

Montpelier Conservation Group

*Minutes of the General Meeting
20 September 2004*

1) **Minutes of 16 August 2004 General Meeting**

These were distributed to the meeting and agreed as an accurate record.

2) **Matters arising**

Montpelier Park Group – Contact had been made with this group, but only after the MCG letters had been sent to BCC, and there appeared to be no clash of interest.

3) **Letters sent/received by the Group**

BCC = Bristol City Council, MCG = Montpelier Conservation Group

113 Richmond Road – 04/03408/F/C – MCG to BCC with comments.

Garage at rear of 75 Richmond Road – 99/00990/F/C – BCC to MCG informing that the application had been approved.

18 Upper Cheltenham Place – 04/00371/F/C – BCC to MCG with notice of committee date and subsequent notice informing that application had been approved with one of the conditions being for vertical railings.

The Portland Public House, 123 Bishop Street, St Pauls – 04/00945/LA/C – BCC to MCG with notice of refusal under delegated powers.

Fairfield School – 04/01203/FB/C – BCC to MCG with notice of approval with conditions, including that the land be restored to its former condition within 2 years.

122 York Road – 04/02152/F/C – MCG to BCC with objections, and BCC to MCG acknowledgement.

Former Garage Site, Brook Lane – 04/02581/F/C – MCG to BCC with objections, and BCC to MCG with acknowledgement.

84 Stokes Croft – 04/02612/F/C and 04/02613/LA/C – MCG to BCC with objections, BCC to MCG with acknowledgements, BCC to MCG with notice of approval with conditions (re 04/02612/F/C only).

25-27 Stokes Croft – 04/02899/F/C – MCG to BCC with objections, BCC to MCG with acknowledgement, and BCC to MCG with notice of approval.

The Old Vicarage, St Andrews Road – 04/02669/F/C – MCG to BCC with objections.

The Old Vicarage, St Andrews Road – 04/03122/VC/C – MCG to BCC with objections, and BCC to MCG with notice that the works could go ahead as the trees were not to be the subject of TPOs.

Montpelier Park – 04/03128/VC/C – MCG to BCC with objections.

26 Portland Square, St Pauls – Appeal – BCC to MCG with notice of appeal hearing on 21 September (no MCG re-iteration required).

Land adjoining Langport Garage, Lower Cheltenham Place – Appeal – BCC to MCG with notice of appeal (no MCG re-iteration required).

4) **Planning Applications/Planning Decisions**

Former Garage Site – 04/02581/F/C – Demolition of existing derelict garage and erection of detached single storey starter home. Letter sent prior to MCG meeting to meet deadline.

25 Portland Square, St Pauls – 04/03250/F/C – Change of use of the ground and first floor from light industrial (Use Class B) to arts/educational use (Use Class D1). No comment required.

Rear of 113 Richmond Road – 04/03408/F/C – Development of new three bedroom two storey house. Letter sent prior to MCG meeting to meet deadline.

52 Fairfield Road – 04/02610/F/X – Erection of ground floor conservatory to side and rear, first floor conservatory to rear. Erection of fire escape stairs to rear garden including landscaping. Letters Secretary to write with objections.

27 Brook Road – 04/03300/F/C – Change of use, shop (Use Class A1) and residential (Use Class C3) to single dwelling house, residential only. Letters Secretary to write regretting loss of shop use, particularly as it appeared to have a service yard (had been a bakery).

Ashley House, 91 Ashley Road – 04/03577/F/C and 04/03578/LA/C – Proposed alterations to form 8 no flats in the existing building and 3 no flats in proposed extension to existing building and 2 no mews houses at the rear. Letters Secretary to write with objections to style of mews houses.

113 Ashley Road – 04/03578/F/C – Change of use from single dwelling (Class C3) to 4 no self-contained flats. No comment required.

6 Brook Lane – 04/03590/F/C – External alterations to existing building comprising new roof, door and roller shutter.

5) **Update on other meetings**

CAP – 17 August 2004 – the panel strongly objected to the 122 York Road proposal, feeling that it was the owner’s responsibility to restore such a key building.

Book Launch preparatory meeting – 6 September 2004 – Treasurer had met with the library representative and Mary Wright. Actual event planned for 6 October.

6) **Any Other Business**

Book Launch – MCG to act as hosts for the event. Treasurer to contact Phillimore to agree final arrangements. Consideration to be given to advertising after the event, including an article in Points North.

Planning Applications in the pipeline – Lamppost notices had been seen about 84 Cobourg Road and 17 Fairfield Road. Designs had been floated in Points North about the footbridge.

Article 4 Direction – Montpelier was felt an appropriate location to have these further controls. Treasurer to draft letter to BCC to put our case and explore the feasibility of streamlined planning applications to cover new aspects.

Brownfield Sites – John Prescott’s office was exploring possibility of back garden housing and preparing a report, to which MCG would respond.

7) **Date of Next Meeting** – Monday 18 October 2004 – Regular venue