

Montpelier Conservation Group

Minutes of the General Meeting

21 May 2012

1) Minutes of the 16th April 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

Corner of Stokes Croft & City Road Adj 54 Stokes Croft– 12/00536/F – BCC to MCG – 12.4.2012: letter notifying application has been Granted, subject to conditions.

69 Ashley Road – 12/00817/F – MCG to BCC – 16.4.2012: letter of comment.

Montpelier Health Centre, Bath Buildings – 12/01591/F – BCC to MCG – 18.4.2012: letter notifying of new application.

The Full Moon, North Street, Stokes Croft – 12/01384/R & 12/01385/RL – MCG to BCC – 23.4.2012: letter of comment.

10 Surrey Street, St Pauls – 12/01507/F – MCG to BCC – 23.4.2012: letter of objection.

69 Ashley Road – 12/00817/F – BCC to MCG – 25.4.2102: letter notifying application has been Granted, subject to conditions.

2 Old Ashley Hill – 12/01387/F, 12/01405/LC & 12/01411/LC – BCC to MCG – 26.4.2012: letter notifying of new application.

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

2 Old Ashley Hill– 12/01387/F, 12/01405/LC & 12/01411/LC – 9.4.2012. Demolition of 5 derelict garages and construction of a 2-bedroom, 2-storey dwelling house. No objection to principle of development or overall form of proposed new house, but letter with objection to large horizontal dormer window and comments on proposed solar panels, glazed gable and boundary walls.

15 Picton Street – 12/01778/CP – 16.4.2012. Reopening an existing basement lightwell and window. Blocking up the current access to the rear garden to form a window. Enlarging and modifying a current window opening to form a window and a door to provide access to the rear garden. No comment.

Garden Flat 2A Albert Park – 12/00395/F – 16.4.2012. Replace the front sash window, at basement level and garden door, to rear, with u-PVC units.. Letter of objection to use of uPVC on sustainability grounds.

Hamilton House 80 Stokes Croft – 12/01913/F – 23.4.2012. Proposed insertion of double doors into the eastern (rear) facade and installation of a storage container on land to the rear of Hamilton House. No comment.

Hamilton House 80 Stokes Croft – 12/01195/CP - Application for Certificate of Proposed Development - 40kW Solar PV System installed across the 3 buildings of Hamilton House. Proposed 176 Solar panels installed in landscape an angle of 15 degree., (maximum height above roof level of 320mm).Provision of low ballast mounting frames. No comment.

King Square Studios King Square – 12/01835/F & 12/01965/LC – 30.4.2012. Erection of 30 student flats (1 studio and 29 'Twodios') following the demolition of an existing vacant building (use Sui generis) and one existing student flat (use C3). (Major application). No comment.

156 Cheltenham Road – 12/01984/COND – 30.4.2012. Discharge of condition 3 of planning permission ref. 06/00277/F, which approved the demolition of an existing garage/workshop and showroom buildings to facilitate redevelopment of the site. Restoration and retention of nos. 154 and 156 Cheltenham Road and provision of 5 blocks of 1-, 2- and 3-bed residential units (totalling 129); employment/commercial floor space (Use Classes B1/A1/A2/A3); with associated access and basement parking for 88 car and 130 cycles; the creation of a central amenity court; and associated landscape works. No comment.

25 Richmond Road – 12/01872/H – 30.4.2012. Construction of loft conversion and new rear dormer. No comment.

Car Park On South East Side Of Wilder Street Bristol – 12/02092/F – 7.5.2012. Construction of a new building in Wilder Street, St Paul's, housing nine dwellings with car and cycle parking. Demolition of existing walls along the eastern and northern boundaries of the site (listed wall just outside the southern site boundary is to be retained). Letter of objection to uninspired pastiche design, particularly the facade overlooking the cemetery.

5) Update on other meetings

CAP – 14.5.2012.

2 Old Ashley Hill application(12/01387/F, 12/01405/LC & 12/01411/LC) on agenda – draft minute:

The Panel accepted the change of use. It was important that boundary walls were retained rather than rebuilt. A method statement must be provided to establish that the excavation for the house would not affect the retention of the boundary wall.

6) AOB

none

7) Date of next meeting

Annual General Meeting 18th June.