

# **Montpelier Conservation Group**

## **Minutes of the General Meeting, 18 October 2004**

1) **Minutes of 20 September 2004 General Meeting**

These were distributed to the meeting. Agreed as an accurate record.

2) **Matters arising**

None.

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

BCC = Bristol City Council, MCG = Montpelier Conservation Group

*91 Ashley Road* – 04/03576/F/C – BCC to MCG with notice of application and MCG to BCC (then using pa numbers 04/01710/F/C and 04/01713/LA/C) with objections to damage to the interior, over-provision of small units, demolition of boundary wall and style of proposed mews.

*113 Richmond Road* – 04/03408/F/C – BCC to MCG with acknowledgement.

*18 Rosebery Avenue* – 04/03563/F/C – BCC to MCG with notification (amendment to previous pa).

*53 Cobourg Road* – 04/04136/H/C – BCC to MCG with acknowledgement.

*84 Stokes Croft* – 04/02613/LA/C – BCC to MCG with notification of approval under delegated powers, with extensive conditions to secure the historic fabric – Art Nouveau glass panels etc.

*27 Brook Road* – 04/03300/F/C – MCG to BCC with comments.

*Former Garage Site, Brook Lane* – 04/02581/F/C – BCC to MCG with notification of refusal under delegated powers. Reasons: poor living environment, out of character, inadequate access, undesirable precedent.

*52 Fairfield Road* – 04/02610/F/X – MCG to BCC with objections to change of character, overlooking, loss of amenity; and concern that substantial works had already taken place.

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

*84 Cobourg Road* – 04/03101 and 04/03102/LA/C – Raise and repair of front wall, with railings over entrance. No comment required.

*IKEA, Eastville* – 04/03383/X/C – Variation of condition no 2 attached to planning permission (re 00/02735/X) to change the opening hours from 10.00am to 9.00am opening Monday to Friday. Letters Secretary to write with objections on congestion grounds.

*20 Wilson Street* – 04/03503/P/C – Outline application for demolition of existing buildings and construction of a two and three storey block comprising 19no. one and two bedroom flats with an access tunnel through to a rear parking court. Letters Secretary to write with objections: insufficient detail, including proportion of 1 bed to 2 bed; also to suggest consideration of houses not flats.

*4-10 Stokes Croft* – 04/03603/F/C – Change of use from vacant nightclub (Use Class D2) to the ground floor being used for the preparation of food (Use Class A3). Letters Secretary to request a condition so that it conveyed permission only for a restaurant, not a take-away.

*37-39 Jamaica Street* – 04/03633/F/C – Change of use of ground floor from an artist's studio (Class B1) and provision of a mezzanine floor for use as a restaurant (Class A3), and including infilling of courtyard to provide toilet facilities. No comment required.

04/03623/LA/C – Demolition of air raid shelter and additions to rear courtyard. New roof to enclose the rear courtyard, and alterations to building to include mezzanine floor. No comment.

*37 Fairfield Road* – 04/03893/F/C – Conversion of ground floor flat from 1no. 2 bedroom flat into 2no. 1 bedroom flats. Letters Secretary to write with objections to over-intensity.

*28 Portland Square (2-8 Cave Street)* – 04/03894/LA/C and 04/03895/F/C – Change of use to 24 residential flats (Use Class C3) with external alterations to involve construction of 4 storey building, new external doors, external staircase, reinstatement of blocked windows, removal of roof, additional floor and mansard roof including timber windows and new windows to courtyard elevation. Letters Secretary to write, especially with objections to dividing of principal rooms.

5) **Update on other meetings**

*CAP* – 21 September 2004 – Letters Secretary attended.

*Fairfield School Group* – 11 October 2004 – Letters Secretary attended. Steve Perry suggested that Fairfield School Group should approach the Community Development Unit.

*Book Launch* – 6 October 2004 – attended by current and past members. *Montpelier – A Bristol Suburb* now on sale at 3 local outlets and main bookshops and via Phillimore website.

*CAP* – 19 October 2004 – Letters Secretary to attend re Portland Square/Cave Street.

6) **Any Other Business**

*122 York Road* – Bristol Buildings Preservation Trust had agreed to consider acquisition.

*135 York Road* – BCC had been alerted to state of building and the fact that it is generally unoccupied. Treasurer to write formalising complaint of ongoing situation re listed building at risk.

*26 Fairfield Road* – Nuisance vans had been reported to the group. Liaison Officer to write to BCC.

*Trinity Lodge, Fairfield Road* – Anti social activity had increased as a result of the warden being moved out. Liaison Officer to write to BCC.

*75 Richmond Road (rear of)* – Discussion on recent approval of joinery workshop application.

*Article 4 Direction* – Members to research options and submit their preferences for Montpelier. Noted that the Redland and Cotham Group requested no more than restrictions on parking in front gardens at September CAP meeting.

7) **Date of Next Meeting** – Monday 15 November 2004 – Regular venue.