

Montpelier Conservation Group

Minutes of the General Meeting 20 November 2023

1) Minutes of the 16 October 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

41-43 Jamaica Street – 22/05371/F – BCC to MCG – 13.11.2023 – Notification of Decision – Refused.

Confirmation of MCG decision for the entrance elevations to a Stokes Croft business.

4) Planning Decisions not detailed above

86-92 & 96-102 Stokes Croft, Croftdale, Hepburn Road – 23/04262/COND – 6.11.2023. Application for approval of details reserved by condition 2, 6 and 7 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. Approved.

80 St Andrews Road – 23/02051/X – 20.11.2023 – Variation of condition 23 (list of approved plans) of planning permission 21/06128/F, which approved the demolition of a garage and construction of part single storey, part 2-storey single dwelling. Approved.

5) Planning Applications

15-19 Stokes Croft – 23/03848/NMA – 11.10.2023. Non-material amendment following grant of Planning Permission 22/02327/F (Conversion of Nos 15-19 Stokes Croft from motorcycle showroom (Sui Generis) to mixed-use development of cafe/restaurant (Use Class E(b)), bar (Sui Generis) and office space (Use Class E(g)), including internal and external alterations, creation of courtyard, provision of cycle and refuse/recycling storage, provision of plant and pavement seating.) – Non material amendment sought for insertion of slit glazing within front parapet wall. No comment.

50 Shaftesbury Avenue – 23/04053/VC – 20.10.2023. T1 – Silver Birch – Fell. No comment.

86-92 & 96-102 Stokes Croft, Croftdale, Hepburn Road – 23/04281/COND – 6.11.2023. Application for approval of details reserved by condition 21 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. *[Application not open for comments – included for information only]*

53 Ashley Road – 23/04291/VC – 6.11.2023. Cherry – Remove. No comment.

Garden Flat, 22 York Road – 23/04307/LA – 7.11.2023. Replacement of windows and doors, and form a porch creating a new front entrance. Listed Building application for 22/05924. Letter of comment.

6) Update on other meetings

CAP 24.10.2023 – No local applications on agenda.

CAP 21.11.2023 – No local applications on agenda.

7) AOB

Discussion on evolution of the website.

8) Date of next meeting

General Meeting 18 December 2023.