

Montpelier Conservation Group

Minutes of the General Meeting 17 October 2022

1) Minutes of the 19 September 2022 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

21 Ashley Road – 22/01177/F & 22/01145/LA – BCC to MCG – 7.10.2022 – Notification of Decision – Refused.

138-142 Cheltenham Road – 22/01978/A – BCC to MCG – 10.10.2022 – Notification that application has been Withdrawn.

Third Floor Flat, 159 Ashley Road – 22/04820/F – BCC to MCG – 12.10.2022 – Notification of Application.

80 St Andrews Road – 21/06128/F & 21/06129/LA – BCC to MCG – 14.10.2022 – Notification of committee meeting on 26.10.2022.

87 Ashley Road – 22/03035/F & 22/03036/LA – MCG to BCC – 16.10.2022 – Objection uploaded to BCC website.

47B Picton Street – 22/03523/F – MCG to BCC – 17.10.2022 – Neutral comment uploaded to BCC website.

4) Planning Decisions not detailed above

None

5) Planning Applications

94 York Road – 22/04348/H – 16.9.2022. Additional alterations following Planning Approval 21/02370/H. External changes including external insulated render and associated work, replacement doors and window to rear elevation, Juliette balcony to rear elevation, angled solar panels to flat roof. Letter of comment.

66 Upper Cheltenham Place – 22/04558/COND – 16.9.2022. Application to approve details in relation to condition 2 and 3 of permission 22/01042/LA Re-rendering and painting of front elevation.

[nb application not open for comments – included for information only]

16 Richmond Avenue – 22/04347/H – 20.9.2022. Demolition of lean-to and construction of an extension. No comment.

156-164 Cheltenham Road – 22/04602/VP – 22.9.2022. 4 x London Plane- (*Platanus Hispanica*) Crown raise to 2.5m utilising natural target pruning, off foot ways and access areas. Remove steel tree guard due to girdling of tree set within pavement area. Letter of comment.

42 Shaftesbury Avenue – 22/04148/H – 26.9.2022. Loft conversion with rear dormer and gable end. No comment.

St Barnabas Church of England VC Primary School, Albany Road – 22/04648/VC – 26.9.2022. T1 Sycamore – Pollard to previous points. No comment.

34 Albert Park Place – 22/04711/VC – 28.9.2022. Bay Tree – Fell. No comment.

Carriageworks, 104-106 Stokes Croft – 22/04429/F & 22/04430/LA – 30.9.2022. Installation of 2no. gates. No comment.

Flats 1 to 7, 13-15 Bath Buildings – 22/04794/COND – 3.10.2022. Application to approve details in relation to condition 2 of permission 22/04650/LA Reconfiguration of internal layouts to create two 6-bedroom HMOs within nos. 13 and 15 Bath Buildings respectively, including the insertion of a new rear door and internal walls, and other associated works; and 22/04806/COND – 4.10.2022. Application to approve details in relation to condition 2 and 3 of permission 20/04649/F Change of use from 1 no. self-contained flat (Class C3) and 1 no. 12-bedroom HMO (*Sui Generis*) to 2 no. 6-bedroom HMOs (Class C4); associated external and internal alterations.

[nb applications not open for comments – included for information only]

Third Floor Flat, 159 Ashley Road – 22/04820/F – 5.10.2022. Loft conversion over third floor flat. Letter of objection.

Rear of 87 Ashley Road – 22/04810/VC – 6.10.2022. Buddleias x 5 – Fell. Alder – Fell. Letter of comment.

The Cottage, 28 Ashfield Place – 22/04733/CE – 7.10.2022. Application for a lawful development certificate of existing use as a single dwelling. No comment.

Canteen, Hamilton House, 80 Stokes Croft – 22/04937/X – 10.10.2022. Application for the variation of condition 7 (Hours of use of outside seating area) following grant of planning permission 21/02098/F for the erection of single storey awning frame and retractable awning to the external terrace. No comment.

15 West Grove – 22/04994/H – 13.10.2022. Demolition of existing conservatory and erection of single storey rear extension. No comment.

6) Update on other meetings

CAP 20.9.2022 – 3 *The Maltings* (22/01741/LA) – the panel had no comment.

CAP 18.10.2022 – 7 *Picton Lane* (22/04011/H) on the agenda.

7) AOB

None

8) Date of next meeting

General Meeting 21 November 2022.