

Montpelier Conservation Group

Minutes of the General Meeting

16 March 2015

1) Minutes of the 16 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

Westmoreland House, 104-106 Stokes Croft – 14/05930/F and 14/05982/LA – MCG to BCC – 20.2.2015. Demolition of Westmoreland House and No.4 Ashley Road (Grade II Listed), partial demolition, alteration and renovation of the Carriageworks building providing 721 sq m of non-residential accommodation (Use Classes A1/A2/A3/A4/D1/D2/B1) and 118 residential units (Use Class C3) and creation of new public realm, new communal landscape garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access. Letter of objection, mainly to the Ashley Road facade.

Wellington Lane property – MCG to owner – 22.2.2015. Email response to pre-application discussion at February meeting.

Knightstone Villas, Upper Cheltenham Place – 15/00007/F – BCC to MCG – 3.3.2015 – notification of refusal under delegated powers.

101 Ashley Road – 15/00008/F – BCC to MCG – 3.3.2015 – notification of refusal under delegated powers.

Fairlawn Academy, Fairfield Road – 14/05286/F and 14/05287/LA – BCC to MCG – 6.3.2015 – notification of approval under delegated powers.

123-125 Cheltenham Road – 15/00943/F – BCC to MCG – 9.3.2015 – notification of application.

174a Cheltenham Road – Neighbourhood Planning Network to MCG – 2.3.2015 – pre-application notification with preliminary sketch plans.

4) Planning Decisions not detailed above

None

5) Planning Applications

174a Cheltenham Road – 2.3.2015 – pre-application preliminary sketch plans. Letter to express concerns, not with use but to ensure good landscaping and car-free occupation.

28 Portland Square and 2-8 Cave Street, St Pauls – 14/06369/F and 14/06371/LA – 25.2.2015. Conversion and complete refurbishment into 14 dwelling houses. No comment.

9 Bath Buildings – 15/00587/F – 4.3.2015. Removal of existing roof and proposed erection of first floor dormer to create additional work studios within existing roof height. No comment.

52 Richmond Road – 15/00983/H – 11.3.2015. Loft conversion to include rear flat roof dormer and velux floodlight to front elevation roof slope. Letter of objection.

46 Upper Cheltenham Place – 15/00815/LA – 11.3.2015. Retention of works for changing a basement bedroom and utility room into a kitchen/diner by removing a modern stud wall and an original supporting wall, and turning a rear-facing window into french windows, and installing kitchen. No comment.

72 Cobourg Road – 15/01024/VC – 15.2.2015. Beech tree in rear garden – crown reduction by 25%. No comment.

63 Ashley Road – 15/00860/VC – 22.2.2015. T1 – Lime (Roadside) Crown lift to 6m to make lights more visible. No comment.

123-125 Cheltenham Road – 15/00943/F – 1.3.2015. Proposed new doorways to existing window openings. Letter of objection to potential use of flat roof and lack of symmetry in the side facade, and to front door arrangement for paired houses.

Rear Of 139 and 141 Ashley Road – 15/00821/F and 15/01079/LA – 8.3.2015. Two new-build homes, semi-detached, located on land to the rear of 139 and 141 Ashley Road. This is a joint application. Letter of objection, not to use but to design and materials.

2A Wellington Lane – 15/00918/F – 8.3.2015. Demolish existing single storey warehouse (roof, rear gable and front wall) and construct two-storey live/work unit. Response deferred.

20 *Fairfield Road* – 15/01171/VC – 5.3.2015. Fell a holly (T1), a cotoneaster (T2), an apple (T3) and a pear (T4) in rear garden. Letter of objection to lack of context.

1 *Wellington Place, Wellington Lane* – 15/00899/H – 5.3.2015. Two storey extension to rear to comprise a conservatory (at street level) with entrance lobby below (garden level). No comment.

Ground Floor Flat, 3 Richmond Road – 15/01262/VC – 5.3.2015. T1: Ash (left of the gate) – growing into the telephone cables – fell, T2: Lime Tree (right of the gate) – repollard. No comment.

6) Update on other meetings

CAP – 17.2.2015. Agenda items included:

6 *Portland Square* – 14/06355/F and 14/06366/LA – the panel welcomed the return to residential use but expressed concern over some of the detail;

35-37 *Stokes Croft* – 14/06161/F – the panel stated: 'The mansard should be set further back to provide a proper parapet gutter and to make the mansard less visible from the road. It was regrettable that the frontage of one shop would be occupied by the bin store.'

CAP – 17.3.2015. Agenda items include: 28 *Portland Square* and 2-8 *Cave Street, St Pauls* – 14/06369/F and 14/06371/LA.

7) AOB

The Montpelier Deep Clean grant report had been requested for submission by 31.3.2015.

Articles about Montpelier which appeared in Bristol Evening Post during 1937 had been transcribed and added to the group's website (www.montpelierconservationgroup.uk/evening-post-transcripts-1937).

8) Date of next meeting

General Meeting 20 April 2015.