

Montpelier Conservation Group

Minutes of the General Meeting,

16 August 2004

1) **Minutes of 19 July 2004 General Meeting**

These were distributed to the meeting. Correction to add objection to demolition of 122 York Road. Otherwise agreed as an accurate record.

2) **Matters arising**

Westmorland House – BCC has arranged for the clearance of asbestos from the site. Street Safety team will then properly secure the site. Kuumba will get a decision on RDA funding for their project by the end of August.

3) **Letters sent/received by the Group**

BCC = Bristol City Council, MCG = Montpelier Conservation Group

91 Ashley Road – 04/01710/F/C and 04/01713/LA/C – BCC to MCG with notice of application and BCC to MCG with 2 letters informing that applications have been withdrawn.

105 Richmond Road – 04/01232/F/C – MCG to BCC with objections, BCC to MCG with acknowledgement and BCC to MCG informing that application have been withdrawn.

Berkeley Castle, 118 Cheltenham Road – 04/02410/F/C – MCG to BCC with objections, BCC to MCG with acknowledgement and BCC to MCG informing that application has been approved with conditions under delegated powers.

128 Cheltenham Road – 04/01232/F/C – MCG to BCC with objections.

130-132 Cheltenham Road – 04/02207/F/C and 04/02208/X/C – BCC to MCG with 2 notices of application, MCG to BCC with 2 letters of objection and BCC to MCG with 2 acknowledgements.

Land adjoining Langport Garage, Lower Cheltenham Place – 03/01481/F/C – BCC to MCG informing that application has been refused under delegated powers.

Warehouse adjacent to Trelawney House, Surrey Street and including 31-32 Portland Square – 03/04924/LA/C – BCC to MCG informing that application has been refused at Committee.

4) **Planning Applications/Planning Decisions (not detailed above)**

Surrey Lodge, Brunswick Square, St Pauls – 04/02477/LA/C – Relining of parapet gutters, with stainless steel. No comment required.

26 Portland Square, St Pauls – 04/02484/LA/C – Internal and external works in association with conversion of property to flats involving relocation of internal stairs, alterations to internal layouts. Remove existing steel windows to basement and replace with timber vertical sliding sash windows. 04/02485/F/C – Conversion of existing building to 10 no. flats to include new railings and basement staircase to Portland Square frontage, new windows, balconies and doors to rear elevation. No comment required.

84 Stokes Croft – 04/02612/F/C – Conversion and refurbishment of disused nightclub (Use Class D2) to 8 no. residential units (Use Class C3), with associated external alterations and landscaped garden.

04/02613/LA/C – Internal and external works in associations with conversion to 8 no. residential units (Use Class C3), including demolition of roof between garden /boundary walls and four storey flat roof extension to rear.

Letters Secretary to write objecting to large number of small units.

25-27 Stokes Croft – 04/02899/F/C – Change of use from disused shop/office (Use Class A1) to restaurant takeaway with offices to rear (Use Class A3 and B1). Letters Secretary to write with objections to change of use due to excess of such premises in area.

23 Ashley Road – 04/02938/LA/C – Upgrading of doors and replacement of non-period doors. No comment required.

122 York Road – 04/02152/F/C – Construction of a three storey building containing 6 no. 2 bed flats to include new vehicular access onto Richmond Road. Letters Secretary to write with objections to demolition, not replicating existing design, poor design on prominent site, poor relationship to adjoining terrace, materials used, over intensive development, loss of garden to car parking, concerns over vehicular access, insecure entrance to proposed building.

The Old Vicarage, St Andrews Road – 04/02669/F/C – Installation of metal work items within the grounds of the property, including new vehicle gate, together with external lighting and soft landscaping. No comment required.

The Old Vicarage, St Andrews Road– 04/03122/VC/C – Fell 5 no. Macrocarpas and pollard 2 no. Limes, all located close to boundary fronting St Andrews; crown reduction by 30% of 1 no. Sycamore & 1 no. Ash located near to car park boundary. Letters Secretary to contact parks group to coordinate objections.

Montpelier Park – 04/01203/VC/C – Felling of 2 no. Sycamores; limb reduction (away from Old Vicarage) of a further 2 no. Sycamores, all located close to boundary fronting Old Vicarage car park; crown reduction of 1 no. Macrocarpa and reshape crown of 1 no. Lime both located in the South East corner of Montpelier Park. Letters Secretary to contact parks group to coordinate objections.

128 Cheltenham Road – 04/01232/F/C – as no acknowledgement had been received for MCG letter, Letters Secretary phoned BCC and was told application has been approved under delegated powers.

5) **Update on other meetings**

CAP – 20 July 2004 – the panel recommended refusal of application for 91 Ashley Road, and objected to temporary Fairfield School canopy being attached to structure of listed building.

The neighbours of 122 York Road held an open meeting concerning proposals for demolition and redevelopment. Letters Secretary attended and outlined to those present the planning process, appropriate format for letters and relevant grounds for objection to the proposals.

CAP – 17 August 2004 – Letters Secretary to attend re 122 York Road.

6) **Any Other Business**

122 York Road – the meeting agreed to put a notice on the board giving information on proposal for redevelopment. The neighbours have been given over 30 copy letters of objection so far and are considering getting an independent structural engineer's opinion on the building.

Ashley Road/Dalrymple Road – Bristol Churches Housing Association may sell up to 4 houses at the end of this terrace. St Pauls Planning Group wishes to demolish these houses and create a park, in exchange for the site of the existing play park in Dalrymple Road.

Fairfield School – it was observed that work had started on the foundations for the temporary canopy in the playground. Letters Secretary to check position on planning application with BCC.

8) **Date of Next Meeting** – Monday 20 September – Regular venue.