

# Montpelier Conservation Group

## Minutes of the General Meeting

16 November 2009

1) **Minutes of the 19th October 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

*Westmoreland House, 104-106 Stokes Croft & 4 Ashley Road – 07/05763/F & 07/05764/LA*

10.10.2009. BCC to MCG. Letter notifying of appeals against refusal.

16.11.2009. MCG to The Planning Inspectorate. Submission to appeal via Planning Inspectorate website.

*46-48 Fairfield Road – 09/003292/F*

21.10.2009 – BCC to MCG. Letter notifying of new planning application.

*31-35 Ashley Road – 09/03527/F*

24.10.2009. MCG to BCC. Letter to object to application.

2.11.2009. BCC to MCG. Letter to acknowledge objection.

*Colston Girls School - 09/04043/F*

2.11.2009 – BCC to MCG. Letter notifying of new planning application.

*Colston Girls School - 09/04044/FB*

2.11.2009 – BCC to MCG. Letter notifying of new planning application.

*152 Cheltenham Road – 09/02806/F & 09/02805/LA*

2.11.2009 – BCC to MCG. Letter notifying of new planning applications.

*Colston Girls School - 09/04169/FB*

3.11.2009 – BCC to MCG. Letter notifying of new planning application.

*23-25 Picton Street – 09/03537/F & 09/03538/LA*

4.11.2009 – BCC to MCG. Letter notifying of new planning applications.

11.11.2009 & seq. – email exchange between MCG & BCC re unavailability of plans for this PA on BCC website. BCC agreed to extend closing date to 11.12.2009

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

*46-48 Fairfield Road – 09/03292/F – Conversion of property from a single dwelling to 2 x 4 bed dwellings. No comment required.*

*152 Cheltenham Road – 09/02805/LA & 09/02806/F – Creation of new floor and new pitched roof. Letter to object on grounds that raising front wall would damage proportions of facade. Suggest either a mansard behind existing parapet or add a full storey to front wall. Welcome restoration of staircase.*

*23-25 Picton Street – 09/03537/F & 09/03538/LA – Conversion of Picton House to 3 no. self-contained flats and conversion of the adjacent workshop into 2 no. single dwellinghouses. Letter to object to over-intensive development, and too many small units; loss of employment space; demolition of wall separating forecourts and landscaping of workshop forecourt; loss of timber gates to workshop forecourt; poor facade to workshop.*

*Central Hotel, 170 - 172 Cheltenham Road – 09/03842/F – Change of use of property from a hotel to 8 no. self-contained flats. Letter to suggest solid masonry binstores in front garden; regret lack of family accommodation.*

*16 Ashley Hill – 09/04153/VC – Fell two sycamore stems located in the front garden. No comment required.*

*Colston Girls School, Cheltenham Road – 09/04169/FB – External alterations to school comprising replacement windows to Dolphin block, installation of flue, fans and cooling units, lift over-run at roof level and installation of cooling unit at lower ground floor level of main building. No comment required.*

*59-61 Stokes Croft – 09/03941/F & 09/03942/LA – Proposed external lift for DDA access to 61 Stokes Croft; alterations to the rear car park; and internal alterations (mainly limited to the ground floor). Letter to object to proposed reflective film on ground floor windows.*

*38 Albany Road – 09/04253/F – Change of use of upper floors (maisonette) into a self-contained three-bedroom flat on the ground and part of the first floor, and a self-contained bedsit flat on part of the first floor and the second floor. No comment required.*

*117 Ashley Road – 09/03906/LA & 09/03907/F – Alteration to allow the change of use from dwelling house (Use Class C3) to a Day Nursery (Use Class D1). Letter to object to proposed removal of panels from internal doors, and use of timber gates in garden.*

**5) Update on other meetings**

CAP – 20.10.09. Pre-application for 12 units to the rear of 84 Stokes Croft. This was felt to not respond to the context of the site, and to be over-intensive, being too large in relation to the listed building.

CAP – 17.11.2009. No local applications on agenda.

**6) AOB**

None

**7) Date of next meeting**

General Meeting 21st December 2009