

# Montpelier Conservation Group

## Minutes of the General Meeting

21 March 2005

- 1) **Minutes of 21 February 2005 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  
*135 York Road* – MCG to BCC expressing our continuing concerns at the deterioration of this listed building. BCC to MCG in reply confirming a programme of repairs has been agreed with the owner. Copy of letter from neighbour to BCC expressing concern and urging action.  
*25-29 Ashley Road* – 04/05324/LA/C & 04/05327/F/C – MCG to BCC with objections.  
*Land adjacent to railway cutting at end of Fairlawn Road* – 03/04549/F/C – MCG to BCC with objections.  
*115 Richmond Road* – 05/00032/F/C – MCG to BCC with objections.  
*Knightstone Villas, Upper Cheltenham Place* – 04/00401/VC/C – MCG to BCC with objections. (This application to fell a tree was discussed between members before the meeting and a letter sent on 15 March 2005 to meet the closing date which was before this meeting).  
*(Rear of 105) Richmond Road* – letter from ADA Architects with copy of plans of proposed building (see below).
- 4) **Planning Applications/Planning Decisions (not detailed above)**  
*133 & 135 Ashley Road* – 05/00550/F/C – Erection of new 1.95m high wall with opening gate. Wall to span width of rear boundary of 133 & 135 Ashley Road. Letters Secretary to write with objections: lack of retrospective application for unauthorised demolition of coach houses on this site in January 2004 (133 & 135 are Grade II listed); possibility of demolition of boundary wall between gardens; and poor quality of proposed new wall and gate; raise possibility of reinstatement of coach houses.  
*Rear of 105 Richmond Road* – 05/00611/F/C – Construction of a 3 storey dwelling to rear of property. Letters Secretary to write with objections on: obtrusive tower to front elevation; lack of coherence to street façade; projecting glass roofed porch; draw attention to the most recent application for the neighbouring plot at rear of 113 Richmond Road.  
*138-142 Cheltenham Road* – 05/00614/LC/C & 05/00615/F/C – Demolition of existing buildings to allow redevelopment of site for a comedy club and 17 no. residential flats, including retention of principal Cheltenham Road façade. Letters Secretary to write with objections: poor quality of shop fronts on Cheltenham Road and lack of defined entrance; single mansard roof spanning buildings of different heights; loss of chimney stacks; metal framed windows should be upgraded to sliding sashes; excessive density and too many small units in residential accommodation; excessive size and poor design of rear block on Picton Lane; no opportunities for sustainable planting; BCC should have a development framework for the Picton Lane area.  
*82 Stokes Croft* – 05/00810/F/C – Change of use from shop (Use Class A1) and residential use (Use Class C3) to shop and 2 no. three bedroom flats. External alterations to rear with the addition of new window. No comment required.
- 5) **Update on other meetings**  
*CAP* – 15 March 2005 – Section 215 – not discussed due to full agenda.  
*Future of Fairfield School Buildings Group* – 16 February 2005 – MCG representative attended this meeting – their Questionnaire to nearby residents was discussed and has now been distributed.
- 6) **Any Other Business**  
*Dovercourt/Audi Garage* – this is advertised as ‘To Let’. MCG contacted the agents and were told it is only the showroom which is to let, on a short term lease of 2 or 3 months. The site’s owners intend to develop it for residential use.
- 7) **Date of Next Meeting** – Monday 18 April 2005 – Regular venue