

Montpelier Conservation Group

Minutes of the General Meeting 19 November 2007

1) Minutes of the 15th October General Meeting

These minutes were accepted.

2) Matters arising

None.

3) Letters sent or received by the Group

Billboards in front of Ivy Church – MCG to Councillor Price – 31/10/07 – to point out that the billboards in front of Ivy Church should be removed as they are within Montpelier Conservation area.

7 Ashley Hill – MCG to BCC – 07/04145/F- 21/10/07. To object to use of 7 Ashley Hill as pizza takeaway and delivery business. Letter BCC to MCG – 9/11/07 – change of use to pizza takeaway. Rejected as development is within 15ft of pedestrian crossing. [*address originally minuted as Ashley Road*]

38 Albany Rd – MCG to BCC – 07/03450/F – 21/10/07. To object as detailed in previous minutes.

IKEA – BCC to MCG – 1/11/07. IKEA extension of opening hours from 10.00am to 9.00am. Notification that application was refused.

46-48 Fairfield Rd – BCC to MCG – 07/00201/F. Application was granted under delegated powers.

Conservation areas – BCC to MCG – notification of dates of appraisal for Redcliffe, Portland Sq and Kingsdown Conservation areas.

4) Planning Applications/Planning Decisions (not detailed above)

14 Hillgrove Street & 17-25 Jamaica Street, Stokes Croft – 07/04498/LC - 07/04502/F- Partial demolition of warehouse; partial refurbishment and erection of 4 storey building comprising ground floor studios and 14no. apartments on upper floors with bin stores and cycle stores. Views to be put at CAP and letter to object on grounds of: building too high – should lose top storey. Jamaica St façade is too busy and unsymmetrical. Corner is unresolved. Windows are incompatible with the Bell public house and No15 house next door.

Catherine Court, Picton Street – 07/02706/F – Erect an IRS digital receiver dish. Letter to object that IRS dish should be less obtrusively sited.

9 Bath Buildings – 07/04221/F – 07/04223/LC – Demolition of single storey workshop within existing boundary walls; construction of seven self-contained ground floor studios and eight one-bedroom flats on first and second floors. Letter to object on the grounds that development effects amenity value of listed buildings as they are overlooked by balconies and subject to additional noise. Raising of wall will reduce light to gardens and lower floors of listed buildings on Bath Buildings. Large number of small units adjacent to current new development (Dovercourt) of small units will adversely affect balance of community. Issue of client parking for businesses as no parking is provided.

Land to rear of 95-101 Richmond Road – 07/04561/LC 07/04562/F – Demolish existing garages fronting St Andrews Road and build 4 No. two storey houses. Letter to broadly welcome development, although front gates are made of poor quality wood.

Former Coroners Court, Backfields and the Lakota Club, Upper York Street, Stokes Croft – 07/04779/F – Refurbishment and conversion of the former Coroner's Court to residential use (19 units) including demolition of later additions and external alterations. Demolition of adjoining Lakota Club buildings and replacement with a mixed use development including car park, residential apartments (38 units), business space for A2, and B1 uses (264m²), and café/bar/restaurant (Use Class A3). Decided to wait for next CAP meeting to see if the plans are presented.

5) Update on other meetings

Conservation Area Appraisal meetings: Portland Square 22nd November, Kingsdown 29th November, Redcliffe 11th December.

CAP Meeting 20th November will consider Bath Buildings, Richmond Rd and Hillgrove applications detailed above.

Cadbury licence being review 21st November.

Montpelier Action Group – working on problem of rubbish collection in Montpelier, including siting of possible plastic bottle recycling point.

6) Any Other Business

Fairfield School – possible use of site as primary school is now being discussed.

7) Date of next meeting

17th December 2007.