

Montpelier Conservation Group

Minutes of the General Meeting

28 July 2014

1) Minutes of the 16 June Annual 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

Beaufort Inn, 21 York Road – 14/02534/F – BCC to MCG – 17.6.2014 – letter of notification of application.

The Bear Pit, St James Barton Roundabout – 14/00561/F – BCC to MCG – 26.6.2014 – letter of notification of decision – Granted under delegated powers.

9 Wellington Avenue – 14/03142/H – BCC to MCG – 24.7.2014 – letter of notification of application.

4) Planning Decisions not detailed above

None

5) Planning Applications

123 Cheltenham Road – 14/03124/F – 9.7.2014. Proposed new doorways to existing window opening. Letter to object to proposed door opening onto flat roof without details of use of roof area.

34 Portland Square – 14/00561/F – 16.7.2014. Internal works. Re-condition all box sash windows. No comment.

14 Sussex Place – 14/02771/FB & 14/02772/LA – 15.6.2014. Replace the timber sliding sash windows. No comment.

47 Cobourg Road - 14/02907/CP – 15.6.2014. Application for a Lawful Development Certificate for proposed demolition of an exterior flight of stone steps, and insertion of two windows in the front elevation at lower ground floor level. No comment.

The Croft, 117-119 Stokes Croft – 14/03113/CPLB – 22.6.2014. Application for a Certificate of Lawfulness for Proposed Works to a Listed Building – Replacement of the shopfront. Letter of Objection to poor design of proposed shopfront.

62 Cobourg Road – 14/02942/CP – 22.6.2014. Application for a lawful development certificate for replacement windows and new roof over bay window, to the front of the property. Already decided – Certificate of Lawfulness be NOT ISSUED

144 Lower Cheltenham Place – 14/02493/F – 22.6.2014. Conversion of lower ground floor of dwellinghouse to a self-contained, 1-bedroom flat to include a rear two storey extension, and a rear roof extension to the main roof, to include a small terrace and balcony. No comment.

Building at the corner of Bishop Street and Dean Street, St Pauls – 14/03328/Q – 29.6.2014. Removal of affordable housing obligations contained in consent 13/01621/R.

[Not open to public comment – included for information only.]

10 Portland Square, St Pauls – 14/03262/LA – 6.7.2014. Change of use of existing offices (Use Class B1a) to 5 No. Flats (Use Class C3) and construction of 3 storey building to the rear to provide 2 flats (Use Classes C3 and C4) together with associated refuse and cycle storage. No comment.

Sussex Place Surgery, 63A Sussex Place – 14/03114/F – 6.7.2014. Change of use of ground floor from doctors surgery to 2 No. bed flat. No comment.

23 Montpelier Court, Station Road – 14/03392/COU – 13.7.2014. Prior approval for the change of use of the property from office space (Use Class B1) to 2 x 2-bedroom flats (Use Class C3). No comment.

26 Montpelier Court, Station Road – 14/03390/COU – 13.7.2014. Prior approval for the change of use of the property from office space (Use Class B1) to 2 x 2-bedroom flats (Use Class C3). No comment.

Colston Girls School, Cheltenham Road – 14/03306/X – 13.7.2014. Variation of Condition 11 (list of approved plans and drawings) attached to Planning Permission 14/01031/F – Erection of 3 no. temporary classrooms. No comment.

Colston Girls School, Cheltenham Road – 14/03307/COND – 13.7.2014. Application to approve details in relation to condition 2(Cycle Parking), 4 (variation to the scheme) and 6 (outdoor area management plan) of permission number 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.
[Not open to public comment – included for information only.]

32 York Road – 14/02868/LA – 13.7.2014. Replacement front door and alteration to rain and soil sewer drainpipes to front of house (to allow change of front bedroom to a bathroom) and removal of reinforced glazing lightwell cover over front cellar. Letter of comment to ask for replacement front door to be modelled on neighbouring houses.

9 Wellington Avenue – 14/03142/H – 20.7.2014. New flat roof rear dormer. Letter to object to bulky dormer and missing drawings.

46 York Road – 14/02904/F – 27.7.2014. Proposed window replacements to York Road and Upper Cheltenham Place elevations. Letter to ask for existing metal window to be replaced by sliding sash window to match neighbouring house.

Flat C, 25 Picton Street – 14/03674/CPLB – 27.7.2014. Application for a Certificate of proposed development (Listed Building) – proposed replacement roof. No comment.

6) Update on other meetings

CAP – 22.7.2014 *The Carriageworks/Westmorland House* Pre-Application submission from Fifth Capital was considered.

7) AOB

Beanfeast: MCG will have a stall at the Beanfeast on 13th September.

Graffiti at Montpellier Park: The middle path into the Park is heavily tagged and does not encourage wider use of the park. BCC, the Parks Group and the Beanfeast wish to address this by overpainting the graffiti. MCG do not favour overpainting stone – this is not a long-term solution – but recognise that cleaning off is impractical. If the tagging is to be overpainted a policy of zero tolerance is essential. The wall to St Andrews Road should be kept free of any paint.

8) Date of next meeting

General Meeting 18 August 2014.