

Montpelier Conservation Group

Minutes of the General Meeting

21 November 2011

1) Minutes of the 17 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

174 Cheltenham Road – 11/035960 – BCC to MCG – 25.10.2011: letter notifying of decision: Granted subject to condition(s).

Land to the R/O 53 Cobourg Road – 11/03700/F – BCC to MCG – 26.10.2011: letter notifying of planning application.

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

Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings – 11/03977/F – 26.10.2011. Proposed refurbishment and extension of existing industrial premises to enclose an existing courtyard area and replace other roof areas. No comment.

141 Cheltenham Road – 11/03953/F – 16.11.2011. Change of use from flats to a House in Multiple Occupation (HMO). Letter of objection to poor quality of accommodation and inadequate Design and Access Statement.

25-27 Stokes Croft – 11/03933/CE – 25.9.2011. Application for Certificate of Lawful Existing Use (A1 retail unit and B1 use). No comment.

4-10 Stokes Croft – 11/04212/COND – 9.10.2011. Discharge of conditions 1,2,3,4,5,6,7,8,9 & 10 for planning permission 11/02544/R - 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.

St Pauls Church, Portland Square, St Pauls – 11/04284/VC – 16.10.2011. Group of Leylandii (G1) – cut back to boundary level of railings. Group of Elder (G2) – cut back to boundary level of railings. No comment

53 Ashley Road – 11/04281/VC – 16.10.2011. One Euonymus Japonicus (Japanese Spindle) located to the front – fell and replace with a Plum tree. No comment.

9 Bath Buildings – 11/03127/R – 16.10.2011. 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.

5 Cumberland Grove – 11/04375/VC – 23.10.2011. One Fig tree (T1) located in the rear garden – 30% reduction. No comment.

138 City Road St Pauls – 11/03254/F – 23.10.2011. Change of use from two flats and maisonette to 4 flats, with four storey rear extension. Letter of objection to: additional windows in front facade which would damage appearance of this building and whole terrace; proposed uPVC windows; poor standard of accommodation with internal bedrooms; lack of outside amenity space; poor arrangements for rubbish and recycling storage.

Cabot Circus Car Park, Newfoundland Circus – 11/04327/A – 23.10.2011. 2no. externally illuminated open weave mesh displays, on the Newfoundland Street elevation. Letter to object to: degradation of environment of one of the entrance routes to city; lighting which would make the displays prominent in views from surrounding area.

68 York Road – 11/04550/VC – 30.10.2011. Fell one Acer tree located in the rear garden. No comment.

St Pauls Church, Portland Square, St Pauls – 11/04247/LA – 30.11.2011. Internal repositioning of font to allow installation of two toilets in an existing recess space at the northwest corner of the church narthex. Works include removal of alcove ceiling, construction of removable partition walls and installation of WC facilities. Provision of services, including water, drainage, power and ventilation to tie in with existing. No comment.

Pavement Outside 2 Old Ashley Hill – 11/04507/Y – 30.11.2011. Installation of 1 x DSLAM green telecommunications cabinet located on a concrete plinth, which is to be located on the bend of the pavement at the junction of Ashley Hill with Old Ashley Hill. No comment.

113 Lower Cheltenham Place – 11/03729/CP – 30.10.2011. Application for Certificate of Proposed Lawful Development - Installation of solar PV and thermal panels on double valley roof not visible from roadway. The PV system is a 2.75 kWp system that will micro generate electricity for the residential dwelling. The arrays of panels go no higher than the highest point of the roof. They are to be mounted on the roof in line with the roof's existing pitch and will protrude no further than 300mm. Installation of two centre-pivot roof windows above existing toilet/shower room to provide natural light and ventilation. No changes are proposed to existing front and rear external façades. No comment.

2-6 Conduit Road, St Werburghs – 11/04668/F – 13.11.2011. Renovation with conversion of 1st floor to provide 2 no. flats. Letter of objection to loss of employment space on upper floors without a clear indication of proposals for ground floor.

129 Ashley Road – 11/04832/VC – 20.11.2011. Three Sycamore trees (T1-T3) located to rear – reduce crowns by approx 30%. No comment.

5) Update on other meetings

CAP – 18.10.2011

7 Ashley Road – Pre-Application Submission. The proposal was for a 3-storey residential building around the perimeter of the site. The panel repeated its previous minute of March 2010, amended as follows: “The panel regretted any development on this site, which would be detrimental to the view of the listed terrace from any point on Ashley Road. Any development, to be acceptable, must not be larger than the envelope of the existing buildings on the site. The proposal for a 3-storey terrace was far too big and would be detrimental to the setting of the listed buildings. It would fail to enhance the conservation area.” The panel strongly objected

CAP – 15.11.2011.

No local applications on agenda.

Carriageworks – meeting of the stakeholder group 20.10.2011.

6) AOB

None

7) Date of next meeting

General Meeting 19 December 2011.