

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 5 NOVEMBER 2018.

Application Summary

Address: Fairways Penpole Lane Bristol BS11 0EA
Proposal: Proposed change of use to D2 (recreation and leisure).
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 considers that the proposed structures and activities would be harmful to the character of the Conservation Area and to the setting of the Grade I Listed Kingsweston House and its grounds. Any development of this site needs to respect the quality of these heritage assets and the Society's view is that this proposal does not. The Society is also concerned that the proposal would generate considerable traffic and, therefore, movements into and out of the site. Bearing in mind the site's proximity to the junction of Penpole Lane and Shirehampton Road, B4054, this could be adversely affect road safety .

Application Summary

Address: 141 West Street Bedminster Bristol BS3 3PD
Proposal: Change of use from Takeaway (Use Class A5) to 6-bed HMO (Sui Generis).
Case Officer: Mark Dowling
[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 /employment floorspace but would not object to the principle of residential use of this ground floor if the Council were satisfied that such uses were not viable. However, the Society objects to this proposal. It represents an over-intensive use of the site. Three of the living rooms would be accessed directly from the kitchen. The Society considers that the number of residents and the layout of rooms would result in an unsatisfactory living environment for occupants.

Application Summary

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

Proposal: Proposed non- illuminated 'Sail sign, , high level internally illuminated fascia sign and non-illuminated entrance 'Welcome Sign'.

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 objects strongly to the proposed signage. Sign B measures 3.5m x 2.3m and would be located 26m above ground level. It would be internally lit with LED lights and the Society considers that its presence would be harmful to the amenity of the neighbourhood and possibly to longer distance views. The proposed sail, though not illuminated, would be 20m high and 3.7m wide. This is an enormous feature that would be harmful to the street scene. The safety of such a sail in high winds is also a concern. The Society queries the need for signage of this nature when most people locate addresses using their mobile phones particularly young people to whom such accommodation is aimed.

Application Summary

Address: The Old Tabernacle Palmyra Road Bristol BS3 3JQ
Proposal: Roof extensions and external alterations to provide 5No 1 bedroom apartments (C3). Parking for 5 cars, cycle, bin and recycling storage.
Case Officer: Raheel Mahmood

[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 a number of concerns about the proposal. The increase in height proposed will increase the mass of the building to the detriment of the street scene. The Society considers that a three floor proposal would be an over-development of the site particularly in view of the limited amenity space. There are likely to be overlooking issues for neighbouring properties, particularly from the proposed second floor. The Society considers that a two floor proposal would be much more compatible with the character of this area and would reduce the need for amenity space and parking space.

Application Summary

Address: 37 Queens Road Clifton Bristol BS8 1QE
Proposal: 1x static internally illuminated individual letters to fascia. 1x internally illuminated acrylic box sign.
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 considers that internally illuminated signage in this sensitive location is inappropriate and would be harmful to the character of the Conservation Area. The scale of the signage is appropriate and the Society would be content were it illuminated more subtly.

Application Summary

Address: 7A Bell Hill Road Bristol BS5 7LT
Proposal: Provision of new commercial ground floor unit with four new apartment over.
Case Officer: Jaymi Cue
[Click for further information](#)

Customer Details

Name: Mr John Payne
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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 proposal would be an over-development of the site. The Society welcomes the provision of the employment use at ground floor level but considers that two floors of residential floorspace above this would be excessive for the site bearing in mind the lack of amenity and parking space. There could also be overshadowing and overlooking issues particularly from the second floor. A more modest proposal could be acceptable.

Application Summary

Address: National Westminster Court Broad Street Bristol BS1 2EQ

Proposal: Proposed non-illuminated hanging sign, 3no. high level internally illuminated signs; 1no. internally illuminated door sign and 2 no. non illuminated entrance signs.

Case Officer: Kate Cottrell

[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 broadly welcomed the proposal to convert these buildings to a hotel. However, the Society has a number of concerns about the type, height and size of the proposed adverts in view of the sensitivity of this location. There are a number of Listed Buildings affected including the unique, magnificent arts and crafts former Everard's Printiners building. The site is also in the City and Queen Square Conservation Area.

We suggest that sign types 1 and 3 are unnecessary. People use mobile phones and taxis to find hotels. They are large, internally illuminated and at high level. They will have an adverse impact on the immediate neighbourhood and listed buildings and also on longer distance views. The hanging sign, sign type 4, should be reduced in size. The signage on the Everard building should be particularly sensitive. We are concerned that a sign either side of the entrance door is proposed and have strong reservations about the impact of the illuminated sign behind the glass entrance door on the appearance of this listed building.

The potential harm to the amenity of the conservation area and the listed buildings outweigh, in our view, any benefits that the signage might offer. A much more subtle and respectful approach is required.

Application Summary

Address: 16 Mill Lane Bristol BS3 4DG
Conversion of existing building to 3 flats, and construction of building containing 3 new flats on adjacent land. Total 6 New Flats. (Including Conversions).

Proposal:

Case Officer: Angelo Calabrese
[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 feels strongly that planning applications in this area of rapid change and major development proposals should be considered in the context of a master plan. The Society also has concerns about this particular proposal. It lacks amenity space and does not even include balconies. The Society feels that it would be an over-intensive development of the site resulting in a poor living environment.

Comment sent between meetings.

Application Summary

Address: Avon Meads St Philips Causeway Bristol BS2 0SP

Proposal: Erection of 2no internally illuminated advertising displays.

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 objects strongly to the proposed large LED lit screens. The impact of LED lit signs is exacerbated by the intense, far reaching nature of the light emitted. Moving or changing images can increase their harmful impacts. Sign A on St Philips Causeway would be a distraction to drivers on this fast highway. It is aimed at northbound drivers who would have to look across the southbound carriageway to read it. This would be a considerable distraction and prejudicial to the safety of all road users. Sign B would be located on the nearby roundabout. This is a very busy roundabout, particularly at peak times. Drivers need to ensure that they are in the correct lane and to be aware of others who might be changing lanes. The proposed sign would be a serious distraction at this point and thus be prejudicial to the safety of all road users. As well as being harmful to the amenity of their immediate surroundings LED lit screens have far reaching impact on the amenity of others. Their is evidence that the existing screens on St Philips Causeway cause irritation to people on St Michaels Hill and Troopers Hill. This is not acceptable and there must be a full analysis of the impact that the proposed signs would have on longer distance views.