

Montpelier Conservation Group

Minutes of the General Meeting

20 November 2017

1) **Minutes of the 16 October 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

Land to rear of 186 Cheltenham Road – 17/05453/F – MCG to BCC – 22.10.2017. Letter of comment.

7 Ashley Hill – 17/05360/F – MCG to BCC – 22.10.2017 – Letter of objection; and BCC to MCG – 15.11.2017 – Notification that the application has been withdrawn.

Unit 7, Ashley Trading Estate, Ashley Parade – 17/05067/F – MCG to BCC – 22.10.2017 – Letter of objection; and BCC to MCG – 16.11.2017 – Notification of decision – granted under delegated powers.

The Old Library, Cheltenham Road – 17/05967/X – BCC to MCG – 7.11.2017. Notification of planning application.

4) **Planning Decisions not detailed above**

None

5) **Planning Applications**

144 Cheltenham Road – 17/04909/F – 25.10.2017. Removal of single-storey workshop, erection of rear extension to create 2 additional apartments and alterations to existing apartments to create an additional bedroom and roof terrace. No comment.

121 Stokes Croft – 17/05534/F – 25.10.2017. Proposed Change of Use from a shop (A1) to a hot food takeaway (A5). Letter of objection to the upvc window and of concern with regard to the number of existing takeaways and the proximity to the junction.

111 York Road – 17/05887/H and 17/05888/LA – 8.11.2017. Removal of existing conservatory at rear and new extension to create larger conservatory with steps into the garden. No comment.

144 Cheltenham Road – 17/04908/P – 15.10.2017. Outline application – removal of single storey workshop, erection of rear extension to create 3 no. additional apartments and alterations to existing apartments to create an additional bedroom and a roof terrace (Access, landscaping, layout and scale to be considered). Letter of objection to the height and scale of new building at rear.

46 Upper Cheltenham Place – 17/05775/VC – 22.10.2017. A – 2 Apple trees – Reduce to previous pruning points. B – Birch – Reduce to a maximum of 3 metres (Hyper-extended laterals), and a 20% thin of canopy. P – Pear tree – Reduce by less than 1m maximum and thinning of epicormic growth. No comment.

21 Albany Road – 17/05740/VC – 22.10.2017. T1 – Ash – cut back to boundary T2 – Apple – reduce by 3m and back to boundary T3 – Sycamore – fell. No comment.

8 Shaftesbury Avenue – 17/05054/H – 22.10.2017. Erection of rear dormer roof extension and front velux roof lights. No comment.

The Old Library, Cheltenham Road – 17/05967/X – 22.10.2017. Application for removal or variation of condition No. 10 (Drawings) attached to planning permission 08/03696/F specifically reduction in height of previously approved chimneys. Letter of objection.

4 Cumberland Grove – 17/06077/VC – 5.11.2017. T1 = Eucalyptus to be felled. No comment.

Hamilton House, 80 Stokes Croft – 17/06046/COU – 5.11.2017. Notification for prior approval for a proposed change of use of Blocks B and C from office use (Class B1(a)) to dwellinghouses (Class C3) to provide 45no. self-contained dwellings (comprising 25no. one bed units and 20no. two bed units). No comment.

125 Richmond Road – 17/05877/F – 5.11.2017. Demolition of 2 garages and erection of 2 dwelling houses. Letter of objection.

145 Richmond Road – 17/06201/VC – 12.11.2017. Remove conifer by front boundary wall. No comment.

5 Cobourg Road – 17/06139/VC – 12.11.2017. Cypress – Fell. Letter of objection.

Land and Building, Ashley Grove Road – 17/06049/M – 20.11.2017. Approval of Reserved Matters sought for appearance, layout, scale and landscaping following the grant of Outline planning permission ref 17/03213/X relating to the redevelopment of former commercial laundry site to provide up to 105 residential units (104 units proposed), commercial/community space (B1/D1), enlargement of Mina Road Park and associate infrastructure improvements (Major Application).

[nb Brooks Laundry Site – included for information only]

Colstons Girls School, Cheltenham Road – 17/06355/VC – 19.11.2017. T1 – Lime Tree. Re-Pollard back to previous points. G1 – Hybrid Poplars. Re-Pollard. Lapse Pollards. No comment.

104 York Road – 17/06311/VC – 19.11.2017. Bay tree (T1) – remove one stem which is affecting growth of adjacent Plum tree. No comment.

6) Update on other meetings

CAP – 17.10.2017 – *Land off Lower Ashley Road/Tudor Road, St Pauls* was removed from the agenda.

CAP – 21.11.2017 – *Land to rear of 186 Cheltenham Road and 144 Cheltenham Road* on the agenda.

7) AOB

Cycle racks on Cheltenham Road – we were invited by GRBID to comment on the style of cycle racks for part of Cheltenham Road. MCG to respond that the group preferred classic stainless steel ones over coloured ones on aesthetic and practical grounds. It was noted that the flank wall in Station Road had been painted although we did not support the proposal by GRBID.

Montpelier Park – it was felt that the option of Dolphin School marking up and using the park had not been fully resolved and it was suggested a letter could be sent to BCC requesting assurances that general access to the park would not be lost.

8) Date of next meeting

General Meeting 18 December 2017.