

Montpelier Conservation Group

Minutes of the General Meeting

19 May 2008

1) Minutes of the 21 April general meeting

The minutes were accepted.

2) Matters arising

None.

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

31 Albany Rd – MCG to BCC – 08/01153/F – 23/4/08. Letter to object that; large box dormer would be unacceptably intrusive, the drawings are of unacceptable standard, use of uPVC.

31 Albany Rd – BCC to MCG – 08/01153/F – 6/5/08. Letter to acknowledge above letter.

31 Albany Rd – BCC to MCG – 08/01153/F – 7/5/08. Letter to state that revised details had been submitted.

2 Shaftesbury Ave – MCG to BCC – 08/00010/F – 21/10/07. Letter to object to application on the grounds that, building in such a prominent position would be damaging to Conservation area because; proposed building breaks continuity of wall on side of Albany Green, façade does not reflect local context nor is of high quality contemporary design, there is an overprovision of small accommodation units in area.

2 Shaftesbury Ave – BCC to MCG – 08/00010/F – 2/5/08. Letter to acknowledge above letter.

7 Ashley Rd – MCG to Richard Pedlar Architects – 27/4/08. Letter to comment on proposal as follows. Design is not inspiring and could have more presence, signage could be intrusive, question as to materials of wall which should be coursed rubble, concern as to height of building on Picton St, loading bay might lead to obstruction of pavement, lack of open space.

7 Ashley Rd – Richard Pedlar to MCG – 30/4/08. Email to acknowledge comments from MCG and to state that they will be given careful consideration.

22-24 Portland Square – Avril Baker to MCG – 16/4/08. Email to invite MCG to participate in consultation on Askton Estates proposals.

17-25 Jamaica St – BCC to MCG – 08/00132/F – 7/5/08. Letter to state revised details had been received.

4) Planning Applications/Planning Decisions (not detailed above)

The Full Moon Hotel, 1 North Street, Stokes Croft – 08/01634/F, 08/01635/LA – 23/4/08. Demolition of Attic Bar and nightclub and extending hotel accommodation with 15 serviced, one-bedroom apartments. Letter to object to balconies, stepping which is opposite of way Full Moon is constructed, building does not have good general relationship to listed building. Curved roofs do not reflect context of surrounding buildings.

152 Cheltenham Road – 08/01558/H, 08/01635/LA – 30/4/08 – Construction of a detached garage to rear of property, fronting Picton Lane, with removal of existing garage. No comment required.

Westmoreland House, 104-106 Stokes Croft and 4 Ashley Road - 07/05764/LA- 7/5/08 Part refurbishment and part demolition of existing buildings to provide 186 self-contained flats and shops at ground level with provision of a three level parking facility – including alterations to the listed building (carriageworks) demolition of listed no. 4 Ashley Road and refurbishment and extension of unlisted building-see below.

31 Albany Road – 08/01153/F – 7/5/08 – Installation of 2 velux rooflights to the front roof-plane and 2 velux rooflights to the rear (revised drawings). MCG wrote objecting to the previous proposals for a dormer to the front. Letter to state that we are pleased comments have been taken into account and to emphasize velux lights should be of conservation pattern and fitted flush.

17-25 Jamaica Street – 08/00132/F – 7/5/08 – Partial demolition of warehouse; partial refurbishment and erection of 4 storey building comprising ground floor studios and 14 no. apartments on upper floors with bin stores and cycle stores. Revised drawings; MCG wrote objecting to the previous proposals. Letter to welcome amendment to Hillgrove St elevation but still object development is one storey too high.

60 York Road – 08/01583/H – 13/4/08 – Construction of a rear conservatory. No comment required.

152 Cheltenham Road – 08/01558/H – 13/4/08 Construction of a detached garage to rear of property, fronting Picton Lane, with removal of existing... as above.

17-25 Jamaica Street – 08/00655/LC – 20/4/08 – Partial demolition of warehouse. As above.

53 *Ashley Road* – 08/01874/LA, 08/01872/H – 27/4/08 – Replace front vehicle access gates with wall and pedestrian door and repair existing shared boundary. No comment required.

152 *Cheltenham Road* – 08/01812/LA – 27/4/08 – Construction of a detached garage to rear of property, fronting Picton Lane, with removal of existing... as above.

21 *Albany Road* – 08/01730/F – 4/5/08 – Conversion of lower ground floor area into 1no. two bedroom self-contained flat and associated exter... awaiting plans – defer to next meeting.

Westmoreland House, 104-106 Stokes Croft & 4 Ashley Road – 07/05763/F – 4/5/08 – Part refurbishment and part demolition of existing buildings to provide 186 self-contained flats and... MCG will review plans before next meeting for discussion.

80 *Stokes Croft (Hamilton House)* – not yet advertised but on CAP agenda. Comment at CAP as to whether glass will be reflective or see-through as this will significantly affect view of building, also roofscape is still jagged. Otherwise welcome proposal.

5) Update on other meetings

CAP = Conservation Advisory Panel, SPUCP = St Pauls Unlimited Community Partnership

Montpelier Conservation Area Character Appraisal – Meeting with Hannah Porter – 19.5.08. Hannah plans to start drafting on 2.6.08, aiming for public meeting on 24.6.08 to present document. Consultation on draft to end 4 weeks later.

Forthcoming CAP meeting – 20/5/08. *Lakota Club*, *80 Stokes Croft* and *Full Moon* are being considered.

6) AOB

None.

7) Date of next meeting

AGM 16 June 2008.