

Montpelier Conservation Group

Minutes of the General Meeting

16 December 2013

1) Minutes of the 18 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

Dynamic Heating Services Ltd, 77-79 Stokes Croft – 13/04224/F – BCC to MCG – 18.11.2013. Notification of revised plans submitted.

6 Ashley Road – 13/04006/F and 13/04007/LC – BCC to MCG – 21.11.2013. Notification that PA was going to committee.

Montpelier Health Centre – 13/05019/A – MCG to BCC – 3.12.2013. Letter of objection to design of signs and to their illumination.

Decourcy House, Upper York Street – 13/02427/F – BCC to MCG – 12.12.2013. Notification of appeal against refusal.

Unit 5-7 Ashley Trading Estate – 13/04824/F – MCG to BCC – 13.12.2013. Objections to infill blocking view and forming continuous building.

4) Planning Applications

Public Conveniences, North Road, Bishopston – 13/05102/F – 20.11.2013. Replace all existing windows, doors and frames, remove windows on west elevation and insert new front entrance, removal of door on north elevation, infill and insert new windows, new colour scheme and render. Response to be decided after CAP.

Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings – 13/05209/F – 4.12.2013. Demolition of existing industrial buildings and erection of a 2-3 storey 2-form entry (2FE) primary school (2212 sq m), including 2 temporary classrooms to be used during construction, with vehicular/pedestrian access (for servicing and disabled parking) from Bath Buildings and pedestrian access from Cheltenham Road. (Major application). Letter of objection to transport assessment (considered deeply flawed and not properly reflecting level of additional traffic) and to comment that the application does not meet the BCC Transport (Development Management) Team's pre-app requirements.

Land Adjacent To 2 Old Ashley Hill – 13/05281/COND – 11.12.2013. Application for approval of details reserved by condition nos. 2 (Land contamination), 3 (Landscaping), 4 (Demolition Method Statement), 5 (Further details) and 6 (Sample Panels) attached to permission 13/03240/X – which approved the demolition of 5 derelict garages and construction of a 2-bedroom, 2-storey dwellinghouse.
[nb not for public consultation – included for information only]

Land To Rear Of 95-101 Richmond Road, St Andrews Road – 13/05422/COND – 24.11.2013. Application to approved details in relation to condition 2 (Demolition) of permission 10/04729/RL – (Renewal of planning permission 07/04561/LC – Demolish existing garages fronting St Andrews Road.
[nb not for public consultation – included for information only]

72 York Road – 13/05337/VC – 24.11.2013. T1 – birch – reduce by 25%; T2 – mulberry – reduce by 25%; T3 – Fig – reduce to height of wall 30%. No comment.

116 York Road – 13/05492/H – 1.12.2013. The removal of an existing rear skylight and the construction of a dormer window in its place. No comment.

Decourcy House, Upper York Street – 13/05420/COU – 1.12.2013. Prior approval for change of use from office floor space within Use Class B1(a) to residential accommodation falling within Use Class C3 (dwelling houses). No comment.

32 Stokes Croft – 13/04264/F – 1.12.2013. Retrospective change of use of property from retail (Use Class A1) to Use Class A3 (Restaurant). No comment.

Unit 1, 20 Wellington Lane – 13/05334/F – 8.12.2013. Replace existing cement asbestos roof with part composite insulated roofing material and part flexible material (Onduline) to allow for a more flexible roof shape. The Kingspan for the main (B, C and D) will be 150mm composite. Colour suggested Sapphire Blue. Onduline, insulated from inside, colour Black. No comment.

22 Sussex Place – 13/03420/F – 8.12.2013. Creation of flat in basement, with proposed external doors and windows to east and west elevations. No comment.

3 City Road, St Pauls – 13/00520/F – 15.12.2013. Erection of a three storey building comprising shop/office at ground floor and 2 No studio flats above (1 No at first floor & 1 No at second floor). No comment.

5) Planning decisions not notified to MCG

Kwik Fit, Cheltenham Road – 13/04013/F – granted under delegated powers, in line with MCG comment.

117-119 Stokes Croft – 13/04451/F and 13/04452/LA – granted under delegated powers.

6 Ashley Road – 13/04006/F and 13/04007/LC – granted at Committee.

6) Update on other meetings

CAP – 19.11.2013. *7 Ashley Road* pre-application encouraged.

CAP – 17.12.2013. *Public Conveniences, North Road, Bishopston* and *Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings* on the agenda.

7) AOB

The exhibition board covering in green had been purchased at £30.

Discussion was held over further new signage at Bath Buildings Surgery, and it was decided to request a meeting with the practice manager.

Westmorland House Oral History Project funding had been approved by the Heritage Lottery Fund.

8) Date of next meeting

General Meeting 20 January 2014.