

# **Montpelier Conservation Group**

## **Minutes of the General Meeting**

**19 July 2004**

1) **Extraordinary items**

Discussion was held with interested parties on the unauthorised works at The Berkeley Castle and at 52 Fairfield Road. Montpelier Conservation Group member decisions on action – respectively to comment and to await planning application.

2) **Minutes of 19 June 2004 Annual General Meeting**

These were distributed to the meeting. Agreed as an accurate record.

3) **Matters arising**

None.

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

BCC = Bristol City Council, MCG = Montpelier Conservation Group

*91 Ashley Road* – 04/01710/F/C and 04/01713/LA/C – MCG to BCC with objections and BCC to MCG with 2 acknowledgements.

*Fairfield School* – 04/01198/LA/C and 01203/FB/C – MCG to BCC with objections and BCC to MCG with 2 acknowledgements.

*Warehouse adjacent to Trelawney House, Surrey Street and including 31-32 Portland Square, St Pauls* - 03/04924/LA/C – BCC to MCG with notice of committee date.

*128 Cheltenham Road* – 04/02078/F/C – BCC to MCG with notice of change of use application.

*149 Lower Cheltenham Place* – 04/30345/BCN – BCC to MCG with acknowledgement.

5) **Planning Applications/Planning Decisions (not detailed above)**

*118 St Andrews Road* – 04/02172/F/C – External alterations to Richmond Road elevation of existing garage to include widening of garage door opening and replace existing door with new sectional door. No comment required.

*Trinity Lodge, Fairfield Road* – 04/01615/F/C – Install remote control door and access ramp. Remove existing doorway and insert window. Enlarge existing gateway in boundary wall. No comment required.

*9 Ashley Road* – 04/01798/LA/C – External works involving removal of render to side and rear including chimney stacks and parapet wall and replace. Paint masonry to rear of property. Replace lintel above sill below window on 1st floor of small elevation to rear. Install cornice including lead skirt, bathstone, roof and parapet walls. No comment required.

*128 Cheltenham Road* – 04/02078/F/C – Change of use of vacant shop (use class A1) to a café/bar/gallery/dance studio (Sui Generis Use) new frontage and roof extension. Letters Secretary to write re veluxes, doors, waste, vents, render etc.

*105 Richmond Road* – 04/02312/F/C – Construction of a 3 storey dwelling to rear of property. Letters Secretary to write with objections to overbearing design, especially tower.

*32-34 City Road, St. Pauls* – 04/02281/F/C – Conversion of basement workshop into a 3 bedroomed flat (Use Class C3). No comment required.

*35, 37 & 41 Stokes Croft* – 02/04536/LA/C – Internal and external alterations in connection with residential use to include removal of extensions to rear, alteration of shopfront, single storey rear extension and construction of 4 no. mews dwellings and communal/workspace building. No comment required.

*122 York Road* – 04/02151/LA/C – Demolition of existing building. Letters Secretary to write with objections to intensity and lack of detail (based on new building plans included in submission).

*130-132 Cheltenham Road* – 04/02207/F/C – Construction of structure containing cold store to rear new roller shutter door and various works to rear of 130 Cheltenham Road; and 04/02208/X/C – Variation of condition 3 attached to application 01/02219/F to allow use of rear courtyard as part of restaurant. Letters Secretary to write with objections with reference to disturbance and highways implications.

*39 Albany Road* – 04/02293/F/C – Change of use from property in multiple occupation to 3 no. self contained flats. Treasurer to write with comments if required.

*32 Moon Street, Stokes Croft* – 04/02602/F/C – Change of use from vacant offices (Use Class B1) to live/work unit, with commercial use at ground floor and residential at first floor level (Sui Generis Use). No comment required.

6) **Update on other meetings**

*CAP* – 20 July 2004 – Tony to attend re 91 Ashley Road and Fairfield School canopy.

7) **Any Other Business**

*Brook Lane plot* and *32 Moon Street* – advertised for auction by Besley Hill on 29 July 2004.

*Stokes Croft, opposite City Road* – English Heritage are proposing improvements.

*Gadara Cottage* – enforcement notice expected by the end of August, of which MCG would be informed. No prosecution of owner planned at this stage, only compliance with enforcement notice required.

*Westmorland House* – now the subject of RDA interest and BEST, workspaces may be proposed.

*Trinity Lodge* – ongoing problems now exacerbated by not having a warden there.

8) **Date of Next Meeting** – Monday 16 August 2004 – Regular venue.