

# Montpelier Conservation Group

## Minutes of the General Meeting

18 February 2019

1) **Minutes of the 21 January 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

*Carriageworks Building A* – proposed revisions (of consented application 14/05930/F) – Jenny Gee to MCG – 4.2.2019. Notification of PG Group response to consultation comments by letter and also 7.2.2019 by email.

*104 Stokes Croft* – 19/00436/X – BCC to MCG – 7.2.2019. Notification of application.

*144 Cheltenham Road* – 18/05267/F – BCC to MCG – 8.2.2019. Notification of new drawings.

*127 Richmond Road* – 18/06460/F – MCG to BCC – 8.2.2019. Letter of comment.

4) **Planning Decisions not detailed above**

None

5) **Planning Applications**

*6 Upper York Street* – 19/00066/F and 19/00067/LA – 23.1.2019. Conversion and extension of 6 Upper York Street and the former Coroner's Court and erection of a four-storey building to create 54 no. residential units; business space for Class A2/Class B1 uses; associated cycle storage and landscaping (phased development). No comment.

*144 Cheltenham Road* – 18/05267/F – 8.2.2019. Change of use of first-floor store and retail mezzanine, and rear of ground-floor retail, to offices – new drawings submitted. No additional comment.

*104-106 Stokes Croft*

19/00409/NMA – 27.1.2019. Application for a non-material amendment following a grant of planning permission Ref 17/04438/X – Variation of condition numbers 2 (demolition), 3 (material samples), 4 (contamination remediation strategy), 11 (details of bird nesting), 18 (recording of the historic fabric of the buildings to be disturbed or concealed), 19 (contamination site characterisation), 22 (sustainable drainage strategy), 23 (code for sustainable homes), 24 (Breeam) and 43 (list of approved plans) for planning permission 14/05930/F – now proposed external alterations to Block C (Carriageworks Building) and 19/00436/X – 3.2.2019 – Application to vary condition No.5 (List of Approved Plans) attached to planning permission 17/04561/X. No comment.

19/00408/NMA – 27.1.2019. Application for a non-material amendment following a grant of planning permission Ref 17/04438/X – Variation of condition numbers 2 (demolition), 3 (material samples), 4 (contamination remediation strategy), 11 (details of bird nesting), 18 (recording of the historic fabric of the buildings to be disturbed or concealed), 19 (contamination site characterisation), 22 (sustainable drainage strategy), 23 (code for sustainable homes), 24 (Breeam) and 43 (list of approved plans) for planning permission 14/05930/F – now proposed alterations to Block B, with infilling of recesses on upper floor balconies of Stokes Croft and courtyard elevations. No comment.

*7 Ashley Road* – 19/00331/COND – 27.1.2019. Application to approve details in relation to condition 2 – contamination report 3 – samples 4 – ventilation strategy and 5 – odour management of permission 16/06942/F Change of Use from A1 / A2 to a A3 Restaurant/Cafe Premises. Installation of extraction flue, refurbishment of shop-front, Refurbishment of roof and wall finishes. Letter of comment to draw attention to possible anomalies.

*3 Northcote Villas, Cobourg Road* – 19/00287/VC – 27.1.2019. T1 – Laurel – Reduce by roughly 60%. [included for information only – decided 14.2.2019]

*409 412 Armidale Place* – 19/00498/VC – 3.2.2019. London Plane x 5 (T1-T5). Crown lift up to 3m, reduce laterals over road by up to 1.5m and reduce laterals over restaurant to rebalance, remove crossing rubbing branches, formative prune to ensure a single dominant leader on each tree. No comment.

*Classic House, Stokes Croft* – 19/00565/F – 3.2.2019. Two storey extension above existing building, to provide 4no. purpose-built student apartments (sui generis). Letter of objection to the alignment of the top storeys and to the rhythm of the modular elements and their vertical references, with a request for attention to be paid to the retention of the trees regardless of their position in or out of the Conservation Area.

**6) Update on other meetings**

CAP – 19.2.2019 – 6 *Upper York Street* on the agenda.

**7) AOB**

It had been noted that The Parlure Ltd had made a licensing application for an event on Albany Green on 1 June 2019 to run from 12 noon until 10pm.

**8) Date of next meeting**

General Meeting 18 March 2019.