

Montpelier Conservation Group

Minutes of the General Meeting

20 January 2014

1) Minutes of the 16 December 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, ABC = Avril Baker Consultancy

Unit 5-7 Ashley Trading Estate – 13/04824/F – BCC to MCG – 23.12.2013. Notification that permission had been granted under delegated powers.

Dynamic Heating Services Ltd, 77-79 Stokes Croft – 13/04224/F – BCC to MCG – 17.1.2013. Notification of committee date 29 January 2014.

Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings – 13/05209/F. ABC to MCG – 7.1.2014 – notification of Dolphin School plan developments. MCG to BCC – 13.1.2014 – letter of objection.

BCC to MCG – 6.1.2014. Email about modifications to the Site Allocations and Development Management Policies.

6 Sussex Place – 13/05364/F – BCC to MCG – 13.1.2014. Notification of planning application.

4) Planning Applications

113 York Road – 13/05572/H and 13/05573/LA – 8.1.2014. Install solar PV panels on the two front (south) facing aspects of the double-apex roof. No comment.

Fowlers of Bristol (Engineers) Ltd, 25A Bath Buildings – 13/05210/F – 8.1.2014. Demolition of existing industrial buildings. No comment.

35-37 Stokes Croft – 13/05584/F and 13/05585/LA – 15.1.2014. Conversion of ground floor to restaurant (Class A3 use). Conversion of upper floors to 4 no. flats and construction of 3 no. new dwellings to the rear. No comment.

County House, 1-3 Surrey Street, St Pauls – 13/05714/COU – 15.12.2013. Notification of a proposed change of use whereby the ground and upper floors are converted into private residential accommodation, whilst the basement will provide parking spaces, cycle and refuge storage. (Class B1a to Class C3). No comment.

23A Sussex Place – 13/05841/FB – 22.12.2013. Window replacement to the whole of 23 Sussex Place. Letter to comment on the inappropriate use of uPVC.

Montpelier Health Centre, Bath Buildings – 13/05867/VC – 22.12.2013. T1 Ash: crown reduce by 30%. T2 Ash: crown reduce by 30% and cut back to clear adjacent new building by 2m. T3 Rowan: crown reduce by 30%. T4 Sycamore (self-sown growing out of retaining wall): cut to ground level (top of wall). Letter to comment on the need to poison the sycamore stump.

Opposite 75-85 St Andrews Road – 13/05796/COND – 22.12.2013. Application to approve details in relation to condition 2 (Samples), 3 (Further details) and 10 (Site Survey) of permission number 10/04638/R – Renewal of planning permission 07/04562/F – Demolish existing garages fronting St Andrews Road and build 4 no. two-storey houses.

[nb not for public consultation – included for information only]

30 Cobourg Road – 13/05749/VC – 22.12.2013. Cherry Tree: fell due to structural damage to foundations. No comment.

6 Sussex Place – 13/05364/F – 29.12.2013. Proposed change of use from a church (Use Class D1) to a single dwellinghouse (Use Class C3). Letter reiterating various changes which should be required for use of this listed building as a dwellinghouse.

138 City Road, St Pauls – 13/02832/F – 12.1.2014. Change of use from two flats and one maisonette to four flats with a 3-storey extension to existing 4-storey building. No comment.

11 Ashley Road – 14/00055/VC – 19.1.2014. T1 Lilac & T2 Pear: fell to ground level, outgrown situation and growing over neighbour's wall. T3 Sycamore: fell to ground, too close to boundary and blocking light. T4 Mixed hedge & T5 Sycamore: fell to ground level. T6 Birch & T7 & T8 Plum: reduce crown by approximately 20%. Letter requesting replacements to be planted.

59 Cobourg Road – 14/00176/VC – 19.1.2014. Fell and remove a large Magnolia in the front courtyard of property. No comment.

5) Planning decisions not notified to MCG

Public Conveniences, North Road, Bishopston – 13/05102/F – granted under delegated powers, with conditions on detail of pointing of brickwork and new door and window openings.

135-139 Cheltenham Road – 13/04017/F & 13/04018/LA – granted under delegated powers.

6) Update on other meetings

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

Bath Buildings Surgery – 19.12.2013. Meeting with the practice manager, who opted to reconsider the signage. MCG to consider developments at the March meeting.

7) AOB

Westmorland House Oral History Project funding had been received from the Heritage Lottery Fund.

8) Date of next meeting

General Meeting 17 February 2014.