

Montpelier Conservation Group

Minutes of the General Meeting 20 January 2020

1) Minutes of the 16 December 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

Star and Garter, Albany Green – licensing application 19/06672/PRGRT – 17.12.2019 – MCG to BCC: letter of objection.

Car Parking Area, Rear of Colston's Girls' School, Station Road – 19/03961/F – 27.12.2019 – MCG to BCC: letter of support.

9 Sussex Place – 19/04982/F – 27.12.2019 – MCG to BCC: letter of objection.

54 Stokes Croft – 19/05730/F and 19/05731/LA – 3.1.2020 – MCG to BCC: letter of objection to café.
19/05252/F and 19/05253/LA – 5.1.2020 – MCG to BCC: letter of objection to mansard roof, and
20.1.2020 – BCC to MCG: notification that application had been withdrawn.

20 Brook Road – 19/05748/F – 5.1.2020 – MCG to BCC: letter of objection.

4) Planning Decisions not detailed above

Star and Garter, Albany Green – licensing application 19/06672/PRGRT – 9.1.2020 – granted in part and refused in part.

5) Planning Applications

27-29 Ashley Road – 19/06039/F and 19/06040/LA – 15.12.2019. Installation of 20 No. solar panels as part of a 6.7kWp solar PV renewable energy generation system on the roof of the application property.
No comment.

Hamilton House, 80 Stokes Croft – 19/06048/COU – 1.1.2020. Application for prior approval for a proposed change of use of part of ground floor and 5th floor of Block C from Offices (Class B1(a)) to dwellinghouse (Class C3) – (5 Units). No comment.

121 Ashley Road – 19/06036/COND – 15.12.2019. Application for approval of details reserved by condition. 2. Detailed drawings. 3. PV Panels. 4. Contamination following grant planning permission 16/06093/F – Proposed conversion of storage/garage to residential 1-bedroom, 2-bedspace unit with single storey extension to the rear.
[nb application not open for comments – included for information only]

3 Ashley Hill – 19/06169/H – 22.12.2019. Proposed single storey rear extension. No comment.

26 Stokes Croft – 19/06130/F – 22.12.2019. Proposed change of use from retail and office (Use Classes A1 and B1(a)) to mixed-use cafe, shared workspace and music production studios (Use Classes A3, B1(a) and B1(b)), with associated cycle and refuse storage. No comment.

82 Cobourg Road – 19/06066/LA – 22.12.2019. Amendment to elevation shown in Listed Building Consent 19/03613/LA to accommodate ground level slope. And 19/05734/X – 12.1.2020 – Application for variation of condition no.3 (List of Approved Plans) of permission 19/03737/H – Restore a collapsed boundary wall behind the house to a reduced height and add open-boarded fencing above – height and slope of the wall adjusted. No comment.

Backfields House, Upper York Street – 19/03894/F – 22.12.2019. Provision of 2no. eco pods, to be used as short-term accommodation. Letter of comment.

3 Cobourg Road – 19/06220/VC – 29.12.2019. Sycamore – Remove 3 lower branches over flats and reduce height by 33%. No comment.

26 Picton Lane – 19/06200/COND – 29.12.2019. Application to approve details in relation to condition 3 (Dust Impact Assessment and Site Specific Construction Environmental Management Plan) 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]

Rear 28-36 Picton Street – 19/06202/COND – 29.12.2019. Application to approve details in relation to condition 3 (dust impact assessment), 5 (contamination), 6 (remediation) and 7 (approved remediation scheme) 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 application not open for comments – included for information only]

Unit 5-7 Ashley Trading Estate – 19/06069/COND – 29.12.2019. Application for approval of details in relation to Conditions 1 (time limit), 2 (external works) and 3 (drawing list) of 13/04824/F Construction of covered infill area.

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

156 Cheltenham Road – 20/00003/VP – 5.1.2020. London Plane (T1) – Fell. (TPO 1363) Fell due to safety. Letter of comment on replacement tree and request for BCC to carry out an inspection.

Westmoreland House, 104-106 Stokes Croft – 20/00102/COND – 12.1.2020. Application to approve details in relation to condition 4 (remediation measures) 13 (remediation scheme) and 14 (investigation and risk assessment) of permission 17/04438/X permission 14/05930/F Demolition of Westmoreland House and No.4 Ashley Road.

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

18 Upper Cheltenham Place – 20/00096/VC – 12.1.2020. Re-pollard ash tree to previous points. No comment.

50 Richmond Road – 20/00036/VC – 12.1.2020. Acacia – 30% crown reduction. Tree is dominating and overshadowing garden and neighbours, a 30% crown reduction is requested. No comment.

Montpelier Health Centre – 20/00208/VC – 19.1.2020. Acacia – Crown Raise over the car park by 2m and cut back from the building by 3m and remove dead wood. No comment.

6) Update on other meetings

CAP – 17.12.2019 – the panel recorded an objection to the *9 Sussex Place* application and for the mansard roof application of *54 Stokes Croft* the response was neutral.

CAG – 7.1.2020 – meeting to discuss proposed amendments to the *Westmoreland House* application.

7) AOB

Dangerous Hill – work has started on the garden of the flats at the top of St Andrews Road, with the loss of a prominent privet hedge.

Cobourg Road – an informal motorcycle parking arrangement, including dotted white lines and wall fixings, had been brought to our attention.

8) Date of next meeting

General Meeting 17 February 2020.