

Montpelier Conservation Group

Minutes of the General Meeting

13 December 2010

1) Minutes of the 15th November 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

Fairfield Resource Centre, Fairfield Road – MCG to BCC – 10/04516/CP – 18.11.2010. Email to emphasise need for Listed Building Consent. BCC to MCG – 22.11.2010 – Letter stating LBC not required. MCG to BCC – 23.11.2010 – Letter of objection as there is no way of knowing the appearance of the proposed development. BCC to MCG – 3.12.2010 – Letter stating certificate of lawfulness issued, with proviso that MCG might be contacted.

3 Ashley Hill – BCC to MCG – 10/04381/CE – 7.12.2010. Letter stating certificate of existing lawfulness issued.

Land Adjacent To Railways Sidings At End Of Fairlawn Road – MCG to BCC – 10/04696/F – 6.12.2010. Letter requesting amendments and conditions.

Walls article – MCG to Bishopston Society – 2.12.2010 – Email requesting permission to use the Bishopston Society article on wall repair. Bishopston Society to MCG – 3.12.2010 – Email giving permission.

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

33 Albany Road – 10/04422/F – 24.11.2010. Proposed external alteration in connection with the conversion of existing property from 4 no. one-bed flats to 2 no. two-bed maisonettes, involving provision of railings to the front of the property and formation of external steps to basement level. Existing rear door at basement level replaced with window and replacement upvc windows to front and rear. Letter to object to upvc, particularly for doors.

Montpelier Park, St Andrews Road – 10/04684/X – 24.11.2010 – Variation of condition(s) attached to planning permission 10/00902/FB to reflect that the proposed engineering works will be carried out in 4 phases. No comment.

100 Stokes Croft – 10/03944/F – 1.12.2010 – Change of use from a retail shop to a launderette and dry cleaners. Letter to welcome property back into use, but with enquiries about venting, especially for fumes from dry cleaning.

140 – 142 Cheltenham Road – 10/04527/COND – 20.11.2010 – Discharge of condition 4 attached to advertisement consent 10/02337/A – Installation of illuminated and non-illuminated signage; and 10/04526/COND – Discharge of conditions 2 and 3 attached to planning permission 10/02338/F – External alterations to shop front. No comment.

25 Portland Square, St Pauls – 10/04556/LA – 20.11.2010 – Insertion of stud walls to create 6 rooms within first floor in connection with proposed change of use to a Chiropractic Clinic; and 10/04554/X – Variation of Condition 3 (Use Restriction) attached to planning permission 04/03250/F to allow use of first floor as a Chiropractic Clinic (Use Class D1). No comment required.

St Pauls Church, Portland Square – 10/04990/VC – 20.11.2010 – Cut back Paulonia (Foxglove tree) (T3) away from south-side of church building to provide a 1.5 metre clearance. Also, lift crown over pathway to provide 3 metre clearance. No comment.

18 Portland Square, St Pauls – 10/04988/VC – 20.11.2010 – Works to a Lime Tree (T1) and an Ash Tree (T2) both near boundary with St Pauls Church building – reduce lowest limbs back to previously cut levels, back away from the church building (3 metres clearance). No comment.

Opposite 75-85 St Andrews Road – 10/04813/VC – 20.11.2010 – Fell one Apple and one Pear tree located to the rear of 101 Richmond Road. Fell one Rowan tree located to the rear of 95 Richmond Road. No comment.

The Mont, 34 St Andrews Road – 10/05220/VD – 20.11.2010 – Fell Ash tree located in car park by 1 The Mont (due to damage caused to neighbour's garden wall). (5 Day Notice). No comment.

Colston Girls School, Cheltenham Road – 10/05235/COND – 4.12.2010 – Discharge of conditions 2, 3, 13, 16, 20, 21 & 22 attached to planning permission 10/03766/X – Variation of condition No.25 attached to planning permission 10/00012/FB to secure minor amendments. No comment.

50-52 Brigstocke Road, St Pauls – 10/05297/F – 11.12.2011 – Existing two bedroom maisonette basement and ground floor of 50 Brigstocke Road, and vacant basement and ground floors of 52 Brigstocke Road, alterations to no 50 and creation of a self contained three bedroom flat at no 52. No comment.

5) Update on other meetings

CAP – 16.11.2010. 1 and 2 Wilson Street on the agenda, concerns expressed.

CAP – 21.12.2010 agenda awaited.

6) AOB

Montpelier Park – lights on the kickabout area to be considered when options are available for consideration.

HMOs – BCC has made an Article 4 direction under Article 4(i) of the General Permitted Development Order 1995 that the change of use of a building from C3 to HMO would need consent in certain areas of the city.

7) Date of next meeting

General Meeting 17th January 2011.