

# Montpelier Conservation Group

## Minutes of the General Meeting

17 June 2019

1) **Minutes of the 20 May Annual 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

*20 Brook Road* – 19/01154/F – MCG to BCC – 24.5.2019. Letter of objection, and BCC to MCG – notification of refusal.

*125 York Road* – 19/01947/H and 19/01948/LA – BCC to MCG – 28.5.2019. Notification of application.

*31-45 Lower Ashley Road* – 19/02157/F – BCC to MCG – 29.5.2019. Notification of application.

*104-106 Stokes Croft* – 19/02364/X – BCC to MCG – 29.5.2019. Notification of application.

*26 Picton Lane* – 19/01898/F – MCG to BCC – 12.6.2019. Letter of comment.

4) **Planning Decisions not detailed above**

None

5) **Planning Applications**

*31-45 Lower Ashley Road* – 19/02157/F – 5.6.2019: Construction of a 4-storey block of flats to provide 31 units of residential accommodation including affordable housing, cycle parking, refuse storage and amenity space. Letter of objection.

*125 York Road* – 19/01947/H and 19/01948/LA – 5.6.2019: Install a wooden bike shed in the front yard. No comment.

*104-106 Stokes Croft* – 19/02364/X – 19.5.2019: Application for variation of Condition No. 37 following grant of planning permission 17/04438/X – Application for removal or variation of a condition following grant of 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 – Submission of Remediation Scheme), 20 (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/FF. Letter of objection.

*Land to Rear of 186 Cheltenham Road* – 19/02468/COND – 26.5.2019: Application to approve details in relation of condition 3 (unexpected contamination) and 6 (photovoltaic panels) of permission 17/05453/F Demolition of existing vacant storage building and erection of building comprising 2.No student houses (sui generis use).

*[nb application not open for comments – included for information only]*

*54 Stokes Croft* – 19/02448/F – 26.5.2019: Change of use shop (Use Class A1) to drinking establishment (Use Class A4). Letter of objection to proposed bin storage arrangements.

*131 York Road* – 19/00780/CPLB – 26.5.2019: Application for a Certificate of Proposed Development (Listed Building) – Restoration of sash window. No comment.

*Hamilton House, 80 Stokes Croft* – 19/02560/F – 2.6.2019: Change of use of part of the Stokes Croft ground floor frontage of the building from Offices (Use Class B1) to Retail (Use Class A1). No comment.

*43A Richmond Road* – 19/02480/COU – 2.6.2019: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3). No comment.

*47 Fairfield Road* – 19/02753/VC – 9.6.2019: We have an old hawthorn that is past its best in our garden. We have a new tree planted next to it but a lower dead branch is restricting light to the new tree. Therefore it needs a crown reduction of approx. 2m and 1 lower branch removal. No comment.

*28 Upper Cheltenham Place* – 19/02637/LA – 9.6.2019: Removal of existing sand and cement render (circa 1980) from rear of building. Replace with traditional lime render. No comment.

*Elim Pentecostal Church, Jamaica Street* – 19/02534/F – 9.6.2019: Proposed mural on the external facade of the brick wall facing Hillgrove Street. No comment.

*22 Albert Park* – 19/02825/F – 16.6.2019: Removal of existing garage and erection of new 4-storey building, containing 2 No 2-bedroom dwellings (Re-submission of Planning Application 15/00437/F). Letter of objection.

*Hamilton House* – 9.6.2019: Applications for change of use to Residential as below. No comment.

*Ground Floor, Hamilton House* – 19/02713/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C – 1 unit;

*Block A, Third Floor, Hamilton House* – 19/02694/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block A3 – 6 units;

*Block A, Fifth Floor, Hamilton House* – 19/02695/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block A5 – 6 units;

*Block B, First Floor, Hamilton House* – 19/02696/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block A3 – 4 units;

*Block B, Fourth Floor, Hamilton House* – 19/02706/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B4 – 3 units;

*Block B, Fifth Floor, Hamilton House* – 19/02707/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B5 – 4 units;

*Block C, First Floor, Hamilton House* – 19/02708/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C1 – 5 units;

*Block C, Fourth Floors, Hamilton House* – 19/02711/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C4 – 5 units;

*Block C, Fifth Floor, Hamilton House* – 19/02712/COU: Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C5 – 5 units.

**6) Update on other meetings**

CAP – 16.4.2019 – there were no local applications on the agenda.

CAP – 18.6.2019 – *104-106 Stokes Croft, 31-45 Lower Ashley Road and 2 Moon Street and 2-18 Stokes Croft* on the agenda.

**7) AOB**

An attempt would be made to locate the graffiti removal products previously available in the area.

**8) Date of next meeting**

General Meeting 15 July 2019.