

Montpelier Conservation Group

Minutes of the General Meeting

17 January 2011

1) Minutes of the 13th December 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

33 Albany Road – 10/04422/F – MCG to BCC – 15.12.2010: letter of objection as agreed at December meeting; BCC to MCG – 23.12.2010 – letter notifying that application has been approved subject to conditions (which meet objections raised by MCG).

100 Stokes Croft – 10/03944/F – MCG to BCC – 15.12.2010: letter with comments as agreed at December meeting; BCC to MCG – 5.1.2011 – letter notifying that application has been approved subject to conditions (which address comments made by MCG).

Bristol Development Strategy – Consultation on potential changes to core strategy – 15.12.2010 – BCC to MCG – letter notifying of consultation.

54-56 Brigstocke Road, St Pauls – 10/04148/F – BCC to MCG – letter notifying that application has been refused.

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

King Square Studios, Dighton Street – 10/05405/LC & 10/05406/F – 5.1.2011. Demolition of an existing two storey building and erection of two storey building to provide 18 student flats. No comment required, as BCC pre-application advice raised no objection.

17-19 Dean Street, St Pauls – 10/05359/F – 5.1.2011. Change of use from the use authorised in planning consent 2244F/96C, namely as a training and conference facility with cafe/restaurant (fronting onto Dean Street) and office accommodation on the first floor, to permit the ground floor multi purpose hall and adjacent training rooms to be used as a members social club. No comment required.

22 Albany Road – 10/05408/F – 12.1.2011. Change of use from single dwelling to 1 No. 3-bedroom maisonette and 1 No. 1-bedroom garden flat; new external staircases at the front and rear. No comment required

BS2 Lofts, Wilder Street, St Pauls – 10/05274/F – 11.12.2010. Construction of 5 no. sustainable loft pods (residential units) with new stair access lobby and plant room on the roof of existing flats, installation of new photovoltaic and solar thermal panels to existing south east elevation. Letter to object to the negative impact of the increased height on views of Portland Square and St Pauls Church spire, and from within Portland Square outwards; to express doubts as to the sustainability of the tensile fabric skin of the pods.

Colston Girls School, Cheltenham Road – 10/05475/COND – 18.12.2010 – Discharge of condition no. 8 of planning permission 10/00012/FB. This condition requires the provision of a Travel Plan. No comment required..

Land adjacent to 6 Picton Lane – 10/05542/COND – 25.12.2010. Discharge of condition 14 of planning permission 10/00742/F. This condition requires the provision of a scheme to deal with contaminated land. No comment required.

The Attic Bar, 1 North Street, Stokes Croft – 10/05560/LA & 10/05559/P – 25.12.2010. Demolition of Attic Bar/nightclub; Outline application for erection of two storey building with further accommodation within roof to provide 14 no. one and two bedroom dwellings with associated refuse and cycle storage with 'access', 'appearance', 'layout' and 'scale' to be considered. Letter to object to the change to the existing planning consent to permit open market sale of flats in the new building because this would entail subdivision of the inn yard between the pub/hotel and the flats, damaging the setting of the listed building.

32 Cumberland Street, St Pauls – 10/05454/F & 10/05455/LA – 1.1.2011. Change of use from office to House in Multiple Occupation (HMO) with 9 bedrooms. Internal and external alterations to facilitate proposed change of use. Letter to ask that historic features within the property are not damaged by alterations to meet fire and other regulations.

Colston Girls School, Cheltenham Road – 10/05595/COND – 8.1.2011 – Discharge of condition no. 8 of planning permission 10/03766/X for variation of condition No.25 attached to planning permission 10/00012/FB to secure minor amendments. This condition requires the provision of a Travel Plan. No comment required.

Flat 1, 62-64 Bath Buildings – 10/05201/F – 8.01.2011. Installing wooden double glazed French windows in the place of a dilapidated door and a UPVC window. Installing a double glazed wooden sash window to the right side of the French windows. No comment required.

5) Update on other meetings

CAP – 21.12.2010. Land adjacent railway at end of Fairlawn Road – 10/04696/F. The panel's minute reflected MCG's comments relating to the form of the doorways in the wall and the need to preserve the existing wall in situ.

CAP – 18.1.2011. BS2 Lofts, Wilder Street – 10/05274/F and Full Moon and Attic Bar – 10/05559/P are on the agenda.

6) AOB

The Montpelier Park group had received proposed specifications and estimates from a number of suppliers for floodlighting the kickabout area. These would be circulated and considered at the next meeting.

7) Date of next meeting

General Meeting 21st February 2011.