

# Montpelier Conservation Group

## Minutes of the General Meeting 16 December 2019

- 1) **Minutes of the 18 November 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  
*40 St Andrews Road* – 19/04409/F – 26.11.2019 – BCC to MCG: notification of decision – granted.  
*7 Old Ashley Hill* – 19/03809/H – 2.12.2019 – BCC to MCG: notification of decision – granted (with revised window style of timber sash).  
*Car Parking Area, Rear of Colston's Girls' School, Station Road* – 19/03961/F – 9.12.2019 – BCC to MCG: notification of revised application.  
*104-106 Stokes Croft* – 19/02364/X – 13.12.2019 – MCG to BCC: letter of objection to revised plans.  
*54 Stokes Croft* – 19/05730/F, 19/05731/LA, 19/05252/F and 19/05253/LA – 11.12.19 – BCC to MCG: notification of 4 planning applications.
- 4) **Planning Decisions not detailed above**  
None
- 5) **Planning Applications**  
*97 Richmond Road* – 19/04936/F – 4.12.2019. Change of use from dwelling house to a 4 bed HMO (Use Class C4). No comment.  
*Car Parking Area, Rear of Colston's Girls' School, Station Road* – 19/03961/F – 11.12.2019. Full planning application for the erection of office and workshop building with dedicated car parking and associated works. Letter welcoming the revised plans, which are in line with the previous comments of MCG.  
*Land to Rear of 28-36 Picton Street* – 19/05512/COND – 17.11.2019. Application to approve details in relation to condition 2 (cmp) of permission 17/06833/F Demolition of existing single storey warehousing. Construction of new development comprising three storey residential building with eight flats and single storey building with six office units. [nb condition approved 18.11.2019 – included for information only]  
*9 Sussex Place* – 19/04982/F – 24.11.2019. Conversion and extension of existing garage to form a single dwelling house. (Self Build). Letter of objection.  
*54 Stokes Croft* – 19/05730/F and 19/05731/LA – 1.12.2019. Change of Use of the basement and ground floor from retail (Class A1) to mixed-use cafe and take-away (Use Classes A3 and A5) with ancillary office and storage space, including internal and external alterations, provision of refuse/recycling storage, provision of extraction plant and pavement seating. Letter of objection.  
*54 Stokes Croft* – 19/05252/F and 19/05253/LA – 1.12.2019. Mansard roof extension to accommodate 1 bed apartment. Letter of objection.  
*20 Brook Road* – 19/05748/F – 1.12.2019. Conversion of basement into a 1 bedroom (2 bed space) self contained dwelling and associated external alterations. Letter of objection.  
*109 Ashley Road* – 19/05910/VC – 8.12.2019. T1 mature cherry tree – crown reduce 30% all round to clear from highway and pavement. A decision is urgent as there is a highways agency deadline for the issue to be addressed with a deadline of next Weds 11th and we have scheduled the work for Tuesday 10th. No comment.  
*13 Brook Road* – 19/05874/H – 8.12.2019. Demolition of rear utility room, erection of an infill extension to the rear and re-building of the garden wall. No comment.  
*26 St Andrews Road* – 19/05843/VC – 8.12.2019. T1 – Bay Laurel A – pollard to 2m high. No comment.  
*75 Shaftesbury Avenue* – 19/05894/H – 8.12.2019. Rear dormer roof extension to facilitate a loft conversion with 2 roof lights to the front floor slope. Installation of new french doors to rear elevation and blocking up of existing kitchen door. No comment.

**6) Update on other meetings**

CAP – 17.12.2019 – 9 *Sussex Place* and the mansard roof application of *54 Stokes Croft* on the agenda.  
*Ashley Hill* – 21.11.2019 – preliminary meeting for clean-up strategy.

**7) AOB**

*Albany Green* – an application 19/06672/PRGRT has been made to the Licensing Team at BCC by the Star and Garter to produce events which would take over the whole of Albany Green. The submitted application mentions 6-8 events throughout the licence period, whereas the site notice mentions 10-15 events per calendar year. MCG to send a letter of objection.

*St Andrews Road* garage site development – visitor to the meeting showed preliminary sketches to the group for comment.

*Fairlawn School Christmas Fair* – the group were delighted to have had a stall at the fair on 7 December 2019.

**8) Date of next meeting**

General Meeting 20 January 2020.