

Montpelier Conservation Group

Minutes of the General Meeting

20 April 2020

The meeting was held by video conference due to the Covid-19 outbreak.

1) Minutes of the 16 March 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

Backfields House, Upper York Street – 19/03894/F – 17.3.2020 – BCC to MCG – notification of decision: Granted.

84 St Andrews Road – 19/06208/H – 18.3.2020 – BCC to MCG – notification of decision: Refused.

54 Stokes Croft – 19/05730/F – 26.3.2020 – BCC to MCG – notification of decision: Granted.

104-106 Stokes Croft – 20/00894/F – 8.4.2020 – MCG to BCC letter of objection and 20.4.2020 – BCC to MCG – notification of decision: Granted.

Also 19/02364 – 17.4.2020 – BCC to MCG – notification of decision: Granted.

7 Ashley Road – 20/01530/PRGRT – 16.4.2020 – MCG to BCC – letter of objection and 20.4.2020 – BCC to MCG – notification of Licensing Committee Hearing 14.5.2020.

106 York Road – 20/01181/H – 20.4.2020 – MCG to BCC – letter of objection.

4) Planning Decisions not detailed above

None

5) Planning Applications

7 Ashley Road – 20/01530/PRGRT – 20.3.2020. The application is for Picton Street Summer Garden Event which is an outdoor food event, consisting of a summer garden bar with local food operators on a rotating basis to be held between 1st July 2020 to 3rd September 2020. Letter of objection sent.

106 York Road – 20/01181/H – 24.3.2020. Demolition of existing conservatory and side extension. Construction of rear single storey extension and single storey split level extension to side. Letter of objection sent.

84 Stokes Croft – 20/01324/F and 20/01325/LA – 25.3.2020. New lightweight contemporary entrance canopy to listed building and renovation of existing semi-derelict residential back building and construction of additional floors to provide new units. Letter of objection.

64A York Road – 20/01407/VC – 27.3.2020. Prunus – Reduce height and spread by 3m, Bay – Reduce Crown Height and spread by 3m. No comment.

Car Parking Area, Rear of Colstons Girls School, Station Road – 20/01466/COND – 1.4.2020. Application to approve details in relation to condition 3 (tree protection), 4 (soil), 5 (clearance of vegetation), 6 (contamination) and 9 (survey of the footway) of permission 19/03961/F Full planning application for the erection of office and workshop building with dedicated car parking and associated works.

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

86-92, 96-102 Stokes Croft and Croftdale, Hepburn Road – 20/01558/SCR – 3.4.2020. Request for a Screening Opinion as to whether an Environmental Impact Assessment is required for demolition of Croftdale and other industrial buildings on site and redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 66 student bed spaces (sui generis), 9no. residential units (Class C3) and 2no. workshop units (Class B1) whilst retaining the existing ground floor retail units on Stokes Croft and the existing student accommodation at 86-92 and 96-98 Stokes Croft. (Please note that this is not a planning application and therefore we are not carrying out public consultation on the proposal at this stage).

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

Ground Floor Flat, 13 Bath Buildings – 20/01588/CE – 8.4.2020. Application for a Lawful Development Certificate for an Existing use or operation or activity for an existing use of Class C3 residential. No comment.

13-15 Bath Buildings – 20/01590/CE – 8.4.2020. Application for a Lawful Development Certificate for an Existing use or operation or activity for an existing use of HMO. No comment.

*40 St Andrews Road [the new house is on Richmond Road] – 20/01630/COND – 14.4.2020. Application to approve details in relation to condition 2 (suds) 3 (tree protection) and 4 (further details) of permission 19/04409/F Erection of two-storey dwelling on land to rear. (Self Build).
[nb application not open for comments – included for information only]*

55 Cobourg Road – 20/01634/VC – 14.4.2020. T1 – Robinia pseudoacacia – reduce crown by 3 metres in height and 2-3 metres in spread (removing more spread where branches are longer). No comment.

*86-92, 96-102 Stokes Croft and Croftdale, Hepburn Road – 20/01551/PREAPP – 20.4.2020.
Redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 66 student bed spaces (sui generis), 9no. residential units (Class C3) and 2no. workshop units (Class B1) whilst retaining the existing ground floor retail units on Stokes Croft and the existing student accommodation at 86-92 and 96-98 Stokes Croft. Feedback to NPN.*

[As this is a Pre-App the documents are not available online, but the Pre-App design statement has been circulated by email]

6) Update on other meetings

CAP – 21.4.2020 – 106 York Road 20/01181/H, 84 Stokes Croft 20/01324/F and 20/01325/LA, and 86-92, 96-102 Stokes Croft and Croftdale, Hepburn Road 20/01551/PREAPP on the agenda.

CAP – 17.3.2020 – 20/00288/F – 11-13 and 15-19 Stokes Croft. CAP minuted support for the application.

7) AOB

It was agreed that a new book about the history of 60 Fairfield Road would be mentioned on the MCG website.

8) Date of next meeting

Annual General Meeting 18 May 2020 – details of the format will be confirmed in due course.