

# Montpelier Conservation Group

## Minutes of the General Meeting

21 November 2016

### 1) Minutes of the 19 September General Meeting

The minutes had been circulated by email and were accepted. There was no meeting in October and members commented on planning applications by email to the letters secretary.

### 2) Matters arising

None

### 3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

*15 Sussex Place* – 16/04613/VP – MCG to BCC – 4.10.2016. Letter to request replacement tree.

*144 Cheltenham Road* – 16/04353/F – MCG to BCC – 15.10.2016. Letter of objection and to suggest re-arrangement.

*Seven Ways Service Station, Sussex Place* – 16/04419/F – MCG to BCC – 15.10.2016. Letter to stress importance of landscaping, particularly that trees should be specified. And BCC to MCG – 18.10.2016 – notification that application had been granted.

*7 Ashley Road* – 16/05151/F (see below) – MCG to BCC – 1.11.2016 – letter of objection. BCC to MCG – 17.11.2016 – notification that application had been withdrawn.

*1 Montpelier Court, Station Road* – 16/05270/VC (see below) – MCG to BCC – 7.11.2016. Letter of comment.

*52 Picton Street* – 16/06097/Z – BCC to MCG – 11.11.2016. Notification of appeal.

### 4) Planning Decisions not detailed above

*15 Sussex Place* – 16/04613/VP – application granted.

*144 Cheltenham Road* – 16/04353/F – application granted with revised plans (ground floor recessed).

### 5) Planning Applications

*7 Ashley Road* – 16/05151/F – 12.10.2016. Change of use from a retail unit (Use Class A1) to restaurant/cafe premises (use Class A3). Installation of extraction flue, refurbishment of shop-front, refurbishment of roof and wall finishes. Letter of objection.

*3 The Maltings, Fairlawn Road* – 16/05125/VC – 25.9.2016. Portuguese laurel (T1) – Reduce lateral limbs from 2.0 to 1.5m and reduce in height from 3.5 to 3.0m. Thin crown by 20% to decrease heavy shade. No comment.

*19 Richmond Avenue* – 16/05122/VC – 25.9.2016. Laburnum (T1) – Fell. No comment.

*Land and Buildings on the South Side of Hepburn Road* – 16/05295/F – 2.10.2016. Application for the refurbishment and extension to an existing workshop building including change of use from a car garage to a fabrication design studio and erection of three residential flats. The proposal will require the existing structure to be partially demolished along the west elevation and two windows along the North elevation to be enlarged. No comment.

*1 Montpelier Court, Station Road* – 16/05270/VC – 2.10.2016. T1 Field Maple fell to ground level. T2 and T3 Ash and Sycamore fell to ground level. Letter to comment that if they were part of the planting scheme of the original planning approval they should be either kept or replaced.

*33 Cobourg Road* – 16/05267/VC – 2.10.2016. Rowan (T1) fell, partially dead. No comment.

*9 Cobourg Road* – 16/05229/VC – 2.10.2016. Loquat (T1) – Fell. No comment.

*New Bond House, Building B, St Paul Street St Pauls* – 16/05227/COU – 2.10.2016. Prior Notification for a Change of Use Office (B1(a) to 9no. Residential Apartments (C3) (Lower floors);

*16/05232/COU* – 2.10.2016. Prior Notification for a Change of Use Office (B1(a) to 15no. Residential Apartments (C3) (Upper floors). No comment.

*53 Ashley Road* – 16/05177/VC – 2.10.2016. Laurel (T4) – fell and replace with a more open canopied and straight elder tree. No comment.

*22 Shaftesbury Avenue* – 16/05755/H – 9.11.2016. Rear dormer with rooflight to front and rear slope. No comment.

*25 St Andrews Road* – 16/06013/H – 16.11.2016. Roof extension – hip to gable and rear dormer. No comment.

119 Richmond Road – 16/05518/H – 16.10.2016. Demolition of existing two storey extension and replacement with single storey extension and roof extension to create additional storey. No comment.

Site at Junction of Lower Ashley Road/Tudor Road, St Agnes – 16/05766/F – 23.10.2016. Construction of nine terraced houses, with access off Tudor Road. Letter of objection and to suggest design considerations.

7 Brunswick Square, St Pauls – 16/05714/X – 23.10.2016. Application to vary condition 8 (Approved Plans) attached to consent granted under app. no. 14/06260/F – to allow change from 5no. flats and 1no. coach house to 7no. two-bedroom flats. No comment.

5 Albert Park – 16/05600/VC – 23.10.2016. Pine – removal due to its excessive size relative to the garden and structural issues (see photos).

[nb already granted under fast track procedure – included for information only]

57 Ashley Road – 16/05339/LA – 23.10.2016. Replacement of clay pan tiles, concrete tiles, PVCu rainwater goods, the repointing of chimneys and the replacement of skylight. No comment.

49 Ashley Road – 16/05337/LA – 23.10.2016. The replacement of clay pan tiles, repointing of chimneys and ridge tiles, replacement of PVCu guttering, replacement of existing skylight. No comment.

127 Ashley Road – 16/05341/LA – 23.10.2016. Replacement of clay pan tiles, slate tiles (original & modern) lead guttering, lead valleys, hopper head and skylight – repairs to cracked/spalling render of chimney, around dormer windows and refixing of coping stones. No comment.

37 Ashley Road – 16/05338/LA – 23.10.2016. Replacement of clay pan tiles, concrete ridge tiles, parapet lead work & lead guttering, flashings & coping stones with re-rendering of chimneys. No comment.

63 Ashley Road – 16/05325/LA – 23.10.2016. The replacement of pan tiles, lead guttering, hopper head and repairs to render of chimney and refixing of coping stones. No comment.

60 Stokes Croft – 16/05789/X – 30.10.2016. Variation of condition 6 attached to planning permission 16/01571/F – Retention of change of use from shop (Use Class A1) to Hot Food Take-Away (Use Class A5) – vary hours condition to read 'No customers shall remain on the premises outside the hours of 0900 to 0200 on Sundays to Thursday and 0900 to 0400 on Friday and Saturdays'. No comment.

52 Picton Street – 16/06097/Z – 13.11.2016. Enforcement notice appeal for the installation of an external roller shutter and associated shutter housing structure to the front of the property. Response to be decided in due course.

121 Ashley Road – 16/06094/LA & 16/06093/F – 13.11.2016. Proposed conversion of storage/garage to residential 2-bed unit with single storey extension to the rear. No comment.

12A Albany Road – 16/06095/VC – 13.11.2016. T1 – Sycamore – Reduce by 25%. No comment.

111 York Road – 16/05988/CPLB – 13.11.2016. Application for a certificate of lawfulness of proposed development (Listed Building) – internal and external works. No comment.

4 Picton Mews – 16/05813/CE – 13.11.2016. Application for a certificate of lawfulness for existing top-hung Velux roof window 55cms x 98cms installed to rear roof elevation. No comment.

12 Wellington Lane – 16/06185/H – 20.11.2016. Loft conversion. Dormer to rear roof plane, two conservation rooflights to front roof plane. Tiles changed from concrete to clay 'double roman'. Gable end wall to replace existing hipped roof form. No comment.

19 Picton Street – 16/06234/VC – 15.11.2016. Ash – Fell. No comment.

## 6) Update on other meetings

CAG 16.11.2016 – *The Carriageworks* – update on the (lack of) progress.

## 7) AOB

There are various issues which require MCG responses:

7 Ashley Road – application for an alcohol licence – MCG to object to the proposed hours and ask for them to be in line with those granted for the Bristolian Cafe;

Proposed Budget cuts to the enforcement service – MCG to make representations to the Mayor's consultation stressing the importance of enforcement in protecting the conservation area and listed buildings;

The cost and siting of the proposed Cycle Tin Huts – MCG to make a response when stakeholders are consulted.

## 8) Date of next meeting

General meeting Wednesday 14 December 2016.

This is a change from the third Monday previously advertised as that would be too close to Christmas. It was also decided to change forthcoming meetings to a Wednesday evening.