

# Montpelier Conservation Group

## Minutes of the General Meeting

17 February 2014

**1) Minutes of the 20 January 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

*Montpelier Health Centre* – 13/05867/VC – MCG to BCC – 2.2.2014 – letter of comment.

*6 Sussex Place* – 13/05364/F – MCG to BCC – 2.2.2014 – letter of objection.

*11 Ashley Road* – 14/00055/VC – MCG to BCC – 4.2.2014 – letter of comment.

*Montpelier Health Centre* – 13/05019/A – BCC to MCG – 13.2.2014 – letter of notification of decision – Granted under delegated powers with Condition that signs are only illuminated during opening hours.

**4) Planning Decisions not detailed above**

*20 Lower Ashley Road* – 13/04538/F – Granted under delegated powers, with alteration in line with MCG comment.

*Dynamic Heating Services, 77-79 Stokes Croft* – 13/04224/F – Granted at Committee after reduction of opening hours and removal of takeaway service.

**5) Planning Applications**

*The Beaufort Inn, 21 York Road* – 13/05899/F – 5.2.2014. Conversion of public house (Use Class A4) to four flats (Use Class C3), including first floor extension. Provision of cycle and bin storage areas and pergola and external stairs. Letter of objection to loss of public house and to creation of four flats.

*123 York Road* – 14/00251/H & 14/00252/LA – 5.2.2014. Single storey rear extension with associated external works. Replace side extension pitch roof with flat roof. Internal and external alterations to house to include changes to door and window openings. Raise height of boundary stone wall to street. Letter of objection to details of the application and comment on need for conditions to ensure stability of existing brick boundary walls during excavations, and to manage the removal of the excavated earth and delivery of building materials.

*The Full Moon Backpacker Hotel And Attic Bar, North Street* – 14/00169/Z – 19.1.2014 – Appeal against an Enforcement Notice issued by the City Council on 27 November 2013 for an alleged breach of planning permission the erection of 3 structures (one enclosure located centrally, one raised platform located adjacent to the front boundary/entrance onto North Street and one timber shed located to the front of the site to the side of the entrance alongside the front elevation of the main building) within the curtilage of the listed courtyard of the Grade II listed building 'The Full Moon Backpacker Hotel and Attic Bar'.

[No comment as not for public consultation – included for information only.]

*118 Grosvenor Road, St Pauls* – 14/00065/COU – 19.1.2014 – Prior approval for change of use from office floor space within Use Class B1(a) to residential accommodation falling within Use Class C3.

[No comment as not for public consultation – included for information only.]

*2 Cumberland Grove* – 13/05787/F – 19.1.2014 – Proposed window replacement to flats. No comment.

*117 Ashley Road* – 14/00396/VC – 2.2.2014 – Re-pollard 10 x Lime trees, 3 x Sycamores and 1 x Ash tree. No comment.

*The Platform, 4 Station Road* – 14/00390/F – 2.2.2014 – Proposed rooftop extensions and creation of 2no. cluster flats for students (sui generis). No comment.

*5 Picton Lane* – 14/00124/F – 9.2.2014 – Conversion of two-storey unused store house into two maisonettes. No comment.

*30-36 Upper York Street, St Pauls* – 14/00543/COU – 9.2.2014 – Prior approval for the change of use (first floor) from office space within use Class b1(a) to residential accommodation falling within class C3 (Dwelling).

[No comment as not for public consultation – included for information only.]

*Dolphin Primary School* – 13/05209/F – Revised plans, including Highways proposals, have been published on the school's website. These have not yet been agreed by BCC; the Case Officer stated that when registered they will be put up on the BCC Planning website and a further 21-day consultation period will take place.

**6) Update on other meetings**

None

**7) AOB**

The owners of a property on Ashley Road showed their plans for a garage on their Ashley Road boundary. The proposal was discussed and it was suggested that they try to get pre-application advice from the BCC Planning Department.

**8) Date of next meeting**

General Meeting 17 March 2014.