

Montpelier Conservation Group

Minutes of the General Meeting

21 November 2005

1) **Minutes of 17 October 2005 General Meeting**

These were distributed to the meeting.

2) **Matters arising**

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

BCC = Bristol City Council, MCG = Montpelier Conservation Group

1 Jamaica Street - 05/04132/F/C – BCC to MCG informing of application.

Warehouse adjacent to Trelawney House, Surrey St and including 31-32 Portland Square, St Pauls - 05/01109/F/C - BCC to MCG informing of appeal hearing on 10 January 2006 (on grounds of non-determination) and withdrawal of appeal for PA 03/04925/F/C.

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

2-3 Charles St - 05/03926/F/C - Proposed development of 21 apartments, 1 business unit and ground floor car parking with associated works. Letters secretary to write with objections on overbearing design relative to listed properties at 4 & 5 Charles Street.

32 York Road - 05/03773/LA/C - Remove fireplace from dining room (front, lower ground floor) and replace with restored range. No comment required.

Warehouse adjacent to Trelawney House, Surrey St and including 31-32 Portland Square, St Pauls - 05/01106/LA/C - Residential development of 62 units comprising conversion and restoration of 31 and 32 Portland Square to form 10 no. flats. Demolition of existing warehouse and redevelopment of 29 and 30 Portland Square and 1 Cave Street to provide a further 52 flats. Erection of one retail shop, provision of 23 car parking spaces and associated landscaping. No comment as requested for CAP in December.

Land to rear of 53 Cobourg Road - 05/01741/F/C - Construction of terrace of three houses, with integral garages. Letters secretary to write with objections to: loss of & damage to setting of listed building; building line not following Lower Cheltenham Place street line; materials proposed; proposed openings to street through boundary wall.

13-15 Bath Buildings - 05/03541/F/C - Internal and external alterations to provide 8 no. self-contained one bedroom flats. Letters secretary to write with objections to: loss of original staircase, creation of small units of accommodation and lack of provision for bins, boxes and bikes..

Portland House, 22/24 Portland Square, St Pauls - 05/03563/LA/C & 05/03582/F/C - Refurbishment and conversion of 5 storey office building as 24 no. flats. No comment as covered by CAP (see below).

Land and buildings at the rear of 84 Stokes Croft - 05/03906/F/C - Erection of 19 no. residential units adjacent to Hepburn Road within 3 1/2 storey height. No comment as covered by CAP (see below).

5) **Update on other meetings**

CAP – 15 November 2005

Portland House, 22/24 Portland Square, St Pauls - 05/03563/LA/C & 05/03582/F/C recommended refusal on grounds of poor design of external elevations and separation of rear part of site (including all the parking) from the Portland Square part.

Land and buildings at the rear of 84 Stokes Croft - 05/03906/F/C – recommended refusal on grounds of scale and design in context of neighbouring listed building.

Connolly & Callaghan, Finance House, Stokes Croft – 8 November 2005

Presentation of proposals for conversion of the building to residential (76 flats), office and retail use. MCG to cautiously welcome bringing building back into use but with concerns over balance of accommodation and appearance, especially to Stokes Croft.

6) **Any Other Business**

7) **Date of Next Meeting** – Monday 19 December – Regular venue