

Montpelier Conservation Group

Minutes of the General Meeting

17 August 2015

1) Minutes of the 14 July 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

21 Sussex Place – 15/00810/F – BCC to MCG – 17.7.2015. Notice that application had been withdrawn, followed by notice that permission had been granted.

Fowlers of Bristol (Engineers) Ltd, 25A Bath Buildings – 15/03541/COND – BCC to MCG – 21.7.2015. Notification of travel plan.

1 Fairfield Road – 15/03370/F – MCG to BCC – 3.8.2015. Letter of objection.

13 York Road – 15/03093/H – MCG to BCC – 3.8.2015. Letter of objection. BCC to MCG – 13.8.2015 – application granted.

130 Lower Cheltenham Place – 15/03092/F – MCG to BCC – 3.8.2015. Letter of objection. BCC to MCG – 14.8.2015 – application granted.

49 Sussex Place – 15/03091/F – MCG to BCC – 3.8.2015. Letter of objection. BCC to MCG – 14.8.2015 – revised plans submitted and application granted.

34 Sussex Place – 15/03090/F – MCG to BCC – 3.8.2015. Letter of objection. BCC to MCG – 14.8.2015 – application granted.

19 Sussex Place – 15/03089/H – MCG to BCC – 3.8.2015. Letter of objection. BCC to MCG – 14.8.2015 – application granted.

52 Richmond Road – 15/00983/H – BCC to MCG – 10.8.2015. Notification of appeal.

Pembroke Court, Pembroke Street, St Pauls – 15/01589/F – BCC to MCG – 13.8.2015. Notification of permission granted under delegated powers.

Montpelier Park Gates – Montpelier Beanfeast to MCG by email. Notification of their proposal for a gate painting workshop and request for feedback.

4) Planning Decisions not detailed above

None

5) Planning Applications

25 Portland Square – 15/02941/F and 15/02942/LA – 22.7.2015. Conversion of partially vacant building to create 14 no. residential apartments (Class C3) with associated internal and external works. Retention and relocation of recording studio at basement level. Demolition of lift motor room and rear build out.

Construction of front Mansard roof extension, rear flat roof extension and rear extension with new facade to Chapter Street. Installation of 28no. PV panels on rear flat roof. No comment, but to be discussed at CAP.

Fowlers, Bath Buildings – 15/03268/X – 22.7.2015. Application for modification of Condition 5 (further architectural details) and variation of condition No. 33 (approved plans) following the grant of planning permission 13/05209/F. Letter of objection to degradation of various items within the building application.

Fowlers of Bristol (Engineers) Ltd, 25A Bath Buildings – 15/03541/COND – 29.7.2015. Approve of details in relation to condition 15 (Travel Plan) of 13/05209/F. No comment.

145 Cheltenham Road – 15/03490/X – 29.7.2015. Application for removal or variation of condition 7 following the grant of planning permission – 11/03350/F (Change of use from a laundrette (Sui Generis) to a cafe and laundrette) to allow opening of the premises between 0800 and 2230 Monday to Thursday, 0800 to 2300 Friday and Saturday and 0800 to 2230 Sunday. No comment.

113 Richmond Road – 15/03275/LA – 5.8.2015. External roof works. No comment.

10 Portland Square, St Pauls – 15/03466/LA – 5.8.2015. Internal alterations (amendments to approved listed building app. no. 14/03262/LA). No comment.

144 Lower Cheltenham Place – 15/03247/F – 12.8.2015. Conversion of house into a single one-bedroom flat at lower-ground floor level and a single four-bedroom maisonette on the ground and upper floors. Single-storey rear extension at lower-ground floor level and rear roof extension with Juliette balcony. No comment.

Kenham House, Wilder Street, St Pauls – 15/03598/COU – 12.7.2015. Prior approval for the change of use from office floor space within Use Class B1 (a) to residential accommodation falling within Class C3 (dwelling houses). No comment.

61A & B Sussex Place – 15/03699/VC – 19.7.2015. T1 – Cherry – Reduce the tree by 30% lift over the road and sign. T2 – Cherry – Reduce the tree by 30% lift over the road and sign. No comment.

Unit 3 Ashfield Place – 15/03683/COND – 19.7.2015. Application to approve details in relation to condition 2 (Approval of Road Works Necessary) of permission 08/04238/F Construction of a three storey building comprising 2 no. single dwellinghouses, 2 no. maisonettes and 9 no. self-contained flats. Demolition of redundant and dilapidated buildings.

[NB not open for public comment – included for information only]

Fowlers of Bristol (Engineers) Ltd, 25A Bath Buildings – 15/03535/COND – 19.7.2015. Application to approve details in relation to condition 2 (Approval of Road Works) 3 (Construction Management Plan) 6 (Ecological and Bat Survey) 7 (External Lighting) 8 (Landscaping Scheme) 11 (Details of Extraction/Ventilation System) 14 (Public Art) 16 (Further Details Cycle parking) 17 (Green Roof) 18 (Architectural) 19 (Breeam) 20 (SUDS) 22 (Contamination) 23 (Remediation Scheme) 25 (Arboricultural Method Statement) and 27 (Privacy Screens/Obscured glazing) of permission 13/05209/F.

[NB not open for public comment – included for information only]

17 Banner Road – 15/03908/VC – 2.8.2015. T1 – Eucalyptus tree to be crown reduced by 3.5m. No comment.

15 Milverton Gardens – 15/03920/H – 2.8.2015. Proposed external insulation fitted to a single skin house. The insulation will be a flat render all over and not include the line of bricks in either side of the windows which feature on other houses. No comment.

7 Ashley Hill – 15/03264/F – 9.8.2015. Change of use of rear ground floor of design studio to single flat to form live/work unit. Letter requesting condition not to separate the studio and the flat, and of objection to the second door on the front elevation.

6) Update on other meetings

CAP – 18.8.2015. *25 Portland Square* on the agenda.

7) AOB

The installation of a roller shutter on 52 Picton Street (Grade II Listed) along with the apparent change of use and changes to the shopfront were discussed. Complaints to the enforcement officer had already been made by various parties.

The proposal for painting Montpelier Park Gates was discussed and considered totally inappropriate. Email of objection to be sent.

8) Date of next meeting

General Meeting 14 September 2015 (brought forward to coincide with the beanfeast weekend).