

Montpelier Conservation Group

Minutes of the General Meeting 21 August 2023

1) Minutes of the 17 July 2023 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

None

4) Planning Decisions not detailed above

11 The Maltings, Fairlawn Road – 23/03057/VD – 1.8.2023. Holly – Dead – Fell (Retrospective 5 Day Notice). Decided 3.8.2023 – Granted.

5) Planning Applications

73 Richmond Road – 23/02783/VC – 13.7.2023. T1 – Cherry – Canopy reduction of 33%. T2 – Bullace – Canopy reduction of 33%. No comment.

36 York Road – 23/02534/LA – 14.7.2023. Remove an internal wall. Insert a new steel beam over the proposed new opening between the kitchen and dining-room. No comment.

86-92 & 96-102 Stokes Croft, Croftdale Hepburn Road – 23/02856/COND – 20.7.2023. Application for approval of details reserved by condition 9, 13 and 16 of permission 21/02794/F Demolition of Croftdale and other industrial buildings on site and redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 9no. residential units (Class C3), 2no. workshop units (Class E(g)) and 59no. bedrooms of student accommodation. 23/02962/COND – 28.7.2023. Application for approval of details reserved by condition 12 and 17 of permission 21/02794/F above.

23/03172/COND – 11.8.2023. Application for approval of details reserved by condition 5 of permission 21/02794/F above.

[applications not open for comments – included for information only] Email comment on Croftdale reclamation of attractive historic features.

20-26 Stokes Croft – 23/02806/F – 24.7.2023. Extension to parapet wall between the boundary of 2-18 Stokes Croft and 20 Stokes Croft. No comment.

2-18 Stokes Croft and 2 Moon Street – 23/02914/COND – 25.7.2023. Application for approval of details reserved by conditions 2 and 3 of permission 22/03442/X Application for variation of condition 17 and 44 of permission 20/04743/F. *[application not open for comments – included for information only]* And 23/03103/NMA – 7.8.2023. Application for non-material amendment of permission 22/03442/X Application for variation of condition 17 (Energy & Sustainability) and 44 (Approved Plans) of permission 20/04743/F (Proposed demolition of existing buildings, erection of student accommodation) – Alteration to the wording of Condition 41 (Site Clearance). No comment.

Top Floor Flat, 11 Ashley Road – 23/02926/CE – 26.7.2023. Certificate of Lawfulness for the existing use as a small house in multiple occupation for 3-6 people (C4 Use Class). No comment.

85 York Road – 23/02964/H – 28.7.2023. Single storey rear extension. No comment.

104-106 Stokes Croft – 23/03144/X – 9.8.2023. Application for variation of condition 1 (List of Approved Plans) of permission 21/04631/LA Application to vary condition No.5 (List of Approved Plans) attached to planning permission 17/04561/X (Section 19) – now proposed changes to scheme design, with replacement plans. No comment.

65 Sussex Place – 23/03072/VC – 15.8.2023. Fell 1 x tree (species unknown). Letter of comment.

Premier Inn, The Haymarket – 23/02827/F – 14.7.2023. Demolition and redevelopment to provide co-living units (sui generis) and student accommodation (sui generis), associated amenity spaces, ground floor uses (Class E), access, servicing, landscaping, public realm, and associated works. (Major). Letter of objection.

6) Update on other meetings

CAP 18.7.2023 – No local applications on the agenda.

CAP 15.8.2023 – *Premier Inn* – the panel objected.

7) AOB

As agreed at the Annual General Meeting, the MCG treasurer has been replaced.

8) Date of next meeting

General Meeting 18 September 2023.