

# Montpelier Conservation Group

## Minutes of the General Meeting

17 February 2020

1) **Minutes of the 20 January 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

*Westmoreland House, 104-106 Stokes Croft* – 19/02364/X – 29.1.2020 – BCC to MCG: notification that this application was going to committee. And 31.1.2020 – BCC to MCG: letter stating the application had been withdrawn from the agenda.

*9 Sussex Place* – 19/04982/F – 3.2.2020 – BCC to MCG: notification that application had been withdrawn.

*66 Bath Buildings* – 19/05444/F – 7.2.2020 – BCC to MCG: notification of new application.

*Car Parking Area, Rear of Colston's Girls' School, Station Road* – 19/03961/F – 11.2.2020 – BCC to MCG: notification that permission had been granted.

*Classic House, Stokes Croft* – 20/00444/X – 11.2.2020 – BCC to MCG – notification of new application.

*156 Cheltenham Road* – 20/00003/VP – 14.2.2020 – MCG to BCC – letter of comment.

*Backfields House, Upper York Street* – 19/03894/F – 14.2.2020 – MCG to BCC – letter of comment.

4) **Planning Decisions not detailed above**

*31-45 Lower Ashley Road* – 20/00232/N – 14.2.2020. Application for prior notification of proposed demolition of the main building. Decided – prior approval not required.

5) **Planning Applications**

*84 St Andrews Road* – 19/06208/H – 2.2.2020. Convert flat roof to roof terrace. Letter of comment.

*66 Bath Buildings* – 19/05444/F – 2.2.2020. Proposed door at ground floor, to provide separate access to first and second floor flat. Letter of objection.

*Classic House, Stokes Croft* – 20/00444/X – 2.2.2020. Application for removal of Condition No. 7 (Green wall condition) following grant of planning permission 19/00565/F.

And 20/00460/NMA – 2.2.2020. Application for a non-material amendment following grant of planning permission. 19/00565/F – Two storey extension above existing building, to provide 4 no. purpose-built student apartments (sui generis). No comments.

*Classic House, Stokes Croft* – 20/00442/COND – 2.2.2020. Application to approve details of condition 2 (cmp), 3 (sound insulation), 4 (arboricultural method statement), 5 (boiler efficiency), 6 (pv array), 8 (further details), 9 (samples) and 19 (travel plan) of permission 19/00565/F Two storey extension above existing building, to provide 4no. purpose-built student apartments (sui generis).

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

*The Croft, 117-119 Stokes Croft* – 20/00428/COND – 2.2.2020. Application to approve details in relation to condition 2 (consent for any unauthorised alterations) and 3 (further details) of permission 19/04316/LA Proposed installation of internal stair between ground and first floor level. Relocation of customer welfare/toilets to first floor from cellar basement.

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

*25C Ashley Road* – 20/00567/VC – 9.2.2020. (T1) Copper Beech – Reduce Beech by 2m away from property. No comment.

*108 York Road* – 20/00512/VC – 9.2.2020. Eucalyptus – Fell. No comment.

*Knightstone Villas, Upper Cheltenham Place* – 20/00482/F – 9.2.2020. Proposed replacement front door. No comment.

*11-13 & 15-19 Stokes Croft* – 20/00288/F – 9.2.2020. Partial demolition, conversion and extension of No.'s 11-13 from bike shop (Use Class A1) to bar and ancillary staff facilities (Use Class A4); conversion of No.'s 15-19 from motorcycle showroom (Sui Generis) to mixed-use development of cafe/restaurant, bar, event space and micro-distillery (Use Classes A3, A4, D2 and B1(c)), including internal and external alterations, creation of central courtyard, provision of cycle and refuse/recycling storage, provision of plant and pavement seating. No comment.

*YardArts, 17-29 Lower Ashley Road – 20/00501/COND – 9.2.2020. Application to approve details in relation to condition 2 (details extract/ventilation), 3 (noise sensitive), 4 (foundation design/off site trees), 7 (cmp), 8 (emp), 9 (contamination), 10 (remediations), 12 (suds), 15 (living roof) and 20 (bird boxes/bricks bat roosting) of permission 18/06646/F Construction of a 4 storey block of flats to provide 31no. units. (Major).*

*And 20/00634/COND – 16.2.2020. Application to approve details in relation to condition 13 (highway works) of permission 18/06646/F Construction of a 4 storey block of flats to provide 31no. units. (Major).  
[nb applications not open for comments – included for information only]*

*72 York Road – 20/00599/VC – 16.2.2020. T2 – Mulberry – Prune back to pruning points as indicated c.4m from ground level. T3 – Ginkgo – Remove lowest limb over neighbouring garden. No comment.*

*26 Picton Lane – 20/00632/COND – Application to approve details reserved by condition nos 4 (Highway works – General arrangement plan), 5 (Highway Condition Survey), 6 (Land affected by contamination), 7 (Submission of Remediation Scheme), 8 (Implementation of Approved Remediation) attached to 19/01898/F, which approved the 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]*

**6) Update on other meetings**

CAP – 18.2.2020 – no local applications on the agenda, but the panel's attention to be drawn to the state of a local Listed Building At Risk.

Bristol Waste – 20.2.2020 – meeting to discuss proposals for management of waste and recycling bins.

**7) AOB**

*Westmoreland House* – planning application 19/02364/X was due to go to committee but has been withdrawn from the agenda.

*HMOs* – the Bristol Local Plan consultation on HMOs can be found at:

<https://www.bristol.gov.uk/planning-and-building-regulations/review-draft-hmo-planning-document>

The deadline for comments is 20 March 2020.

**8) Date of next meeting**

General Meeting 16 March 2020.