

Montpelier Conservation Group

Minutes of the General Meeting

15 November 2010

1) Minutes of the 18th 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

Bristol Central Seventh Day Adventist Church, 31-35 Ashley Road – BCC to MCG – 10/04213/X – 18.10.2010. Letter notifying of planning application.

138, 140-142 Cheltenham Road – BCC to MCG – 10/02338/F, 10/02337/F, 10/02732/F – 19.10.2010. Letter notifying of change to committee date.

Colston Girls School, Cheltenham Rd – BCC to MCG – 10/03766/X – 21.10.2010. Variation of condition No25 attached to planning permission 10/00012/FB. Letter notifying that application has been approved subject to conditions.

45 Shaftesbury Avenue – BCC to MCG – 10/04225/H – 1.11.2010. Letter notifying that application has been approved subject to conditions.

54-56 Brigstocke Road – MCG to BCC – 5.11.2010. Letter of objection as agreed at October meeting.

3 Ashley Hill – MCG to BCC – 5.11.2010. Letter to ask for conditions on application, as agreed at October meeting.

Land to rear of 95-101 Richmond Road – BCC to MCG – 10/04638/R & 10/04562/RL – 8.11.2010. Letter notifying of planning applications.

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

Bristol Central Seventh Day Adventist Church, 31-35 Ashley Road – 10/04213/X – 18.10.2010. Variation of condition no. 7 attached to planning approval ref. 09/03527/F; extension of hours of use from 1700-2200 Monday to Friday, 0830-2200 on Saturdays and 0830-1700 on Sundays and Bank Holiday, to 0800-2200 Monday to Sunday. No comment required.

Fairfield Resource Centre, Fairfield Road – 10/04516/CP – 16.10.2010. Application for a Certificate of Proposed Development for the erection of two tubular steel and perspex shelters, located on boundaries with Fairlawn Road and Fairfield Road. Letter to emphasise that an application for Listed building Consent is also required, particularly as no details are given of proposed shelters.

10 Surrey Street, St Pauls – 10/04649/F – 23.10.2010. Replacement of existing flat roof with a mansard roof and creation of self-contained flat in roof space. No comment required.

20 Wilson Street, St Pauls – 10/04098/R – 23.10.2010. Renewal of outline planning consent ref. 07/00258/P (Allowed by appeal ref. APP/Z0116/A/07/2052731) for construction of 14 no. self-contained flats and 4 no. business units (Use Class B1). No comment required

23-25 Picton Street – 10/04683/COND – 30.10.2010. Discharge of condition 3 of planning permission: 09/03537/F. Conversion of Picton House to 3 no self contained flats & conversion of the adjacent workshop into 2 no. dwelling houses. No comment required.

Land Adjacent To Railways Sidings At End Of Fairlawn Road – 10/04696/F – 6.11.2010. Proposed erection of three dwellings. Letter to recognise this is an imaginative scheme for a difficult site; to emphasise need for a detailed method statement to ensure that the retaining wall is properly supported until it has been repaired and stabilised; to ask for the new openings in the wall to have squared heads, to echo the form of the proposed buildings and to reflect the local context.

Land To Rear Of 95-101 Richmond Road – 10/04729/RL, 10/04638/R – 6.11.2010. Renewal of planning permission 07/04561/LC & 07/04562/F – Demolish existing garages fronting St Andrews Road and build 4 no. two storey houses. No comment required.

Apperley Business Supplies, 1 St Andrews Road – 10/02243/F. No letter had been received by MCG following our objections (letter MCG to BCC 20.9.2010) but the application has been refused in line with our objections, and the MCG letter was referred to in the Officer's Report.

5) Update on other meetings

CAP – 19.10.2010. No relevant applications were discussed, but presentations were given on Local Listing and the Historic Environment Record (HER) plans for on-line local mapping giving access to the local Heritage Asset Register.

CAP – 15.11.2010. *1-2 Wilson St, St Pauls* – 10/01606/F & 10/01507/LC. The panel was concerned about the over-intensive development affecting the remaining features of the listed building.

HER Conference 12.11.2010. Presentations on how this is used in the planning process and how local groups can contribute to the local Heritage Asset Register.

6) AOB

It was agreed to ask The Bishopston Society for permission to use their newsletter article on repair and maintenance of garden walls, and to offer them our garden walls information sheet in return.

It was agreed to bring the December meeting forward by 1 week, to avoid clashing with the holiday period.

7) Date of next meeting

General Meeting 13th December 2010.