 NOVEMBER 2018.

### Application Summary

**Address:** 20 West Street Bedminster Bristol BS3 3LG  
**Proposal:** Convert shop to form flat including rear extension.  
**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 objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Bristol Civic Society regrets the loss of the retail accommodation. The Society would not object , in principle, to residential use, however, if the Council is convinced that retail or similar commercial use is unviable. The Society considers that the proposed front elevation presents a dead frontage to the street which neither preserves nor enhances the character of the Conservation Area. Ground floor access from the street would improve this. The proposed interior layout would result in some dark kitchen areas and awkwardly shaped bedrooms. We are not convinced that there is sufficient amenity space for three apartments on this site. The layout and lack of amenity space could have adverse impacts on the quality of the residential environment.

## Application Summary

**Address:** Merchants House Wapping Road Bristol BS1 4RW

**Proposal:** External and internal works, including installation of a roof terrace, recladding elevations, new pedestrian entrance and altered parking provision.(resubmission).

**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 has met the applicant's agents since objecting to the earlier application for this building ref: 18/04189/F. The Society understands the applicant's aims for the use of the premises. However, whilst we welcome the proposed changes to the appearance of the bridge linking the two buildings, we maintain the other concerns that we raised. These are copied below for ease of reference.

Comments submitted to 18/04189/F.

Bristol Civic Society's issues relate to the proposed recladding and new fenestration. The proposed fish scale cladding and the fish shaped perforations for the car park screen, although interesting in themselves, do not rest easily with the character of the Conservation Area. The Society also feels that the proposed box surroundings for the windows do not preserve or enhance the character of the Conservation Area. We would also suggest reconsideration of the proposed bridge revisions could produce a design more suited to the building and its context.

## Application Summary

**Address:** 47 Park Street City Centre Bristol BS1 5NL  
**Proposal:** Change of use of ground and lower ground floors to gin and juice bar (A4).  
**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 has no objections to the proposed change of use. We are concerned, however, that the blinds proposed for the front and side elevations break up the lines of the windows which are important elements of the Listed Building. The proposal, as it stands, would be harmful to the appearance of the Listed Building and the character of the Conservation Area. We also suggest that any signage for the premises should be subtle and respectful of this elegant Listed Building.

## Application Summary

**Address:** Land And Building On The North East Side Of Philip Street Bedminster Bristol BS3 4HL

**Proposal:** Erection of four 4-storey houses.

**Case Officer:** Angelo Calabrese

[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 welcomes the redevelopment of this vacant plot but has concerns about the proposed development. There is an opportunity here to enhance the character of the Conservation Area. The Society feels, however, that the proposed design, particularly the fenestration and third floor, does not take this. It would be easier to assess this with more and clearer contextual drawings. We feel a three storey development of three bedroom houses and more traditional roof profile would be more appropriate in this location away from the main road. The Society wonders if four bed houses in this location would attract family occupation or whether they would be more likely to be occupied as house shares or HMOs

## Application Summary

**Address:** Mary Seacole Court 110 Mina Road Bristol BS2 9TP

**Proposal:** Extension to existing block of flat, to erect two new storeys on top of existing two storeys split in two levels. The proposal seeks consent for additional 9 units, 7 in a third storey and 2 in a fourth storey, set back from the edge 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 this building should not be extended above three storeys. Three storeys is more suited to the prevailing height in the area. As well as the visual impact, a fourth storey is also likely to increase overlooking of neighbouring properties and gardens with a consequent loss of privacy.

## Application Summary

**Address:** Merchants Arms Stapleton Road Eastville Bristol BS16 1BQ

**Proposal:** Proposed conversion of existing building from Public House and 1 C3 dwelling to form 5 no 2 bed maisonettes & alterations to 1 no existing flat to form 1 no, 2 bed maisonette.

**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 regrets the loss of the public house use. If the Council is convinced that use is unviable, the Society would suggest an alternative community use or commercial use. The close proximity of the building to the elevated M32 must raise issues of noise and pollution and the Society questions whether residential use is appropriate. The impact of noise and air quality concerns must be fully assessed to the Council's satisfaction before the proposed intensified residential use is considered.

## Application Summary

**Address:** 2 Smyth Road Bristol BS3 2BX

**Proposal:** Demolition of retail unit and construction of 9. No apartments (4. no 1 beds and 5. no 2 beds) with associated bike and bin storage.

**Case Officer:** Emmeline Reynish

[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 supports the redevelopment of this and the proposed residential use. However, we have some concerns about the proposed flat roof design and consider that a pitch roof with dormers would blend better with the neighbouring buildings. The photographs clearly illustrate the demand for parking in this area and the Society considers that the proposal would exacerbate this demand.

## Application Summary

**Address:** Ferodo House Willway Street Bedminster Bristol BS3 4BG

**Proposal:** Demolition of existing building and redevelopment to provide a mixed-use building comprising 15 residential units and commercial floorspace with associated ancillary works (Major).

**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 would welcome the development of this site with a mixture of commercial and residential uses. However, the Society does not support this application. The site presents an opportunity to enhance the character of the Conservation Area. We consider that the proposal does not achieve this. In particular, the Society considers that the open rectangular fenestration is unattractive, that the cedar boarding is likely to weather poorly in the Bristol climate and that the extensive use of zinc or similar cladding and roofing needs to be reviewed.