

# Montpelier Conservation Group

## Minutes of the General Meeting

16 September 2013

### 1) Minutes of the 15 July and 19 August General Meetings

Minutes of the 15 July meeting had been circulated by email and were accepted. There had been no meeting in August.

### 2) Matters arising

None

### 3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

*Dolphin School Development Proposals* – Public Consultation – MCG to Avril Baker Consultancy – 28.7.2013 – MCG comments on proposals on show at Public Exhibition (see item 5 below).

*6 East Grove* – 13/01309/F – MCG to BCC – 10.8.2013 – letter of objection.

*4-10 Stokes Croft* – 13/02337/F – MCG to BCC – 2.9.2013. Erection of a five storey building comprising 24 no. one and two bedroom apartments and 310 sqm of Class A1, A2 or A3 floorspace with associated vehicular parking, bin/cycle storage. Letter of objection to height of proposed building.

*Land Adjacent To 2 Old Ashley Hill* – 13/03240/X – MCG to BCC – 29.8.2013. Variation of condition 15 attached to consent granted under app.no. 12/1387/F for 'Demolition of 5 derelict garages and construction of a 2-bedroom, 2-storey dwelling house' – to allow proposed changes to design. Letter objecting to lack of full information in application and concerns over impact of design changes. The 'variations' have since been approved.

*The Full Moon Backpacker Hotel And Attic Bar North Street* – 13/03563/F – MCG to BCC – 4.9.2013. Retention of two structures located in central courtyard. Letter to object to poor quality of structures in historic setting and to ask for any consent to be for a limited period only.

*Decourcy House, Upper York Street* – 13/02427/F – BCC to MCG – 6.9.2013 – application refused.

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

*Former Car Park On South East Side Of, Wilder Street, St Pauls* – 13/02763/LA – 14.8.2013. Erect metal railings along listed wall to rear of site. No comment.

*2 And 9 West Grove* – 13/03161/F – 14.7.2013. Replacement windows and doors to 2 and 9 West Grove. No comment.

*79 Cobourg Road* – 13/03160/F – 14.7.2013. Replacement windows and door to property in use as multiple occupation. No comment.

*4 Station Road* – 13/03234/F – 21.7.2013. Retention of the conversion of 2no. flats (flats 2 and 8) to 4no. Studios. No comment.

*6 Armada Place* – 13/03217/F – 28.7.2013. Replace 4no. existing windows with new pvc windows and replace existing loading doors on first floor with pvc window. No comment.

*82 Shaftesbury Avenue* – 13/02260/H – 28.7.2013. Drop kerb outside front of house to allow access to front drive, re-using the pennants. No comment as PA now cancelled.

*69 Upper Cheltenham Place* – 13/03749/VC – 11.8.2013. Pruning to reduce the Pittosporum tree located in the rear garden of 69 Upper Cheltenham Place by up to 20% to allow 1mtr clearance of garage and to reduce overhanging of the road. No comment.

*22-24 Portland Square, St Pauls* – 13/03693/F & 13/03694/LA – 18.8.2013. Change of use from existing office (B1) use to residential use (C3) comprising 17 no. apartments. New over-cladding to existing rear facade. Internal alterations to lift and stair core of existing concrete framed office building and subdivision of former open plan office space. Replacement of non-original single glazed sliding sash windows with conservation type double glazed windows as part of upgrading of thermal performance of building fabric to include insulation to walls and roof. No comment.

*111 Stokes Croft* – 13/03380/F – 18.8.2013. Proposed single storey extension to form breakfast room and extension of bedroom at first floor. No comment.

*15 Brook Road* – 13/03976/H – 1.9.2013. Proposed replacement windows. Letter of objection to upvc.

*11 East Grove* – 13/03978/H – 1.9.2013. Proposed replacement windows. Letter of objection to upvc.

*Builders Yard, Picton Mews* – 13/03858/X – 1.9.2013. Application for variation of condition 13 (Approved Plans). Application 13/02033/X – Variation of condition 13 (Approved Plans) of planning permission 11/01425/R to allow the construction of an external staircase to unit 1 and 4, the re-positioning of units 1 and 7, and alterations to parts of the boundary. Condition to be removed following the submission of detailed drawings. Letter requesting that approved drawing list remains available.

*135-139 Cheltenham Road, Stokes Croft* – 13/04017/F and 13/04018/LA – 8.9.2013. Proposed new extensions, alterations and change of use from comedy club (Sui Generis) to a Place of Worship, self-contained flat and Community Use Centre. Letter of objection to over-prominent side extensions and horizontal division of auditorium.

*Kwik Fit, 160 Cheltenham Road* – 13/04013/F – 8.9.2013. External alterations to existing motorist centre comprising installation of new shutter doors to front elevation. Letter to state preference for option which avoided division of the frontage.

*54-56 Brigstocke Road* – 13/04186/F – 15.9.2013. Change of use from Use Class B1 to Use Class B2 comprising vehicle repair workshop and Classes 4 and 7 MOT test centre, also retaining existing ancillary offices and storage. No comment.

*11 Shaftesbury Avenue* – 13/04240/VC – 15.9.2013. Fell a Cherry tree. No comment.

*17-21 Richmond Road* – 13/04150/VC – 15.9.2013. Ash – fell because of excessive shading and low amenity value in rear garden. No comment.

#### **5) Update on other meetings**

*Dolphin School Development Proposals* – 17.7.2013. MCG attended the Consultation Exhibition for the Colstons Girls School Trust's proposed newbuild primary school on the Fowlers' site in Bath Buildings, and completed a Comment Form setting out the issues that must be addressed by the school – particularly relating to road traffic and access to the site.

*Carriageworks and Westmorland House* – 15.9.2013. MCG attended the Consultation Exhibition for Knightstone's three options, which all included a thoroughfare and alterations to the Carriageworks listed building. Individual comments to be made.

CAP – 16.7.2013. *Decourcy House* (13/02427/F) was on the agenda.

CAP – 17.9.2013. *Dolphin School Development Proposals* pre-application is on the agenda.

#### **6) AOB**

Discussion was held with the owner of a property which was the subject of an enforcement issue with a view to a suitable listed building application being made.

Discussion was held on a new idea for the Styx site and it was decided to gather comments centrally in the first instance.

#### **7) Date of next meeting**

General Meeting 21 October 2013.