

Montpelier Conservation Group

Minutes of the General Meeting

21 October 2013

1) Minutes of the 16 September 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

Full Moon Hotel – 13/03563/F – BCC to MCG – 20.9.2013 – notification of refusal.

6 East Grove – 13/01309/F – BCC to MCG – 24.9.2013 – notification of approval.

6 Ashley Road – 13/04006/F & 13/04007/LC – BCC to MCG – 1.10.2013 – notification of planning applications.

Kwik Fit, Cheltenham Road – 13/04013/F – MCG to BCC – 10.10.2013 – letter of comment.

135-139 Cheltenham Road – 13/04017/F & 13/04018/LA – MCG to BCC – 15.10.2013 – letter of objection.

4) Planning Decisions not detailed above

15 Brook Road – 13/03976/H – Application cancelled.

11 East Grove – 13/03976/H – Application deleted from BCC website.

Builders Yard, Picton Mews – 13/03858/X – Application withdrawn.

5) Planning Applications

Dynamic Heating Services Ltd, 77-79 Stokes Croft – 13/04224/F – 25.9.2013. Change of use from retail (Use Class A1) to retail (Class A1)/cafe/restaurant (Class A3) and hot food takeaway (Class A5). Opening Hours from 0900 hrs to 0200hrs (Monday to Saturday); 1000hrs to 0000hrs (Sundays and Bank Holidays). Letter of Objection to loss of retail space, provision of takeaway food, excessively late opening.

6 Ashley Road – 13/04006/F & 13/04007/LC – 9.10.2013. Demolition of an existing corner building fronting Brigstoke Road and Ashley Road. Proposed replacement community building linking with the existing Citadel on Ashley Road. Letter of Objection to loss of the existing building and the poor and inappropriate design of the proposed replacement.

30 Upper Cheltenham Place – 13/04393/LA – 9.10.2013 – Roof repairs including insertion of additional rooflights and solar PV panels; alterations to lower ground floor window; demolition of non original cloakroom to courtyard, new cloakroom to lower ground floor corridor. No comment.

The Croft, 117-119 Stokes Croft – 13/04451/F & 13/04452/LA – 16.10.2013 – Removal of shop front stall riser to be replaced with traditional painted timber shop front - Interior strip out of modern partitions and block work partitions - Installation of Ambulant disabled WC - Installation of spiral stair to basement - Creation of WC within basement - Installation of bar and kitchen area. New partition at entrance of 117 to suit fire requirements. Letter of objection to loss of original pub frontage and retrospective application for Listed Building.

Henriques Griffiths, 18 Portland Square, St Pauls – 13/04136/VC – 15.9.2013 – Crown lift by 10% required to tree to reduce obstruction of a Lyme tree to the rear of the property. No comment.

1 Magdalene Place – 13/03071/F – 22.9.2013 – Conversion of existing dwelling into two one bedroom self-contained flats and single storey rear extension. No comment.

17-21 Richmond Road – 13/04389/F – 22.9.2013 – Replacement windows and doors to the property. No comment.

30 Upper Cheltenham Place – 13/04335/COND – 22.9.2013 – Application to approve details in relation to condition 3 (further details of new external doors sliding sash windows and roof lights) of listed building consent 12/03255/LA. Roof repairs including insertion of additional rooflights; alterations to lower ground floor window; demolition of non original cloakroom to courtyard, new cloakroom to lower ground floor corridor. No comment.

18 Portland Square, St Pauls – 13/04579/VC – 6.10.2013 – Removal of Lawson cypress tree located to the rear of the property. No comment.

6 - 7 Dean Street, St Pauls – 13/04333/F – 6.10.2013 – Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution). No comment.

20A Wilson Street, St Pauls – 13/04628/F – 13.10.2013 – Erection of a extension in association with existing D1 use. No comment.

Dolphin Primary School – Pre-Application proposals – The proposals were on show to the public and displayed online. MCG's comments on the earlier proposal (28.7.2013) to be reiterated.

6) Update on other meetings

CAP – 15.10.2013. *6 Ashley Road* (13/04006/F) and *135-139 Cheltenham Road* (13/13/04017/F & 13/04018/LA) were on the agenda. Objections to both applications were minuted.

Dolphin Primary School – 9.10.2013. MCG were invited to a Consultation Exhibition of the Pre-Application proposals for the Colstons Girls School Trust primary school on the Fowlers site in Bath Buildings.

7) AOB

Fabric samples for covering display boards were examined to agree a suitable colour. Absent members to be consulted before reaching a decision.

8) Date of next meeting

General Meeting 18 November 2013.