

Montpelier Conservation Group

Minutes of the General Meeting, 21 February 2005

- 1) **Minutes of 17 January 2005 General Meeting**
These were distributed to the meeting. Agreed as an accurate record.
- 2) **Matters arising**
None.
- 3) **Letters sent/received by the Group**
BCC = Bristol City Council, MCG = Montpelier Conservation Group

130-132 Cheltenham Road – 04/02207/F/C – BCC to MCG with approval under delegated powers. Conditions (i) timber garage door (ii) level of noise from cold store or any fixed plant shall not exceed background noise level.

Land adjacent to railway cutting at end of Fairlawn Road – 03/04549/F/C – BCC to MCG with details of amendments to application (i) removal of existing hedgerow and replacement with new hedgerow (ii) dedication of existing footpath along railway cutting to become part of the adopted public highway. Letters Secretary to write confirming our opposition to this application, reasons as before, despite these amendments, and expressing our continuing concerns re the retaining wall on Fairfield Road.
- 4) **Planning Applications/Planning Decisions (not detailed above)**

Family Resource Unit, 25-29 Ashley Road – 04/05324/LA/C, 04/05327/LA/C – Internal Alterations, including new lift, new staircase, new openings and partitions as part of expansion of existing unit at 27-29 Ashley road into the adjoining building (no 25). Letters secretary to write with objections to removal of original Georgian staircase to accommodate lift.

Rear of 115 Richmond Road – 05/00032/F/C – Demolition of existing single-storey garage and construction of new 2 storey house, fronting St Andrews Road. Letters secretary to write with objections on: poor quality of design, especially compared to the most recent application for the neighbouring plot at rear of 113 Richmond Road; roofing materials should be slate to match this proposed house (no objection to a slightly higher roof if necessary to achieve this); privacy issues from first floor living room at rear.

Top floor flat, 21 Bath Buildings – 05/00213/LA/C – Replastering most of the walls in the flat. Removal of corrugated panelling on the bedroom and living room doors. Replacement of bathroom door, tiles and gas fire in the living room. Fixing of plasterboard to bedroom and living room ceilings. No comment required.

York House, York Street, St Pauls – 05/00070/F/C – Change of use of part of ground floor accommodation from vacant Post Office to fitness centre. No comment required.
- 5) **Update on other meetings**

CAP – 18 January 2005 - Kingsweston House enforcement issues discussed and a report requested from officers in Planning and Enforcement teams.

CAP – 15 February 2005 – Kingsweston House: building had been carried out not in accordance with the approved plans, a complaint was raised by a local group and the enforcement & planning officer consultation had agreed that the alterations were acceptable and no enforcement action would be taken.

25-29 Ashley Road – the panel objected to the loss of the staircase and recommended refusal of the application.

Section 215 – MCG raised this and referred CAP to recent ODPM guidelines for discussion at next meeting in March.

6) **Any Other Business**

Light up the Bridge – MCG had a display at this event. Much interest in the display but no approaches re membership.

Fairfield School – the building was inspected by committee members on 23 January 2005 and a list of features to be retained in any future redevelopment of the site was drawn up (see Appendix I below). This had been circulated to members. No additional points were raised, but there was general agreement with the list. It was agreed to pass this list to the Future of Fairfield School Buildings Group at their meeting on 22 February 2005.

135 York Road – as previously decided, and now more urgently following neighbours' reports of the sound of falling masonry, MCG will write again to Kingsley Fullbrook, demanding that a full inspection of the property is carried out and a list of repair works is drawn up and required of the owner.

7) **Date of Next Meeting** – Monday 21 March 2005 – Regular venue.

8) **Appendix I**

The Future of Fairfield School Buildings Group have asked MCG for some ideas about which elements of the building must be retained in any future development, and for any other ideas on this aspect. The buildings were listed in January 2002 as “a highly picturesque composition . . . forming a good example of a Board School”

Committee Members had a walkaround on Sunday 23 January 2005 and came up with the following:

The exhilarating/exuberant skyline silhouette with its gables and cupolas is very much enjoyed and is visible over quite a wide area and should certainly be kept

The caretaker's cottage should be kept as is – apart from the inappropriate replacement front door where it would be nice to see a more suitable Victorian style front door.

The portacabins and canopy to go and not be regarded as having created a footprint precedent – they were strictly temporary.

We wondered if the boys' toilets might make an attractive bin and cycle store (these are required for all new developments)

The relatively modern L-shaped building next to the caretaker's cottage (used as a music room) is not architecturally valuable and need not be kept, but might it or part of it if it be allocated for community use (which is something the Future of Fairfield School Buildings Group wish to secure) ? We would not object to a pedestrian door onto Fairfield Road here.

We would like all the ghastly new ribbon pointing removed and replaced with properly brushed out pointing matching the original.

We would not be happy about floors being inserted obtrusively across the windows/window apertures.

We would like to see much more planting & greenery than there is at present.

We would prefer an unobtrusive dark colour used on the railings and rainwater goods e.g. BS 08 B 29 which works well with that plummy stone.

NB need to consider access for services.

We haven't begun to think about the annexe, which has some Georgian interiors behind the shop front.