

From: Miranda Casagran [REDACTED]
Sent: 02 September 2025 18:31
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]
Subject: Comment on Planning Application 66 Church Rd BS5 9JY

Reference Number : 25/13171/PINS

Stance: Resident objects to the Planning Application

Comments:

The following reasons for refusal were given by Bristol City Council in 2019, when an application was submitted for development on this site and I can see no changes to the development:

1. The proposed development, by virtue of the height, scale, massing and proximity of the houses proposed fronting Dove Lane would result in a bleak, over dominant and overbearing increased sense of enclosure for residents of 1-4 Cowper Street. The development would allow for unacceptable overlooking into the rear elevations and rear gardens of 1-4 Cowper Street from roof level windows and restrict daylight and sunlight experienced by residents of 1- 4 Cowper Street. The development would also overbear 68 Church Road and impair outlook from windows within that property facing the development. As such, the development would fail to safeguard the amenity of existing residential development, contrary to local plan policies BCS21 of the Core Strategy 2011, DM27 and DM29 of the Site Allocations and Development Management Policies 2014 and the NPPF.
2. The proposed development, by virtue of restricted outlook, sense of enclosure, restricted daylight levels, proximity to the adjacent industrial premises and overbearing height of the rear garden boundaries of the houses would provide an overdeveloped, oppressive and poor quality living environment for future residents. As such the development fails to demonstrate that it would provide a high quality environment for future residents, contrary to local plan policies BCS20, BCS21, BCS23 of the Core Strategy 2011, DM14, DM27, DM29, DM33, DM34 and DM35 of the Site Allocations and Development Management Policies 2014 and the NPPF
3. The proposed development, by virtue of its height, scale, massing, form, plot coverage and overall design would fail to respond to its local context and street scene and would appear as an incongruous form of overdevelopment that would not contribute positively to the area's character and identity. The layout and form of the development would prejudice the existing and future development potential of the adjoining site at 68-70 Church Road and the potential for the area to achieve a coherent, interconnected and integrated built form. As such the development is considered contrary to local plan policies BCS20 and BCS21 of the Core Strategy 2011 and DM26, DM27 and DM29 of Site Allocations and Development Management Policies 2014 and the NPPF.

From the current plans submitted in August 2025, I am unable to view any positive changes to the above statements and therefore object to the proposed development

I have no issue with the development of the frontage on Church Road but if you are going to add a development of this scale and size then you have to think of the impact on the local area. I do not support the development of the land along Dove Lane into housing for the following reasons:

1. The existing site plan is STILL listed as showing there is a 2 storey building to the rear of [REDACTED] From the rear of [REDACTED] Cowper St this is actually only a single storey building. This was identified as an issue by Planning Officer, [REDACTED] on a visit to [REDACTED] to see the issues raised. This was also seen by the Developers who visited [REDACTED] when the first application was made. This is still not acknowledged and so the development goes 2 storeys over the existing roofline from the Cowper Street side. This means that our light will be compromised to [REDACTED] and [REDACTED] overlooked, as the velux roof windows at the rear of the houses can still be looked out of easily.

2. The new plans show changes to the wall to the rear of 1-4 Cowper St. This is a party wall and I do not agree to changes to the height for security and privacy. There are also things attached to the wall from addresses on the Cowper St side.

3. Parking - There are no parking facilities for a development that would be housing dozens of people. We have previously raised serious concerns that vehicles that the new residents will undoubtedly have will have nowhere to park other than mounting the public pavements on Dove St and Cowper St, impacting on the showcase route bus lane on Church Rd and blocking access for emergency, delivery and refuse vehicles to Cowper St, Dove Lane, the Octavius Hunt Factory and the rear of the multistorey block at Moorfields House.

During a face to face meeting with Cowper St residents and [REDACTED] the Developers were asked about cars that would block access for emergency vehicles (as they do already!) and we were told "The Fire Brigade will just push them out the way". I think we can all agree the Fire Brigade wouldn't be happy with this proposed solution.

4. In reference to the quality of living for new residents to these houses - During the Summer of 2020 there was a significant fire in the large vent stack at the Octavius Hunt factory that is approx. 6m from the proposed new houses on Dove Street. Had these have been built, then these properties would have been in grave danger and certainly any residents within. I met with BCC planning officer, [REDACTED] to discuss the proposed development and I showed her a video of the fire, to which she was shocked at the proximity of the proposed housing to this.

This is not the first time that the Fire Brigade have had to attend a fire from this same stack and previously Cowper St has been evacuated because of controlled explosions carried out at the factory. To allow housing to be built into the gateway of this factory is dangerous and it concerns me greatly that the developers are prepared to do this.

Bristol City Council has already rejected this application before because of the concerns about proximity to the industrial nature of Octavius Hunt and there is no change to the distance of the proposed housing to this site in these revised plans.

There is also a lot of noise pollution from fan vents on the Octavius Hunt site and this is clearly heard Mon-Fri on Dove Lane, when the factory is open. This will impact the quality of life for the new residents.

5. The developers have not taken into account the proximity of delivery lorries to the factory, that are often there for several hours at a time. They would have no option but to park directly outside these new houses. These lorries are major articulated lorries that are reversing to within 1m of the new houses. You would literally be able to reach out of the front windows and touch these lorries. How is that safe for the families that these developers are suggesting live there? Not to mention noise pollution and air pollution etc from the factory vents and lorries.

6. It is interesting that when the Developers have provided examples of developments in the local area of a similar size on previous applications, they have negated to mention the large housing development a couple of streets away on Gilbert Rd. This has been completed in the last couple of years and has significant parking facilities for the residents of these houses. This is because the residents of Gilbert Rd complained about the impact this development would have on the parking, pavements and safety of the local residents. They were listened to and parking was incorporated. Why are the residents of Dove Lane and Cowper Street any different - especially when we also have an explosives factory and a tiny, already overcrowded cul-de-sac, a third the size of Gilbert Rd? Perhaps if the Developers looked at making the area to the rear of 1-4 Cowper St into secure parking and storage facilities then that may be a compromise.

8. The current condition of the derelict site is extremely poor. Instead, the site is being left to look as unpleasant as possible, which I hope is not being done to encourage comments from the local community in support of the proposed development. If the developers really wanted to contribute so much to the local community, as suggested in their recent Bristol 24/7 propaganda piece, then surely they would have levelled the site and made it safe by now?

In short we are a small community on Cowper Street who are not against change but we do feel strongly about the significant impact that this proposed development will have on us because of its scale.

I completely object to the cramming of several houses onto Dove Lane. This is not to the benefit of the quality of life of those that will be living there or to the community already living and working here.

Kind regards

Miranda Casagran

