

# Montpelier Conservation Group

## Minutes of the General Meeting

20 August 2018

1) **Minutes of the 16 July 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

*7 Ashley Road* – 18/02077/PREM – MCG to BCC Licensing Authority – 24.7.2018: Letter of objection.

*144 Cheltenham Road* – 18/03275/F – MCG to BCC – 25.7.2018: Letter of objection.

*64 Upper Cheltenham Place* – 18/03527/LA – MCG to BCC – 6.8.2018: Letter of comment.

4) **Planning Decisions not detailed above**

None

5) **Planning Applications**

*125 Richmond Road* – 18/03320/H – 25.7.2018: Demolition of existing timber and glazed extension. Construction of new rear extension. No comment.

*125 York Road* – 18/03584/LA – 1.8.2018: Proposed replacement of 2no. windows at second and third floor levels. Letter to object to configuration of top window.

*53 Cobourg Road* – 18/03858/H and 18/03859/LA – 8.8.2018: Alterations and enlargement to existing 2 storey side extension including associated internal and external works and erection of a new greenhouse. No comment.

*54 Banner Road* – 18/03749/VC – 15.7.2018: Cherry in front garden to be removed. No comment.

*45 Ashley Hill* – 18/03872/CE – 22.7.2018: Application for a Certificate of Existing Use – 4no. flats, (one flat per floor). No comment.

*46 Upper Cheltenham Place* – 18/03736/LA – 5.8.2018: Alteration to wall lining of top-floor (3rd storey) bathroom; alteration to top-floor bathroom window; and installation of new Velux to hallway. No comment.

*7 Sussex Place* – 18/04192/F – 12.8.2018: Roof extension, 2 and 3 storey rear extension, removal of shop front and associated external alterations to front and rear elevation and change of use of former public house with residential use over (A4/C3), to provide 3no. residential units, with associated works. Provision of bin and bike storage. Letter to object to the mansard roof, to comment on the internal configuration and to request that a front garden wall be included.

6) **Update on other meetings**

*Hamilton House* – 21.8.2018, 12 noon to 7pm on site – community consultation on residential plans.

Carriageworks Cultural Plan – 12.9.2018 at Salvation Army – drop-in 2-6pm, presentation/discussion 6.30-8pm.

CAP – 17.7.2018 – the panel objected to the application for *144 Cheltenham Road* and supported, with suggestions, the application for *20 Stokes Croft*.

CAP – 20.8.2018 – no local applications on the agenda.

7) **AOB**

*Bath Buildings* – an on-street bike hangar has appeared. Letter to BCC Highways Service to highlight the lack of consultation on this TRO (Traffic Regulation Order), particularly in a conservation area, and the poor siting of this first one in the area.

*Outside Kwik Fit and 7 Bath Buildings* – change of paving material. Letter to BCC to establish where the stone slabs have gone since the commencement of works here and to request their reinstatement.

*Regulations affecting rental properties* – it was noted that from 1 April 2018 tenanted properties must have a minimum Energy Performance Certificate (EPC) rating of E, and that from 1 October 2018 the minimum bedroom size in a House of Multiple Occupation (HMO) is 6.51 sq m for one person.

8) **Date of next meeting**

General Meeting 17 September 2018.