

Montpelier Conservation Group

Minutes of the General Meeting

15 July 2019

1) **Minutes of the 17 June 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 – BCC to MCG – 18.6.2019 – Notification of December 2016 decision under the Licensing Act that the application was rejected in part and granted in part.

28 Albany Road – 19/01882/F – MCG to BCC – 18.6.2019 – Letter of objection; and BCC to MCG – 6.7.2019 – Notification application granted.

88 Stokes Croft – 19/01994/F – MCG to BCC – 18.6.2019 – Letter of objection; and BCC to MCG – 27.6.2019 – Notification application granted.

54 Stokes Croft – 19/02448/F – MCG to BCC – 19.6.2019 – Letter of objection; and BCC to MCG – 10.7.2019 – Notification of adjusted plans.

22 Albert Park – 19/02825/F – BCC to MCG – 24.6.2019 – Notification of application; and MCG to BCC – 11.7.2019 – Letter of objection.

Classic House, Stokes Croft – 19/00565/F – BCC to MCG – 5.7.2019 – Notification of revised details.

104-106 Stokes Croft – 19/02364/X – MCG to BCC – 9.7.2019 – Letter of objection.

2 Moon Street and 2-18 Stokes Croft – 19/01817/F – MCG to BCC – 9.7.2019 – Letter of objection.

31-45 Lower Ashley Road – 19/02157/F – MCG to BCC – 9.7.2019 – Letter of objection.

4) **Planning Decisions not detailed above**

131 York Road – 19/00780/CPLB – 17.6.2019 – Granted.

5) **Planning Applications**

119 Richmond Road – 18/05793/H (in connection with Appeal lodged APP/Z0116/d/19/3226410) – 19.6.2019: Erection of a part 1/part 2 storey rear extension. [*nb for information only*]

8 Sussex Place – 19/02966/LA – 3.7.2019: Proposed works to basement. No comment.

104-106 Stokes Croft – 19/02364/X – 10.7.2019 – Amended plans (MCG not notified by BCC): 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/F. Letter of objection again to the material amendments within this application, and to the subsequent revised plans presented to CAG.

71 York Road – 19/02398/H – 16.6.2019: New roof extension to front. No comment.

105 Ashley Road – 19/02956/F – 23.6.2019: Replacement of existing windows, with slim line double glazed timber. Letter of comment on the inaccuracies within the application.

18 Ashley Road – 19/02955/F – 30.6.2019: Proposed replacement of all windows with UPVC units. Letter of objection to the materials, but also to request that more consistency be brought into the window style.

Masjid Assahaba Mosque, 135-137 Cheltenham Road – 19/03168/A – 30.6.2019: 3 No lettering signs externally illuminated; and 19/03124/LA – 30.6.2019: Installation of new signage externally illuminated. No comment.

15 St Andrews Road – 19/03288/H – 7.7.2019: Proposed single storey rear extension. No comment.

Decourcy House, Upper York Street, St Pauls – 19/03319/COU – 7.7.2019: Notification for prior approval for a proposed change of use of part ground, first, second and third storey of the building from B1(a) office to 31no. dwelling units. No comment. And 19/03370/VC – 14.7.2019: Hawthorn trees (2) – removal of trees to front of property. Letter of objection to the loss of the trees.

54 Stokes Croft – 19/02448/F – 7.7.2019: Change of use shop (Use Class A1) to drinking establishment (Use Class A4). Letter of objection to proposed bin storage arrangements, albeit amended.

6) Update on other meetings

CAP – 18.6.2019 – *104-106 Stokes Croft and 2 Moon Street and 2-18 Stokes Croft*: the panel raised objections.

CAP – 16.7.2019 – *104-106 Stokes Croft* – revised plans to be raised under Matters Arising.

CAG – 10.7.2019 – meeting with the developers of *104-106 Stokes Croft*.

7) AOB

Discussion on improving the bin storage arrangements on the Bath Buildings pedestrian section.

Visitors explained their plans pre-application for a new house in the area.

8) Date of next meeting

General Meeting 19 August 2019.