

Montpelier Conservation Group

Minutes of the General Meeting

16 November 2015

1) Minutes of the 19 October General Meeting

The minutes had been circulated by email and were accepted.

2) Matters arising

The following item had been omitted from AOB in the October minutes:

Montpelier Park gates – BCC Parks Department had been contacted about the gates not coming together when closed and a meeting date was awaited.

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

Fowlers, Bath Buildings – 15/03268/X – BCC to MCG – 26.10.2015 – letter of notification of decision – granted under delegated powers.

121 Ashley Road – 15/04280/F and 15/05091/LA – MCG to BCC – 3.11.2015 – letter of objection. BCC to MCG – 13.11.2015 – letter of notification that the application had been withdrawn.

144 Cheltenham Road – 15/03878/F – MCG to BCC – 9.11.2015. Letter of objection.

13 Portland Square, St Pauls – 15/04812/F and 15/04813/LA – MCG to BCC – 12.11.2015. Letter of objection.

1-4 Portland Square, St Pauls – 15/02511/F and 15/02512/LA – BCC to MCG – 16.11.2015 – letter of notification – granted under delegated powers with revised plans.

4) Planning Decisions not detailed above

Fairlawn Primary School, Fairfield Road – 15/05626/CPLB – 1.11.2015. Application for a Certificate of Proposed Development (Listed Building) – tying back of gable ends with steel restraints (located behind the existing gables). Certificate issued under delegated powers.

5) Planning Applications

17 Portland Square, St Pauls – 15/05105/F and 15/05106/LA – 28.10.15. Change of use from offices (Use Class B1a) to 8 No Residential Dwellings (Use Class C3) with associated external and internal alterations, refuse and cycle store. No comment.

26 Upper Cheltenham Place – 15/04986/LA – 4.11.2015. Refurbishment and single-storey extension to a three-storey terraced house. No comment.

23 Briavels Grove – 15/05264/CP – 11.10.2015. Application for a Lawful Development Certificate for proposed single storey rear extension. No comment.

160 Cheltenham Road – 15/05137/A – 25.10.2015. Retrospective application for replacement Kwik Fit signage to new image. No comment.

31-45 Lower Ashley Road, St Pauls – 15/05530/P – 1.11.2015. Outline planning application for proposed removal of existing single storey office building and provision of four storey mixed used development, comprising office areas to ground floor and student accommodation above. (Major application). Letter of objection, particularly to the loss of the street trees.

Building at the corner of Bishop Street and Dean Street, St Pauls – 15/04350/F – 1.11.2015. Alterations during the course of construction to previously approved commercial units (of consented scheme 10/01905/F) to form two number residential units. No comment.

39 Ashley Hill – 15/05677/VP – 8.11.2015. Copper Beech – Fell TPO 1267. Letter of objection.

7 Ashley Hill – 15/05587/F – 8.11.2015. Proposed change of use from ground floor studio to single self-contained flat. Letter of comment.

129 Ashley Road – 15/05602/VC – 8.11.2015. Fell three sycamores and an ash tree in the rear garden and an ash tree in the front garden. No comment.

The Lipscombe Centre, 7-8 Portland Square, St Pauls – 15/05562/F and 15/05563/LA – 8.11.2015. Planning Permission and listed building consent for alterations, extension or demolition of a listed building. Change of use of existing offices (B1a) at basement, first-third floor levels and clinic (D1) to 9no. apartments (Class C3) with associated external works, car parking, refuse and cycle storage. No comment.

129 Ashley Road – 15/05202/LA – 8.11.2015. Proposal to replace front and rear ground and first floor sashes and replace basement box and sash window. No comment.

107 Stokes Croft – 15/05604/F – 16.11.2015. Retention of shop front incorporating new entrance at street level to existing maisonette on 1st and 2nd floors. Response to be decided after site visit.

6) Update on other meetings

CAP – 17.11.2015. *13 Portland Square* and *17 Portland Square* on the agenda.

CAG – 1.12.2015. *Westmorland House* community meeting.

7) AOB

Montpelier Park gates – 17.11.2015 – post-meeting event. Following liaison with BCC Parks Department, MCG members met on site with the Parks Department's Fix It Team. The vehicular gates now close properly again, and will be kept padlocked. The team also removed nearly all of the graffiti.

8) Date of next meeting

General Meeting 14 December 2015

[brought forward from previously-advertised date to avoid Christmas week].