

Montpelier Conservation Group

Minutes of the Annual General Meeting

16 June 2008

1) Minutes of the 19 May 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 state MCG welcome changes to proposal and to stress velux windows should be conservation pattern.

31 Albany Rd – BCC to MCG – 08/01153/F – 6/5/08. Letter stating that the above application has been granted.

17-25 Jamaica Street – MCG to BCC – 08/00132/F and 08/00655/LC. Letter with objections, partly restated from letter on previous application.

17-25 Jamaica Street – BCC to MCG – 08/00132/F – 12/6/08. Letter to state plans were going to committee.

77-79 Stokes Croft – BCC to MCG – Letter stating new plans had been submitted.

Westmoreland House – Peoples Republic of Stokes Croft to MCG – 07/05763/F, 07/05764/LA. Email to comment that current application has no community aspect and that Stokes Croft deserves a development that serves the community, enhances the area's sense of identity and becomes a destination. Development should be delayed to take this into account.

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

77-79 Stokes Croft – 08/02045/F- 19/5/08. Revised plans. MCG will object to brise-soleil at next CAP.

3 Richmond Rd – 08/02411/LC, 08/02129/F – 5/6/08, 10/6/08. Demolition of existing commercial premises and creation of three bedroom house. Letter to object to loss of existing building which makes positive contribution to conservation area. It would be more appropriate to retain façade and develop behind it. The proposed design is banal, suburban and inappropriate to the conservation area – it is neither high quality modern design nor does it reflect the historic context.

Garage, Brook Lane – 08/02480/F – 11/6/08. Erection of new detached garage at end of lane. No comment required.

Westmoreland House, 104-106 Stokes Croft and 4 Ashley Rd - 07/05763/F, 07/05764/LA- 21/5/08. 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. Includes alterations to the listed building (carriageworks), demolition of listed building (4 Ashley Rd) and refurbishment and extension of unlisted building. Letter to object that Ashley Rd façade scale is too high for a residential street and of an inappropriate style which doesn't reflect surrounding buildings. The height of tower is too great and rebuilding should be of reduced height. On Stokes Croft façade, the new build section, MCG object to tall windows with two floors of flats behind them – should be separate windows while retaining overall motif.

5) Update on other meetings

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

CAP meeting – 20/5/0. *80 Stokes Croft* 07/00457/F – principal concern was glazed screen which should be stepped down further adjoining Godwin cottages. *Lakota Club* 07/04779/F – continue to object to loss of Lakota building where no case for demolition had been made in accordance with PPG15. Also considered replacement building obtrusive and inappropriate. *Full Moon, Stokes Croft* – objected strongly.

Forthcoming CAP meeting – 17/6/08. On the agenda: *Westmoreland House* and *77-79 Stokes Croft*.

Montpelier Conservation Area Character Appraisal – 24/6/08 Presentation of first draft 6.15pm–7pm at Malcolm X Centre.

6) AOB

None.

7) Date of next meeting

21 July 2008.