

Montpelier Conservation Group

Minutes of the General Meeting

18 April 2016

1) Minutes of the 14 March 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

Fairlawn Primary School, Fairfield Road – 16/00022/FB – BCC to MCG – 17.3.2016. Letter of notification of decision – granted.

97 Ashley Road – 16/00304/F – BCC to MCG – 22.3.2016. Letter of notification of decision – granted (as per MCG suggestions for same glazing patterns for nos 99A and 97).

39 Ashley Hill – 15/04111/VP and 15/05677/VP – owner to MCG – 14.4.2016. Email notification of informal hearing decision – dismissed.

4) Planning Decisions not detailed above

None

5) Planning Applications

6 Armada Place – 16/00858/F – 16.3.2016. Change of use from workshop/store to mixed use with workshop/store at ground floor and self-contained studio flat. Letter of objection to window style.

4-5 Dean Street, St Pauls – 16/00822/F – 16.3.2016. Demolish the existing derelict building and turn the remaining site into car parking. No comment.

107 Stokes Croft – 16/01419/X – 6.4.2016. Variation of condition 4 (Hours of Activity) of planning approval 09/02652/F – to extend opening hours. No comment.

Hathaway House, Dove Street South – 16/01573/X – 13.4.2016 – Removal of conditions 2 and 3 of application 0842F/95C (Change of use to supported accommodation); and 16/01574/F – Conversion of existing guest room and laundry to additional flat. No comments.

77-79 Stokes Croft – 16/01542/F – 13.4.2016. Installation of awning to front of premises. Letter of objection to awning in respect of the building style.

42 Upper Cheltenham Place – 16/00961/CE – 13.3.2016. Application for a Lawful Development Certificate for an existing rear extension. No comment.

85 Ashley Road – 16/00937/VC – 27.3.2016. Sycamore – Clear branches from the phone lines, lift over the road to clear 6m. Sycamore – Crown lift over the road to 6m. Sycamore – Crown lift over the road to 6m. Sycamore – Prune away from the building.

[NB Granted 6.4.2016 under Fast-Track procedure.]

28 Portland Square and 2-8 Cave Street, St Pauls – 16/01729/F and 16/01730/LA – 3.4.2016. Change of use from light industry/offices (Use Classes B1/B2) to 36 No. bedroom C1 hotel with additional 270 sq.m extension and restaurants, bars and cafes ancillary to the C1 use. No comment.

Seven Ways Service Station, Sussex Place – 16/01736/F – 10.4.2016. Demolition of existing Filling Station and erection of 15no. two and three bedroom apartments with cycle parking. (Major Application). No comment.

Fairlawn Primary School, Fairfield Road – 6/01694/COND – 10.4.2016. Application to approved details in relation to condition 2 (Coach Parking) of permission 14/05286/F. Renovate and refurbish the existing building to accommodate a new two-form entry primary school and accommodation for Bristol Hospital Educational Service. Proposed extension to house lift shaft within the existing courtyard.

[NB Not open for comment – included for information only.]

Land and Buildings on the South Side of Hepburn Road – 16/00935/F – 10.4.2016. Proposed refurbishment and extension to an existing workshop building including change of use from a car garage to a fabrication design studio and erection of four residential flats. Letter welcoming this particular modern design.

6) Update on other meetings

Cleaner Montpelier – 17.4.2016. Walks in the area to highlight rubbish and graffiti and decide action.

CAP – 15.3.2016. *52 Picton Street* was on the agenda and the panel objected.

CAP – 19.4.2016. *4-5 Dean Street* on the agenda.

7) AOB

Prospect House, 30B Fairfield Road – MCG was invited to record the historic fabric of the facade as the render had been taken off. Render without bellcasts was still considered the most appropriate final finish.

Fairlawn Primary School, Fairfield Road – MCG considered the prominent new covered bicycle stands.

Cleaner Montpelier meetings and walkabouts – this new wave of initiative was very much welcomed.

However, there had been a proposal that when attempts to obtain owners' consent met with no response, BCC should be able to tackle graffiti even without the owners' written consent (i.e. an opting-out system rather than an opting-in one). Members felt this approach would be unsafe : risking damage to property, and exposure of BCC to expensive compensation and litigation.

8) Date of next meeting

General Meeting 16 May 2016.