

# Montpelier Conservation Group

## Minutes of the General Meeting

20 July 2009

**1) Minutes of the 15th June General Meeting**

The minutes had been circulated by email and were accepted.

**2) Matters arising**

None

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

MCG = Montpelier Conservation Group, BCC = Bristol City Council

*24a Upper Cheltenham Place* – 09/02049/H – 13.7.09 – MCG to BCC. Letter to object to application.

*Colston's Girls' School* – 09/01456/F – 16.6.09 – MCG to BCC. Letter to object to application.

*27 Ashley Hill* – 09/01843/H – 30.6.09 – MCG to BCC. Letter to object to application.

*Academy of Urbanism* – email from Dan Weisselberg asking MCG to make a short presentation to support Montpelier/St Pauls nomination for 'Great Neighbourhood award'.

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

*40 Sussex Place* – 09/01646/F – 24.6.09 – Erection of new, three bedroom detached dwelling to the rear of 40 Sussex Place. No comment required.

*15 Richmond Avenue* – 09/01781/H & 09/02264/LC – 1.7.2009. Construction of a two storey, detached building to rear comprising garage and garden store with removal of rear boundary wall. No comment required.

*Portland Gate 21 Portland Square, St Pauls* – 09/01234/LA & 09/01233/F – 1.7.2009. Change of use and internal alterations to facilitate conversion of first and second floors to form 4no self-contained flats for holiday occupation. No comment required.

*Ivy Cottage, 47 Bath Buildings* – 09/02045/H – 8.7.2009. Erection of single storey extension and formation of 2 roof terrace areas. No comment required.

*19 Picton Street* – 09/02278/VC – 8.7.2009. Fell one Ash tree located to the rear of the property. No comment required.

*85 Ashley Road* – 09/02273/VC – 8.7.2009. Reduce branches of three Sycamores, located adjacent junction with Norrisville Road, to nearest growing points back to boundary level. No comment required.

*Flat 4 Picton Lodge, 1 Picton Mews* – 09/02234/F & 09/00805/LA – 8.7.2009. Retention of bedroom window installed to rear elevation, with installation of opaque glass in the lower 8 frames of a 12 framed window. No comment required.

*38 Albany Road* – 09/01756/F – 8.7.2009. Change of use from 1no. basement flat and maisonette to 1no. basement flat and 2no. flats, (1no one bedroom and 1 no. 4 bedroom). Letter to object on grounds of poor quality of proposed accommodation: largest unit now has no access to garden space, so not usable by families; lack of storage space; only one toilet proposed for 4 bedrooms which is below accepted standard.

*101 Ashley Road* – 09/02396/VC – 27.6.09. Prune to reduce away from building and pavement by 25% of a Horse Chestnut, situated in front garden. No comment required.

*99 Ashley Road* – 09/02395/VC – 27.6.09. Prune to reduce crown size and thin by 25% of a Purple Leaf Plum, situated in front garden. No comment required.

*The Old Vicarage, St Andrews Road* – 09/02390/VC – 27.6.09. Prune to reduce crown by 30% of a Tree of Heaven, situated in rear car park. No comment required.

*9 Sussex Place* – 09/01485/F – 27.6.09. Change of use from garage to dwelling with access from Ashfield Place. Associated external alterations, including an increase in the height of the building to allow the creation of a second floor. Letter to object on grounds of poor external design; use of upvc for doors and windows in Conservation Area and on sustainability grounds; loss of off-street parking.

*Hamilton House, 80 Stokes Croft* – 09/02153/F – 4.7.09. Change of use of part of ground floor and basement from office (Use Class B1) to café (Use Class A3), with external seating area to front. Letter to raise concerns about proposed fencing at pavement edge: lack of active frontage; potentially hostile/fortified appearance.

*14 Briavels Grove* – 09/02496/H – 4.7.09. Proposed first floor extension to existing house to form granny annex. No comment required.

**5) Update on other meetings**

CAP – 16.6.09. The panel was given information on *Building for Life*, which is a new scheme to evaluate planning applications for 10 or more units, using sustainability criteria.

CAP – 21.7.09. PA for 15 Richmond Avenue – 09/01781/H – is on the agenda.

Academy of Urbanism visit on 22.7.09. MCG to make short presentation.

Transition Montpelier – 2nd meeting held on 15.07.09. Newsletter available online at:  
<http://www.transitionmontpelier.org.uk/blog/2009/07/25/newsletter2/>

**6) AOB**

*Building for Life* was discussed, with documents presented to CAP members.

The 1977 *BCC Planning Map* has been copied at full size and also scanned to a pdf file, at a cost of £21.49.

**7) Date of next meeting**

General Meeting 17th August 2009