

# Montpelier Conservation Group

## Minutes of the General Meeting

19 May 2014

**1) Minutes of the 14 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

*121 Ashley Road* – 14/01330/VC – MCG to BCC – 23.4.2014 – letter of objection. BCC to MCG – 6.5.2014 – letter notifying that the tree has been placed under the protection of a Tree Preservation Order.

*36 Wilson Street, St Pauls* – 14/00809/F and 14/00810/LA – MCG to BCC – 23.4.2014 – letter of objection.

*Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings* – 13/05209/F, 13/05210/F and 14/01031/F – BCC to MCG – 25.4.2014 – letter of notification of committee date.

*84 Stokes Croft* – 13/05432/F – MCG to BCC – 28.4.2014 – letter of objection.

*9 Wellington Avenue* – 14/01394/F – MCG to BCC – 28.4.2014 – letter of objection.

*The Bear Pit, St James Barton Roundabout* – 14/00561/F – MCG to BCC – 28.4.2014 – letter of comment.

*77-79 Stokes Croft* – 14/01813/X – BCC to MCG – 6.5.2014 – letter of notification of application.

*Bath Buildings Surgery* – 24.04.2014 – Montpelier Health Limited to MCG – email stating that the signage on the gable end of the surgery would not be reconsidered yet, but that 'more appropriate' new signage would be considered for the entrance.

**4) Planning Decisions not detailed above**

*47 Cobourg Road* – 14/00801/H – Granted under delegated powers, with alteration in line with MCG comment.

*123 York Road* – 14/00251/F and 14/00252/LA – Granted under delegated powers, with no changes.

*Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings* – 13/05209/F, 13/05210/F and 14/01031/F – Granted, with a revised catchment area and with the Travel Plan as a condition to be reviewed only by BCC.

**5) Planning Applications**

*30 Stokes Croft* – 14/01332/F – 13.4.2014 – Change of use from amusement arcade to cafe/bar. No comment.

*79 York Road* – 14/01760/H – 20.4.2014 – Insertion of 2 no. dormer windows and alteration to chimney to rear of property. No comment.

*13-17 Dean Street, St Pauls* – 14/01593/F – 20.4.2014 – Demolition of existing buildings and construction of 44 cluster flats (285 Bedrooms) with ancillary accommodation and provision of a convenience store on the ground floor. No comment.

*Montpelier Health Centre, Bath Buildings* – 14/01903/COND – 27.4.2014 – Application to approve details in relation to condition no. 13 (Travel Plan) of planning permission 12/01591/F for demolition of weighbridge building and construction of new healthcare building with retail pharmacy.

[nb not for public consultation – included for information only]

*77-79 Stokes Croft* – 14/01813/X – 27.4.2014 – Application to vary condition no. 6 attached to planning permission 13/04224/F for the change of use of ground floor to a restaurant (Use Class A3) with associated refuse storage. Variation proposed is to extend the opening hours to 10.00-00.30 Mondays to Thursdays, 10.00-1.30 Fridays to Saturdays, and 10.00-23.30 Sundays. Letter of objection.

*35-37 Stokes Croft* – 14/01759/COND – 27.4.2014 – Approval of details reserved by condition Nos. 5a (Window Details) 5c (Shopfront Details) 6b (Render) 8 (Noise Assessment) and 10 (Air Pollution) for planning permission 13/05584/F for conversion of ground floor to Restaurant (Class A3 use). Conversion of upper floors to 4 no. flats and construction of 3 no. new dwellings to the rear.

[nb not for public consultation – included for information only]

*19 Ashley Road* – 14/02087/H – 4.5.2014 – Remove the existing roller shutter and replace with wooden panels to make up manual folding wooden gates. Response to be decided after further information received.

*1 St Andrews Road* – 14/02078/COND – 4.5.2014 – Approval of details reserved by condition nos. 2 (Sample Panels) 3 (Refuse) 4 (Cycle Provision) and 5 (Detailed Drawings) for planning permission 12/05299/F - Extension of the Apperley Building to provide 10 new studio spaces. The work involves demolition of the adjacent modern storage building.

[nb not for public consultation – included for information only]

*56 York Road* – 14/02047/CPLB – 4.5.2014 – Application for a certificate of lawfulness of proposed works to a listed building to replace the existing render on the entire rear elevation with a 2:5 lime:sand/aggregate for the first two coats and a 1:3 for the finishing coat with a smooth self-coloured finish. No comment.

*Montpelier House, 84 Richmond Road* – 14/01690/H and 14/01691/LA – 4.5.2014 – Demolition of existing single storey structure, new extension under a zinc roof, two new openings into the existing building. No comment.

*15 Albert Park* – 14/02051/VC – 4.5.2014 – T1 = 1x sycamore (to fell), T2 = 1x sycamore (to fell), T3 = 1x ash (to fell). No comment.

*83C Ashley Road* – 14/01862/H – 11.5.2014 – New replacement tiled roof with a rear facing dormer, light tubes and a velux window. No comment.

**6) Update on other meetings**

BCC Development Control Committee 7.5.2014: *Fowlers Of Bristol (Engineers) Ltd, 25A Bath Buildings* – written statement presented.

**7) AOB**

*Montpelier Deep Clean*: this is planned for 28 June 2014. A further application to be made for funding from Knightstone.

*Montpelier Bean Feast*: a representative from Montpelier Bean Feast outlined their suggestions for improvements to Montpelier Park prior to the Bean Feast on 13 September. For artwork, MCG would resist any on historic fabric but not necessarily on concrete, would request plans of any colouration of the gates and suggested liaison with the Deep Clean team.

*Bath Buildings Surgery* signage: request to be made for MCG to be involved in decisions for what they refer to as 'more appropriate' new signage above the entrance.

*CAG*: confirmation that they are awaiting response from First Capital before making any further plans.

*Bean Feast*: boards and bunting confirmed available.

**8) Date of next meeting**

Annual General Meeting 16 June 2014.