

Montpelier Conservation Group

Minutes of the General Meeting

19 October 2015

1) **Minutes of the 14 September 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, CAG = Carriageworks Action Group

Westmoreland House site – MCG to BCC and CAG – 8.10.2015 – on-line comment.

Montpelier BeanFeast – MCG to the BeanFeast organisers – 16.9.2015 – letter of thanks, with ideas for future events.

7 Ashley Hill – 15/03264/F – BCC to MCG – 28.9.2015 – letter of notification of decision – Refused under delegated powers.

22 Sussex Place – 15/00439/H – MCG to BCC – 30.9.2015 – letter of objection.

31 Lower Ashley Road – 15/00863/P – BCC to MCG – 29.9.2015 – letter of notification that application has been withdrawn.

13 York Road – 15/04582/F – BCC to MCG – 29.9.2015 – letter of notification of application.

Westmoreland House, 104-106 Stokes Croft – 14/05930/F and 14/05982/LA – BCC to MCG – 1.10.2015. Letter of notification of Committee Date – 14.10.2015.

22 Sussex Place – 15/00439/H – BCC to MCG – 7.10.2015 – letter of notification of decision – Refused under delegated powers.

64-68 Stokes Croft – 15/02322/F – BCC to MCG – 13.10.2015 – letter of notification of decision – Granted under delegated powers.

Masjid Assahaba Mosque, 135-139 Cheltenham Road – 15/04222/F and 15/04223/LA – MCG to BCC – 16.10.2015 – letter of objection.

4) **Planning Decisions not detailed above**

Westmoreland House, 104-106 Stokes Croft – 14/05930/F and 14/05982/LA. Revised plans – Granted at Committee 14.10.2015.

5) **Planning Applications**

Hooper House Cafe, 113 Stokes Croft – 15/04810/COU – 7.10.2015. Prior approval for the change of use from Class A1 to Class A3. No comment.

121 Ashley Road – 15/04280/F and 15/05091/LA – 14.10.2015. Proposed conversion of storage/workshop to residential 2-bed unit with single storey extension to rear and relocation of external timber stair. Letter to object to design of replacement for garage door.

16 Shaftesbury Avenue – 15/04674/H – 14.6.2015. Construction of single storey rear extension and dormer roof extension to rear elevation. No comment.

13 York Road – 15/04582/F – 7.9.2015. Amendment to application 15/03093/H to include replacement of rear door. No comment.

19 Sussex Place – 15/04581/F – 7.9.2015. Amendment to application 15/03089/H to include replacement of rear door. No comment.

138A Grosvenor Road, St Pauls – 15/04228/F – 7.9.2015. Provision of first storey enclosed link building, to connect office spaces within buildings 138A and 140 Grosvenor Road. Letter of comment on use of UPVC.

Corner of Wilder Street and Brunswick Street, St Pauls – 15/04893/COND – 28.9.2015. Application to approve details in relation to condition 15 (Landscaping) and 17 (Public Art) of permission 14/00929/F Development of unused brownfield land for 14 residential flats. No comment – included for information only.

Garage, Richmond Road – 15/04962/COND – 28.9.2015. Application to approve details in relation to conditions 2 (Further Details) 3 (Samples before work Starts) 4 (Contamination) 5 (Submission of Remediation scheme) 6 (Implementation of remediation scheme) 7 (Tree Protection) 8 (Method Statement) and 9 (Lime tree has been re-pollarded) of permission 12/04646/F Demolish existing repair garage and replace with a two storey single dwellinghouse. No comment – included for information only.

13 Portland Square, St Pauls – 15/04812/F and 15/04813/LA – 28.9.2015. Change of use from vacant offices (Class B1) to provide 8 no. two and three bedroom residential apartments (Class C3); Cycle and car parking; and refuse and recycling store. Works include subdivision of internal spaces and replacement of blocked door with window. Letter to object to design of proposed window replacing blocked up doorway

144 Cheltenham Road – 15/03878/F – 28.9.2015. Conversion of maisonette to create two one bedroom self-contained flats. Letter to object to insufficient information in application and subdivision of existing maisonette.

39 St Andrews Road – 15/05121/H – 5.10.2015. Extend existing roof to form new bedroom and install photovoltaic panels. No comment.

Hamilton House, 80 Stokes Croft – 15/05211/VC and 15/05213/VP – 12.9.2015. T1 – London Plane – Crown reduce by up to 30% leaving 2-3 growth points above previous pollard points and T2 – T8 works as per submitted schedule of works. TPO 280. No comment.

6) Update on other meetings

CAP – 15.9.2015. Minutes include:

8.7 *Masjid Assahaba Mosque, 135-139 Cheltenham Road* – 15/04223/LA

The proposed works are acceptable and will enable the original cinema space to be retained without compromise. There is a very strong relationship between the building (and its historic uses) and the pavement and public realm, as this space has always been open and publicly accessible. The design of the railings/screen needs to be carefully considered in order to ensure that this does not adversely impact on the setting of the listed building and serve to separate the building and its use from the public realm.

7) AOB

None

8) Date of next meeting

General Meeting 16 November 2015.