

Montpelier Conservation Group

Minutes of the General Meeting

17 March 2008

1) Minutes of the 18th February general meeting

The minutes were accepted.

2) Matters arising

None

3) Letters sent or received by the Group

MCG – Montpelier Conservation Group, BCC – Bristol City Council

60 Bath Buildings – MCG to BCC – 07/03867. 4/3/08. Letter to object to application on grounds of (i) studio flat would not provide acceptable accommodation (ii) shop window would reveal bins and cycles (iii) work has already started (iv) drawings do not correctly show frontage. BCC to MCG 7/3/08. Letter to acknowledge above objections.

69 Ashley Rd – MCG to BCC – 07/05365/F. 4/3/08. Letter to object to application on grounds (i) that it is outline application in Conservation area which is not allowed, (ii) loss of employment due to change of use (iii) the application is misleading (iv) overlooking and overshadowing of surrounding houses. BCC to MCG – 7/3/08. Letter to acknowledge above letter.

17–25 Jamaica St – BCC to MCG – 08/00132/F. 22/2/08. Letter to invite comments on revised application.

77–79 Stokes Croft – BCC to MCG – 07/04935/F. 14/2/08. Letter to state application has been withdrawn.

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

64 Bath Buildings – 07/03847/F – 5/3/08. Proposed conversion of existing basement (storage) into a one-bed self-contained flat. Letter to object to loss of shop frontage, requires blank wall inside shop window of No.62, will reduce viability of No.62 as shop by reducing showroom space and removing stockroom, flat constitutes poor quality accommodation.

8 Brunswick Square, St Pauls – 08/00702/LA, 08/00703/F. Conversion and refurbishment of basement from office storage (use class B1) to Bar (Use Class A4), and associated works. No comment required.

27 Portland Square – 08/00750/LA – Replace coping stones on party wall with 26 Portland Square with fibreglass cover to prevent ingress of damp to no 26. No comment required.

4–10 Stokes Croft – 08/00550/F – Demolition of existing Night Club building and erection of 12 no. student apartments, 2 no. commercial units, bin store and bike store. Letter to object that development is out of character to the conservation area and fails to respect scale of existing buildings. Any floor above parapet of existing properties should be set much further back.

4 Station Road – 08/00732/LC, 08/00733/F – Demolition of existing building and erection of 1 no. 3-4 storey building (fronting Cheltenham Lane) and 1 no. 5-storey building (3-storey fronting Station Road) comprising 24 no. one, three and four bedroom student flats. No comment required.

The Inkerman Public House, 2–4 Grosvenor Road – 07/05048/F – Demolition of Public House and erection of 3-storey building comprising 12 no. self-contained flats. No comment required.

Rear of 2 Shaftesbury Avenue – 08/00010/F – not yet advertised. Demolition of two existing garages and replacement with two flats. Letter to object on grounds of loss of existing parking, loss of existing street line and building fails to reflect scale of buildings around Albany Green. Roof should be clay tiles, windows and doors should be timber.

17–25 Jamaica St – 08/00132/F – revised proposal. Demolition of warehouse and erection of 4-storey building comprising ground floor studios and 14 apartments. Letter to restate previous objections.

5) Update on other meetings

CAP meeting – 19/2/08. 69 Ashley Rd was not considered due to inadequate drawings.

Forthcoming CAP meeting – 18/3/08. 4–10 Stokes Croft on agenda.

6) AOB

Fly-tipping on private land – call Commercial Team at Environmental Health on 0117 922 3810. Fly-tipping on private house premises call Environmental Health Central Team on 0117 903 8980.

7) Date of next meeting

21st April 2008