

Montpelier Conservation Group

Minutes of the General Meeting

19 September 2011

1) Minutes of the 15 August 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

20 Wilson Street, St Pauls – 11/02479/M – MCG to BCC – 31.8.2011: letter of objection.

Basement Flat, 105 City Road, St Pauls – 11/03008/F – MCG to BCC – 31.8.2011: letter of objection.

Montpelier Health Centre, Bath Buildings – 11/03030/F – MCG to BCC – 31.8.2011: letter of objection and BCC to MCG – 16.9.2011: application granted.

141 Cheltenham Road – 11/03213/F – BCC to MCG – 1.9.2011: notification of planning application.

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

Land to rear of 53 Cobourgh Road (fronting Lower Cheltenham Place) – 11/03291/NMA – 13.8.2011.

Application for a non-material amendment to planning permission 08/04826/F. Construction of a 3-storey building to provide 3 dwellinghouses. No comment required.

Decision – non-material amendment not agreed. The case officer determined that while the principles of sustainability in the application were welcomed the proposed changes represent a material change and planning permission is required.

85 Ashley Road – 11/00793/F and 11/00794/LA – 24.8.2011. Replacement of existing single glazed timber sliding sash windows with new slimline double glazed timber sliding sash windows to match style and appearance of existing. No comment required.

Ground Floor Flat, 11 Ashley Road – 11/03069/LA – 24.8.2011. Removal of existing kitchen units. Build dividing wall to form new kitchen. Strip out existing bathroom and form new shower room. Re-wire flat. No comment required.

32 York Road – 11/03319/X – 24.8.2011. Variation of condition 5 (list of approved drawings/documents) attached to Listed Building Consent 10/03290/LA (refurbishment of the roof and included the replacement of roof timbers and tiling, and a fixed rooflight. Internally, replacement of ceiling in rear facing bedroom, re-plastering on top floor and repair/refurbishment of damaged window frames) to allow the re-opening of fixed light above bathroom. No comment required. And 11/03320/COND: Discharge of Condition 2.

Condition 5 is that all works shall be in accordance with the drawings originally submitted, Condition 2 requires the submission and approval of detailed drawings of proposed works to the timber of the roof structure before work starts.

St Pauls Church, Portland Square – 11/03330/LA – 24.8.2011. Addition of a new modern handrail to the outside wall of the existing gallery staircase. No comment required.

1 Wilson Street, St Pauls – 11/03565/COND – 27.8.2011. Discharge of conditions 2, 3 and 4 attached to Listed Building Consent 11/02684/LA – proposed rendering of external walls and installation of two roof lights. No comment required.

These conditions require submission of detailed descriptions of proposed works and submission of samples and sample panels of the render before works start.

Strip of land adjacent to Maple House, 11 King Square – 11/00874/LA – 31.8.2011. Change of use for land to hardstanding for parking. Letter of objection.

20 Fairfield Road – 11/03445/H and 11/03446/LA – 7.9.2011. Installation of solar panels upon the south/south east facing roof of the house. This section of the house being Victorian and part of an extension to the original Georgian dwelling. No comment required.

145 Cheltenham Road – 11/03350/F – 3.9.2011. Change of use from a launderette (Sui Generis) to a café and launderette. And 11/03215/A: Fascia sign and new advertising space above shopfront. No comment.

174 Cheltenham Road – 11/03590/F – 14.9.2011. Change of use from Offices (Use Class B1) to School with associated office space (Use Class D1). Letter of comment on restoration of front garden and requirement for planning for signage.

The Jamaica Inn, 2-4 Grosvenor Road, St Pauls – 11/03002/F – 3.9.2011. Demolition of Public House and construction of 5 no. 3-bed terraced houses. No comment required.

5) Update on other meetings

St Pauls Unlimited – 16.8.2011 – on influencing planning in our areas.

CAP – 20.9.2011 – *141 Cheltenham Road* is on the agenda.

Carriageworks Steering Group – 18.8.2011 – Phase 1 Consultation Plan presented.

6) AOB

The condition of the KwikFit premises on Cheltenham Road had been brought to our attention.

7) Date of next meeting

General Meeting 17th October 2011.