

Montpelier Conservation Group
Minutes of the General Meeting
15 August 2011

1) Minutes of the 20th June Annual General Meeting

The minutes had been circulated by email and were accepted.

No meeting was held in July

2) Matters arising

None

3) Letters sent or received by the Group

MCG – Montpelier Conservation Group, BCC – Bristol City Council

Bristol Development Framework – BCC to MCG – 22.6.2011: letter notifying that Core Strategy has been adopted, and can be viewed on BCC website - www.bristol.gov.uk/page/planning-core-strategy

68 York Road – 11/02147/F & 11/02148/LA – BCC to MCG – 1.7.2011: letter notifying of planning application.

7 Magdalene Place – 11/01331/CP – MCG to BCC – 1.7.2011: letter of objection to planning application.

38 Picton Street – 11/00784/F – BCC to MCG – 1.7.2011: letter notifying that planning application has been withdrawn.

38 Picton Street – 11/00784/F – Neighbourhood Planning Network to applicant/cc'd to MCG – 18.7.2011: email suggesting MCG as contact for Pre-Application consultation.

7 Magdalene Place – 11/01331/CP – BCC to MCG – 25.7.2011: letter notifying of decision – that Certificate of Lawfulness be not issued.

Full Moon Attic Bar – 10/05559/P & 10/05560/LA – BCC to MCG – 2.8.2011: letter notifying that planning application has been withdrawn.

7 Magdalene Place – 11/01331/CP – BCC to MCG – 8.8.2011: letter notifying of revised decision – Certificate of Lawfulness be issued – previous refusal was incorrect.

Planning Issues in Ashley – Saint Pauls Unlimited Community Partnership to MCG – 28.7.2011 & 4.8.2011: email inviting local groups to a meeting to discuss challenges and issues in dealing with planning system; meeting arranged for 17.8.2011

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

32A Sussex Place – 11/02467/F – 18.6.2011. Addition of timber lean-to conservatory to rear of basement flat. No comment.

Colston Girls School Cheltenham Road – 11/02436/COND – 18.6.2011. Discharge of Condition 15 for planning permission 10/03766/X - Variation of condition No.25 attached to planning permission 10/00012/FB to secure minor amendments. No comment.

Colston Girls School Cheltenham Road – 11/02435/COND – 18.6.2011. Discharge of condition 15 for planning permission 10/00012/FB - The erection of a three storey arts block on Cheltenham Road. No comment.

82 Cobourg Road – 11/02704/VC – 2.7.2011. One Buddleia (1) - fell and poison. One Pear tree (2) - thin by 20% and re-balance crown. One Purple Leaf Plum (3) - lift lowest limb. One Cherry tree (4) - 20% thin and 20% reduction. No comment.

1 Wilson Street St Pauls – 11/02684/LA – 2.7.2011. Proposed rendering of external walls and installation of 2 roof lights. No comment

4-10 Stokes Croft – 11/02544/R – 2.7.2011. Renewal of planning permission ref. 08/00550/F (allowed on appeal ref. APP/Z0116/A/08/2082507) for the demolition of an existing night club building and the erection of 12 no. student apartments and 2 no. commercial units, with bin store and cycle store. No comment.

121 York Road – 11/02605/LA – 2.7.2011. Installation of photovoltaic solar panels on roof. No comment.

60 Albert Park Place – 11/02707/F – 16.7.2011. Proposed three storey rear extension and conversion of a single dwelling into 1No. two bedroom self-contained flat and 1No. two bedroom maisonette. No comment.

Ron Jones House, 22-30 Jamaica Street – 11/02894/X – 16.7.2011. Removal of condition no.3 attached to app. no. 1590P/80C - relating to the consent being for the sole benefit of Elim Housing Association. No comment.

2 Albert Park – 11/03303/VC – 23.7.2011. 1. Front garden of property - one Lime tree has become very large. Branches are close to the property and could cause potential damage. Tree also causes excessive shade to garden flat. Tree needs to be professionally reduced in size e.g. 1/3 reduction. 2. Rear Garden - Lime tree is too large for the space it's in. Branches are close to the property and could cause potential damage. Excessive shade means the area is always damp, which is causing damage to property. Tree needs to be removed. Stump and roots will remain. No comment.

Montpelier Health Centre, Bath Buildings – 11/03030/F – 23.7.2011. Installation of two Portakabin Pacemaker buildings to be used as a Practice building for a period of 2 years. Letter of objection to object to visually intrusive structures in Conservation Area, even on a temporary basis; raise public safety issues – loss of visibility, creation of partially hidden narrow passageway along pavement and security issues of portakabins; ask whether alternatives have been considered which would support local enterprises - e.g. Apperley's newly created office spaces.

20 Wilson Street, St Pauls – 11/02479/M – 23.7.2011. Reserved Matters application relating to outline consent granted under app. 07/00258/P - 4no. B1 units and 14 no. flats - with scale, appearance and landscaping to be considered. Letter to object to small amount of private/shared amenity space which is reduced from consented scheme; refusal of applicant to engage in public consultation; ask that all architectural details must be consistent with pastiche design proposed e.g. windows and doors recessed, window sashes not top hung; point out that 2-bed units on top floors are actually 3-bed and it is inappropriate for family sized accommodation to be on upper floor.

Malcolm X Community Centre 141 City Road St Pauls – 11/02946/VD – 23.7.2011. 5 Day

Notice for works to two trees within grounds of centre as endangering children using site. Both trees protected by Tree Preservation Order 316 (tree refs. 05 -Turkey Oak and 03 - Lime tree). For both trees - epicormic growth removal, base to 4m, and crown lifting of Lime tree to 5m (T2 on form).

Coach House 2 Upper York Street St Pauls – 11/03049/FB – 30.7.2011. Replacement of 5no. single glazed timber windows with double glazed powder-coated aluminium windows. No comment.

9 Bath Buildings – 11/03231/R & 11/03127/R – 30.7.2011. Renewal of Conservation Area Consent 07/04223/LC for the demolition of a single storey workshop within existing, retained boundary walls & Extension of time for planning permission 07/04221/F - Construction of seven self-contained ground floor studios (Use Class B1) on ground floor and four flats (Use Class C3) on first floor. No comment.

Basement Flat 105 City Road St Pauls – 11/03008/F – 30.7.2011. Change existing timber bay windows and front door with UPVC replacements. Letter to object to use of uPVC on sustainability grounds and to point out that suppliers specification and quote do not match drawings of proposed windows.

115 Richmond Road – 11/03263/VC – 6.8.2011. One Willow tree (T1) located in the front garden - re-pollard. No comment.

141 Cheltenham Road – 11/03213/F – 30.7.2011. Convert existing building into 2 no. flats and one maisonette with the addition of a side extension (two additional floors above existing side extension). No comment.

5) Update on other meetings

CAP – 21.6.2011.

Westmoreland House 104-106 Stokes Croft & 4 Ashley Road. - 11/01181/F. The panel objected strongly.

The panel adopted revised terms of reference which gives representatives of local amenity societies such as MCG equal status with those from major organisations such as the Civic Society.

CAP – 19.7.2011.

4-10 Stokes Croft – 11/02544/R. The panel had no comment [renewal of an application granted on appeal].

Westmoreland House Steering Group – 15.7.2011, 19.7.2011, 2.8.2011. 2md (Julian Mellor & Hugh Nettlefield) were selected as facilitator for the public consultation to be undertaken over the next 3 months.

6) AOB

none

7) Date of next meeting

General Meeting 19th September.