

Montpelier Conservation Group

Minutes of the General Meeting 19 November 2018

1) **Minutes of the 15 October 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

7 Sussex Place – 18/04192/F – BCC to MCG – 23.10.2018: letter of notification of decision – granted under delegated powers (modified plans without the new roof extension).

44 St Andrews Road – 18/04451/H – BCC to MCG – 29.10.2018: letter of notification of decision – granted under delegated powers.

Backfields House, Upper York Street – 18/03706/CP – BCC to MCG – 31.10.2018: letter of notification of decision – Certificate of Lawfulness be not issued.

31-45 Lower Ashley Road – 18/05532/M – BCC to MCG – 9.11.2018: letter of notification of application.

9 Sussex Place – 18/05303/F – MCG to BCC – 13.11.2018: letter of objection.

4) **Planning Decisions not detailed above**

31 Bath Buildings – 18/05004/H – withdrawn.

Avonmead House, 40-48 Stokes Croft – 18/04861/A – granted under delegated powers.

5) **Planning Applications**

1 City Road – 18/05400/LA – 24.10.2018. Repainting rear boundary wall with new artwork. Wall is side of 54 Stokes Croft. Letter of objection: application lacks vision; no clarity given on the nature of the artwork on this dominant position in the street scene; application omits any landscaping; support for ‘green wall’ plan that was previously given permission.

Land to Rear of 115 Cromwell Road – 18/05565/F – 7.11.2018. Demolition of 3no garages and erection of 2no 3-storey, 2-bedroom attached dwellings fronting St Andrew's Road. No comment.

59 Cobourg Road – 18/05088/LA – 7.11.2018. Partial demolition of existing front boundary wall to widen entrance and to replace existing brick and stone pier with stone pier. Letter of objection: the wall is an important feature of the street scene and should be rebuilt – application does not state that the property is listed and the drawings are insufficiently detailed.

156 Cheltenham Road – 18/05503/VC – 21.10.2018. T1 – 4 plane trees crown reduce by up to 1.5 m to match previously reduced plane adjacent. No comment.

Site at Junction of Lower Ashley Road/Tudor Road, St Pauls – 18/05518/NMA – 21.10.2018. Application for a non-material amendment of permission 17/04905/F – Construction of 5no. terrace houses and associated infrastructure and engineering works with access off Tudor Road – now proposed removal of second floor perimeter glass balustrade to Lower Ashley Road and flank elevations, replaced by an increased use of coloured render, and reduction of extent of glazing at second floor level with resultant additional brickwork. [nb Application decided 8.11.2018 – non-material amendment agreed]

43 Cobourg Road – 18/05619/VC – 28.10.2018. Holly Tree – rear garden to be removed. No comment.

31-45 Lower Ashley Road – 18/05532/M – 28.10.2018. Reserved Matters application in relation to landscaping and appearance, pursuant to outline planning approval 15/05530/P – 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. Letter of objection to loss of verticality to façade and roof – this design feature had provided some link to the existing buildings on the road – and to the loss of quality of materials.

7-29 Wilder Street, 1-3 Backfields and Land at Corner of Backfields and Upper York Street – 18/05277/N – 28.10.2018. Demolition of unlisted buildings on Backfields and Wilder Street. No comment.

Masjid Assahaba Mosque, 135-137 Cheltenham Road – 18/05603/COND – 28.10.2018. Application to approve details in relation to condition 1 (time limit) 2 (sample) and 3 (cmp) of permission 16/02879/X New lower ground floor level with associated works and revised front and rear entrance. Revision to add a new store and WC at basement level and new store at ground floor level.

[nb Application decided 6.11.2018 – conditions to remain in place]

Masjid Assahaba Mosque, 135-137 Cheltenham Road – 18/05646/COND – 28.10.2018. Application to approve details in relation to condition 1 (time limit) and 2 (internal features) of permission 16/02927/LA. Revision to listed building consent reference 15/04223/LA to add a new store and WC at basement level and new store at ground floor level.

[nb Application decided 6.11.2018 – conditions to remain in place]

125 York Road – 18/05178/LA – 4.11.2018. Replacement of external plastic downpipe with cast iron downpipe and hopper. No comment.

125 York Road – 18/05027/LA – 4.11.2018. Removal of sand and cement render with synthetic paint finish. Replace with lime render and breathable mineral paint finish. Opinion divided on suitability of colour scheme. It was noted that 125 is subservient in architectural stature to adjacent properties. The bright purple colour dominates the adjacent buildings 123 (brick) and 127 (Bath stone). Supporting statements given refer to the fact that there are many other brightly coloured buildings in the area. No comment given, no unified decision. Individual objections to be submitted.

75 Shaftesbury Avenue – 18/05862/H – 11.11.2018. Install two rear dormer extensions to the main roof. Letter of objection as not timber windows.

119 Richmond Road – 18/05793/H – 11.11.2018. Demolition of existing two storey rear extension to replace with a new two storey rear extension. Replacement of the existing butterfly roof with a new flat roof including roof lights. No comment.

7 Sussex Place – 18/05969/COND – 18.11.2018. Application to approve details in relation to condition 2 (Construction management plan) 3 (Drawings) 4 (Sample panels) and 5 (Photo voltaic) of permission 18/04192/F. First and second floor rear extension, removal of shop front and associated external alterations.

[nb Application not open for comments – included for information only]

26 Stokes Croft – 18/05966/F – 18.11.2018. Change of use of first floor from office/ancillary retail (Classes B1/A1) and rear part of ground floor from retail (Class A1) to a self-contained office unit (Class B1 (a)), with associated cycle and refuse storage, including alterations to shop front and rear elevation. No comment.

6) Update on other meetings

CAP – 16.10.2018 – *31 Bath Buildings* – CAP recorded an objection to this application.

CAP – 20.11.2018 – *Land to rear of 115 Cromwell Road* on agenda.

7) AOB

7 Ashley Road. Erection of ‘pop up’ takeaway outlets. Individual member objections made. Advised that case officer to determine if a breach of planning control has occurred by 4.12.18.

8) Date of next meeting

General Meeting 17 December 2018.