

# Montpelier Conservation Group

## Minutes of the General Meeting

17 March 2014

**1) Minutes of the 17 February 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

*Montpelier Health Centre* – 13/05867/VC – BCC to MCG – 21.2.2014 – letter stating Preservation Order not required.

*The Beaufort Inn, 21 York Road* – 13/05899/F – MCG to BCC – 24.2.2014 – letter of objection.

*123 York Road* – 14/00251/H & 14/00252/LA – MCG to BCC – 24.2.2014 – letter of objection to minor details such as front gate.

*Dolphin Primary School* – 13/05209/F – BCC to MCG – 14.3.2014 – letter of notification of application.

*Old Fairfield Grammar School* – Skanska to MCG – 14.3.2014 – email notification of feasibility consultations for site to be refurbished as a 420-pupil primary school and continuing use by the Hospital Education Service.

**4) Planning Decisions not detailed above**

*23A Sussex Place* – 13/05841/FB – granted under delegated powers, with no reference to MCG objection.

*6 Sussex Place* – 13/05364/F – granted under delegated powers. Garden and boundary wall to be reinstated but replacement of plastic windows not required.

*11 Ashley Road* – 14/00055/VC – granted under delegated powers, with no replacement trees required.

**5) Planning Applications**

*36 Stokes Croft* – 13/04264/F – 5.3.2014. Retrospective change of use of property from retail (Use Class A1) to Use Class A3 (Restaurant). No comment.

*47 Cobourg Road* – 14/00801/H – 23.2.2014. Widen the entrance ramp and rebuild the WC beneath, demolish light well stair flight. Alterations to fenestration at front and rear. Letter of objection to detail (re-arrangement of railings).

*17 Richmond Road* – 14/00736/X – 23.2.2014. Variation of condition 2 attached to planning permission 13/04389/F (Replacement windows and doors to the property) to allow the installation of white upvc window replacements to the rear and side elevations. No comment.

*Builders Yard, Picton Mews* – 14/00657/NMA – 23.2.2014. Application for non-material amendment to the development approved by planning permission 11/01425/R – the demolition of workshops/stores and erection of 7 dwellinghouses. [Status: non material amendment – not agreed.] Await formal application before commenting.

*30-36 Upper York Street, St Pauls* – 14/00862/F – 2.3.2014. Subdivision of second floor flat into two apartments. Refurbishment of ground floor B1-B8 areas. External alterations including window and door replacement, installation of glazed doors and louvred panels, renewal of roof covering and solar panels. No comment.

*43 Shaftesbury Avenue* – 14/00884/NMA – 2.3.2014. Non material amendment for planning permission 13/04983/H. Change to pitch of a section of the roof to the rear, with the section beyond it cut out to form an area of flat roof. No comment.

*16 Ashley Hill* – 14/01052/VD – 9.3.2014. Fell dangerous tree – 5-day notice. [Status: Preservation Order not required]. Not for comment.

*Backfields House, Upper York Street, St Pauls* – 14/00926/A – 9.3.2014. 1 no. aluminium projecting sign fastened to existing canopy. No comment.

*Corner of Wilder Street and Brunswick Street, St Pauls* – 14/00929/F – 9.3.2014. Development of unused brownfield land for 14 residential flats. No comment.

*Colston Girls School, Cheltenham Road* – 14/01031/F – Erection of 1 no. single and 1 no. double temporary classroom units, providing 3 no. classrooms and ancillary facilities in relation to existing and proposed Dolphin Primary School, for a temporary period during completion of the proposed new school (Application Ref: 13/05209/F). Construction of surfaced path linking site to main school. No comment.

*Dolphin Primary School* – 13/05209/F – Further highways proposals have been published. The plans continue to show 'no left turn' into Bath Buildings from Cheltenham Road, and to get round this they are suggesting traffic approaches the junction via Arley Hill.

**6) Update on other meetings**

*Old Fairfield Grammar School* site: Skanska to hold first public consultation meeting on 27 March 2014. MCG members to attend at 6pm at the site.

**7) AOB**

*Old Fairfield Grammar School* site: A nearby resident to the site attended to voice concerns, particularly over the amount of traffic which would be generated by the primary school. To be followed up at the consultation meeting noted above.

*Montpelier Beanfeast*: The date has been set for 13 September 2014. MCG would take up the offer of a supplied table and gazebo but bring along the boards (now re-covered), historic photos, books for sale and the bunting (currently in the Fairfield store).

*Bath Buildings Surgery*: It was decided to write to the practice manager to find out if there was any news on reconsidering the signage. One approach may be to incorporate ash leaves, thereby referring to, but not copying, the image that forms part of the Montpelier Health Centre print style.

**8) Date of next meeting**

General Meeting 14 April 2014. It was decided to bring this meeting forward to avoid it being on Easter Monday.