

# Montpelier Conservation Group

## Minutes of the General Meeting

18 September 2017

### 1) Minutes of the 14 August 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

*27 St Andrews Road* – 17/03108/H – BCC to MCG – 22.8.2017. Notification of decision – granted under delegated powers.

*The Old Library, Cheltenham Road* – 17/04355/NMA – MCG to BCC – 25.8.2017. Letter of objection.

*Rear 186 Cheltenham Road* – 17/03867/NMA – MCG to BCC – 25.8.2017. Letter of objection.

*121 Cromwell Road* – 17/04316/F – MCG to BCC – 26.8.2017. Letter of objection; and Applicant to MCG – 1.9.2017 – letter responding to MCG comments.

*Westmoreland House, 104-106 Stokes Croft* – 17/04438/X and 17/04561/X – 4.9.2017. Notification of applications.

*Dolphin School, 25A Bath Buildings* – 17/04682/X – 8.9.2017. Notification of application.

### 4) Planning Decisions not detailed above

None

### 5) Planning Applications

*Land to Rear of 28-36 Picton Street* – 17/04471/F and 17/04472/LA – 23.8.2017. Demolition of existing single storey warehousing and construction of a three storey residential building with nine flats and single storey building with six small business units. No comment.

*Westmoreland House, 104-106 Stokes Croft* – 17/04438/X – 6.9.2017. Variation of condition 4 and 5 attached to application 14/05982/LA. 17/04561/X Variation of condition 2, 3, 4, 11, 18, 19, 20, 22, 23, 24 and 43 attached to application 14/05930/F. No comment.

*The Dolphin School, 25A Bath Buildings* – 17/04682/X – 13.9.2017. Application for variation of condition no.4 attached to planning permission 15/03268/X following the grant of planning permission 13/05209/F for erection of a 2-3 storey, 2 form entry primary school. To amend wording of condition 4 of 15/03268/X to allow the school to occupy the building prior to completion of the highway works and before pupil intake increases in September 2017: new wording of condition 4 to include "Occupation of the building hereby permitted will be subject to the following; The pedestrian access from Bath Buildings will not be used prior to completion of the agreed highways works; which shall be completed no later than September 2018". No comment.

*37-39 Jamaica Street* – 17/04517/COND – 20.8.2017. Application to approve details reserved by condition nos. 2 (Extract/Ventilation System), 3 (Noise from plant and equipment) and 4 (Odour Management Plan) attached to planning permission 17/01438/X, which approved the change of use of the ground floor from an Artists Studio (Use Class B1) to use as a restaurant (Use Class A3), including provision of toilet facilities in the courtyard. [NB not open for comment – included for information only]. And 17/04440/A – Proposed externally illuminated projecting sign hung from steel frame, bolted to existing steel fascia. No comment.

*14 Fairfield Road* – 17/04829/VC – Remove a Bay tree (on rear boundary with 40 Cobourg Road) and an Elder (on rear boundary with 42 Cobourg Road). No comment.

*Seven Ways Service Station, Sussex Place* – 17/04997/COND – 10.9.2017. Application to approve details in relation to condition 2 (Works to highway) , 3 ( Contamination) , 4 (remediation scheme) and 6 (construction management plan) of permission 16/04491/F Demolition of existing Filling Station and erection of six two and three bedroom dwelling houses with cycle parking.

[NB not open for comment – included for information only]

*Flats 1-4, 19 Bath Buildings* – 17/04870/LA – 10.9.2017. Refurbishment of 4 self-contained flats within 19 Bath Buildings, including replacement of inappropriate finishes, replacement of bathroom suites and kitchen units. Minor reconfiguration of non load-bearing 20th C partitions around the bathroom in Flat 3 to improve layout. No alterations are proposed to the front and rear elevations. No comment.

*Land off Lower Ashley Road/Tudor Road, St Pauls – 17/04905/F – 10.9.2017.* Construction of 5 terrace houses and associated infrastructure and engineering works with access off Tudor Road. Letter to reiterate relevant objections from application 16/05766/F which was for 9 houses on this site.

**6) Update on other meetings**

CAP – 15.8.2017 – *Rear of 186 Cheltenham Road* – "The Panel supports this application. The strip of land in front of the building could be utilised to provide a better design solution for this small space."

CAP – 19.9.2017 – *Rear of 28-36 Picton Street and Land to the rear of 121 and 123 Cromwell Road* on the agenda.

**7) AOB**

*Land to the rear of 121 and 123 Cromwell Road* – a response to MCG objections had been received from the applicant, who had agreed with some of the objections but not all. Letter to follow up if felt appropriate.

Pennant paving – there has been a spate of thefts of paving in the area and it was suggested that replacement of these like-for-like could form part of CIL requirements.

Beanfeast arrangements were to follow last year's.

**8) Date of next meeting**

General Meeting 16 October 2017.