

Bower Ashton Residents Association

Seeking to improve and protect our local environment

South and East Area Planning Team
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY

Please reply to:
Bower Ashton Residents Association
c/o Jersey Cottage, Parklands Road
Bower Ashton, Bristol BS3 2JR
grovesa@pbworld.com

For the attention of Daniel Stone, Principal Planning Officer

27 October 2008

BY EMAIL & POST

Dear Mr Stone

ASHTON PARK SCHOOL, BLACKMOORS LANE, BRISTOL, BS3 2JL APPLICATION No. 08/03961/FB – TEMPORARY TEACHING ACCOMODATION

Further to our telephone conversation on Friday 24 October 2008, I write on behalf of Bower Ashton Residents Association in relation to the above planning application.

We strongly **OBJECT** to the location and layout of the proposed temporary accommodation. Our objections arise from:

1. The construction of two-storey accommodation near the rear entrance to the school on Parklands Road, immediately adjacent to residential properties when suitable land is available elsewhere; and
2. Potential highways and safety concerns arising from a significant construction in this location.

Our objection is based on consideration of this application in the context of the associated, earlier applications made for redevelopment of the school (references 08/03528/F and 08/03529/LC) and is consistent with the position maintained by the Highway Authority at Bristol City Council in their objections to previous proposals to change the use and function of the Parklands Road access.

Background

The concerns of local residents over the increased use of Parklands Road implicit within the recent planning applications associated with redevelopment of Ashton Park School (references 08/03528/F and 08/03529/LC) were summarised within my letter dated 7 October 2008. I do not intend to repeat all the statements made there, with the exception of stating that the Highways Authority at Bristol City Council has taken a consistent line in opposing proposals by Ashton Park School that would increase the amount of vehicular movement along Parklands Road, in the interests of public safety.

Current Application

The current application includes provision of temporary teaching accommodation within two 'blocks'; a larger block on the northern margin of the school site, immediately adjacent to Parklands Road and a much smaller block within the body of the school grounds. We understand that the larger block (Block One) comprises two-storey accommodation adjacent to the school boundary wall that steps down to single storey

Bower Ashton Residents Association

Seeking to improve and protect our local environment

Please reply to:
Bower Ashton Residents Association
c/o Jersey Cottage, Parklands Road
Bower Ashton, Bristol BS3 2JR
grovesa@pbworld.com

buildings away from the boundary. The smaller block (Block Two) comprises single storey build (drawing no. ash-sk-c-a-00/0209/R01).

The application drawings also refers to the rear entrance on Parklands Road an “*Existing Secondary Community Entrance*,” (e.g. drawing no. ash-cub-a-dwg-ML-0001), consistent with the previous applications, references (08/03528/F and 08/03529/LC).

Basis for Objection

Regarding *location*, we consider that the proposals, as submitted, will lead to increased traffic along Parklands Road, which we strongly oppose on the grounds of public safety.

1. The creation of a large teaching block, on the northern margin of the school near to the rear entrance will shift the ‘centre of gravity’ of the school in this direction. We consider this will, almost by definition, lead to increased use of the rear entrance.
2. We consider it will thus lead to increased use of Parklands Road as a two-way ‘run’ as parents increasingly use the lane and the rear entrance, in particular, as a dropping off point. The Highways Authority has consistently taken the view that this road is unsuitable for two-way traffic.
3. The notice outside the rear entrance to the school on Parklands Road states “Disabled and Delivery Vehicles Only.” Reference to this within the submitted documentation as an “*Existing Secondary Community Entrance*” is a clear misrepresentation. The use of such terminology represents an implicit change of use of this entrance, which we strongly oppose.
4. We also note the main application for redevelopment of the school (reference 08/03528/F) included for increased car parking in the vicinity of the rear entrance, which we strongly objected to in our correspondence of 7 October 2008. By inference, it is surely no accident that this is in the vicinity of the proposed temporary accommodation proposed within this application.

These concerns could appear to be overcome relatively easily by siting the majority of the temporary accommodation in Block One on the site of Block Two and we are at a complete loss why this was not given fuller consideration by the applicant.

Regarding *layout*, we consider that the proposals will result in unacceptable and unnecessary overlooking of adjacent residential properties:

1. The footing of the proposed two-storey accommodation in Block One is currently above the ground level of properties on Parklands Road, which is narrow. There will be significant overlooking of nearby residential properties on the same and opposing sides of Parklands Road.
2. No attempt appears to have been made to mitigate this within the application. Putting aside the traffic and safety issues noted above, the applicant could just have easily allowed for the two-storey element to be where the single storey element is and *vice versa*.

Bower Ashton Residents Association

Seeking to improve and protect our local environment

Please reply to:
Bower Ashton Residents Association
c/o Jersey Cottage, Parklands Road
Bower Ashton, Bristol BS3 2JR
grovesa@pbworld.com

3. The inclusion of two storey accommodation at the submitted location is in direct contradiction to what residents were led to believe would be the case in public consultation held during July 2008, when these matters were discussed in principle but no drawings tabled by the applicant.

In summary, we consider the problem of overlooking is unnecessary and could easily be overcome by alternative configuration of the layout of the temporary accommodation, which we judge to be feasible given the available land.

Analysis

It is clear that the proposals:

1. Will lead to overlooking of adjacent residential properties, which is unnecessary; and
2. Are likely to increase the vehicular traffic along Parklands Road and use of the rear school entrance, which must not be permitted on grounds of public safety.

Both of these could be readily overcome.

We trust that you accept these sound reasons for our objection, which we would be happy to discuss with you in more detail. Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely

Alasdair Groves
Chairman

Cc Mr F Cashmore, BCC Highways