

Montpelier Conservation Group

Minutes of the General Meeting 18 November 2019

1) Minutes of the 21 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

Montpelier BeanFeast Closure – 26.10.2019 – MCG to Montpelier BeanFeast: email of appreciation.
Montpelier BeanFeast to MCG: email of thanks.

65 Ashley Road – 19/04414/F – 28.10.2019 – MCG to BCC: letter of comment.

63 Ashley Road – 19/04584/VC – 22.10.2019 – MCG to BCC: letter of objection to felling.
And 30.10.2019 – BCC to MCG: notification of refusal decision, TPO applied.

40 St Andrews Road – 19/04409/F – 28.10.2019 – MCG to BCC: letter of objection.
And 15.11.2019 – BCC to MCG: notification of new drawings.

104-106 Stokes Croft – 19/02364/X – 6.11.2019 – BCC to MCG: notification of revised details.

The Criterion Public House, 155 Ashley Road – 19/03566/F – BCC to MCG – 12.11.2019:
notification of refusal decision.

4) Planning Decisions not detailed above

None

5) Planning Applications

85 Shaftesbury Avenue – 19/04623/H – 6.11.2019. Proposed loft conversion, with rear roof extension and 3 no. front roof lights. No comment.

104-106 Stokes Croft – 19/02364/X – 6.11.2019. 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, noting the amendments but reiterating the previous comments from MCG.

69 Upper Cheltenham Place – 19/05191/VC – 27.10.2019. T1 – Pittosporum – Reduce by 30%.
No comment.

26 Picton Lane – 19/05397/COND – 10.11.2019. Application to approve details in relation to condition 2 (CMP) of permission 19/01898/F Demolition of a single storey shed and the construction of a new three storey residential (Use Class C3) development containing 4 x 2 bedroom flats and 2 x 1 bedroom flats.
[nb application not open for comments – included for information only]

20 Stokes Croft – 19/05179/F – 10.11.2019. Application for use of the ground floor of No. 20 Stokes Croft as a shop (Use Class A1) or gymnasium (Use Class D2), under Class V of Part 3 of Schedule 2 of the General Permitted Development England Order 2015. No comment.

Backfields House, Upper York Street – 19/03894/F – 10.11.2019. Provision of 2no. eco pods, to be used as short-term accommodation. Comments postponed as application currently removed from BCC website.

40 St Andrews Road – 19/04409/F – 18.11.2019: Erection of two-storey dwelling on land to rear. (Self Build) – additional drawings. Letter of response to notification.

6) Update on other meetings

CAP – 19.10.2019 – *104-106 Stokes Croft, 117-119 Stokes Croft and 13-25 Wilder Street* on the agenda.

7) AOB

Conservation Area – previously printed advice to be circulated for comment prior to launch on MCG website.
Ashley Hill – some MCG members to convene meeting with local residents to formulate clean-up strategy.
Goodrich House – completed historical study to be launched on MCG website.

8) Date of next meeting

General Meeting 16 December 2019.