

Montpelier Conservation Group

Minutes of the General Meeting

14 August 2017

1) Minutes of the 17 July 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

4 Falkland Road – 17/02997/H – BCC to MCG – 19.7.2017. Notification of decision – granted on revised plans under delegated powers.

27 St Andrews Road – 17/03108/H – MCG to BCC – 24.7.2017. Letter of objection.

144 Cheltenham Road – 17/03277/P – MCG to BCC – 24.7.2017. Letter of objection.

15 Sussex Place – 17/03289/F – MCG to BCC – 25.7.2017. Letter of objection; and BCC to MCG – 8.8.2017 notification of decision – refused under delegated powers.

10 Sussex Place – 17/03275/F and 17/03276/LA – MCG to BCC – 5.8.2017. Letter of objection; and BCC to MCG – 14.8.2017 notification of decision – refused under delegated powers.

144 Cheltenham Road – 17/03487/F – MCG to BCC – 11.8.2017. Letter of objection.

7 Ashley Hill – 17/03353/F – MCG to BCC – 11.8.2017. Letter of objection; and BCC to MCG – 14.8.2017 notification that the application has been withdrawn.

4) Planning Decisions not detailed above

144 Cheltenham Road – 17/03277/P. Application has been withdrawn.

125 Richmond Road – 17/02829/F. Application has been withdrawn.

5) Planning Applications

Land Rear of 186 Cheltenham Road – 17/03867/F – 9.8.2017: Demolition of existing storage building and erection of building comprising 2 student houses. Letter of objection to timber-clad oriel window and to ask that the setted road surface is protected during this development and restored where damaged nearby, using CIL money. Building should be adaptable for residential use.

Land Adjacent to Railways Sidings at end of Fairlawn Road – 17/04093/COND – 23.7.2017: Application to approve details in relation to condition 10 (Large scale details) of permission 15/06433/F Erection for 3 dwellings as infill development. Not open for comment – included for information only.

121 Ashley Road – 17/04119/VP – 23.7.2017: Horse Chestnut (T1) – raise crown to provide a clearance of 6 metres and thin crown by 25% (Tree protected by Tree Preservation Order 1266). No comment.

20 Montpelier Court, Station Road – 17/03920/COU – 23.7.2017: Change of use from offices (B1a) to residential (C3).(1 Unit). No comment.

64 York Road – 17/03912/CPLB – 23.7.2017: Application for a Lawful Development Certificate for proposed works to a Listed building: proposed restoration of the stone facing on the eastern end of the south wall ('like for like' replacement stone where required). No comment.

The Old Library, Cheltenham Road – 17/04378/VC – 6.8.2017: G1– Plane trees – reduce back to boundary line by 2.5m (Please note we have spoken to Beth Garmin 'no problem with us doing the work' but seems to be a grey area on whether we need planning consent, please confirm and let us know). Already granted – included for information only.

The Old Library, Cheltenham Road – 17/04355/NMA – 6.8.2017: Application for a non-material amendment of permission 08/03696/F (Demolition of existing local library and erection of 36 no. self-contained flats over an underground parking area) – now proposed reduction of chimney heights by approximately 1120mm. Letter of objection to further diminishing of the character and quality of original consented design.

121 Cromwell Road – 17/04316/F – 6.8.2017. Erection of 3 dwellings. Letter of objection to unnecessary and fussy detailing of front elevation, relationship of solar panels to other elements of roof and front elevation, non-symmetric windows, impractical and inconvenient bike storage, poor outlook of rear bedrooms and inadequate private outdoor amenity space, and to draw attention to comments in the Montpelier Conservation Area Character Appraisal about this location.

6) Update on other meetings

CAP – 18.7.2017 – *144 Cheltenham Road* (two applications) and *125 Richmond Road* – objections minuted to all three applications.

CAP – 15.8.2017 – *Land Rear of 186 Cheltenham Road* on the agenda.

7) AOB

Concern was expressed over the continuing non-determination of the planning application for 7 Ashley Road while work on site continues. MCG to write to BCC asking for clarification of the current position.

Questions for the Beanfeast Montpelier-based Trivia Quiz were discussed and will be collated and sent to the Beanfeast team following the meeting.

8) Date of next meeting

General Meeting 18 September 2017.