

Montpelier Conservation Group

Minutes of the General Meeting

21 September 2020

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

1) Minutes of the 17 August 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

117A Lower Cheltenham Place – 20/02400/VC – BCC to MCG – 24.8.2020 – Notification that application had been withdrawn.

18A, B & C Ashley Road – 20/03097/F – MCG to BCC – 25.8.2020 – Letter of objection.

21 Ashley Road – 20/03099/F and 20/03100/LA – MCG to BCC – 25.8.2020 – Letter of objection.

26A, B & C Ashley Road – 20/03104/F – MCG to BCC – 25.8.2020 – Letter of objection.

30A Sussex Place – 20/03259/VC – MCG to BCC – 25.8.2020 – Letter of comment and BCC to MCG – 10.9.2020 – Notification of decision – Preservation order not required.

32 York Road – 20/02777/H – MCG to BCC – 25.8.2020 – Letter of objection.

119 Richmond Road – 20/03559/X – MCG to BCC – 26.8.2020 – Letter of comment.

90 Lower Cheltenham Place – 20/01828/F and 20/02272/LA – BCC to MCG – 14.9.2020 – Notification that application had been withdrawn.

4) Planning Decisions not detailed above

68 Upper Cheltenham Place – 20/03223/VC – Granted before MCG letter of comment submitted.

66 Upper Cheltenham Place – 20/03226/VC – Granted before MCG letter of comment submitted.

5) Planning Applications

17 Fairfield Road – 20/03703/VC – 17.8.2020. Mature ornamental cherry tree – reducing its overall canopy by about 30%. Front garden. No comment.

123A-D Ashley Road – 20/03107/F and 20/03108/LA – 18.8.2020. Remove the existing timber glazed sash windows and replace with double glazed timber sash windows. Letter of objection.

127 Ashley Road – 20/03110/F and 20/03111/LA – 18.8.2020. Remove the existing timber glazed sash windows replace with double glazed timber sash windows. Letter of objection.

133 Ashley Road – 20/03112/F – 18.8.2020. Replacement windows, and 20/03113/LA – 18.8.2020 – Replace existing timber sash windows with double glazed timber sash windows. Letter of objection.

37 Ashley Road – 20/03269/F and 20/03270/LA – 18.8.2020. Replace existing timber sash windows with double glazed timber sash windows. Letter of objection.

57 Stokes Croft (incl. Part of Rear of 38 Jamaica Street) – 20/03332/F – 18.8.2020. Demolition of part of single storey building and erection of a new, in-fill, 8-bedroom House in Multiple Occupation (Sui Generis). Letter of objection.

38 Jamaica Street – 20/03333/F – 18.8.2020. Demolition of part of existing single storey building and erection of a 3-bedroom House in Multiple Occupation (Use Class C4). Letter of comment.

63 Ashley Road – 20/03272/F and 20/03273/LA – 26.8.2020. Remove the existing timber glazed Sash windows and replace with double glazed timber Sash windows. Letter of objection.

137A Ashley Road – 20/03282/F and 20/03283/LA – 26.8.2020. Replacement windows. Letter of objection.

Westmoreland House, 104-106 Stokes Croft – 20/03910/COND – 26.8.2020. Application for approval of details reserved by Conditions 1 (material schedule) and 3 (updated CEMP) attached to planning permission 19/02364/X, which approved the demolition of Westmoreland House and No. 4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building, providing 1,010 sq.m. GIA of non-residential accommodation (Use Class A1/A2/A3/A4/D1/D2/B1) and 112 residential units (Use Class C3), and creation of new public realm, new communal landscaped garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access. (Major).

[Not open for comments – included for information only]

125 Richmond Road – 20/03256/CP – 28.8.2020. Application for a Certificate of Proposed Development – renovation works to the roof. No comment.

10 The Maltings, Fairlawn Road – 20/03321/LA – 1.9.2020. Replacement of existing french window with equivalent in appearance and materials used. No comment.

104-106 Stokes Croft – 20/03982/COND – 1.9.2020. Application for approval of details reserved by condition 8 (Heritage and Architectural Value Survey) attached to planning permission 19/02364/X (Demolition of Westmoreland House and No.4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building providing 1,010 sq.m. GIA of non-residential accommodation (Use Class A1/A2/A3/A4/D1/D2/B1) and 112 residential units (Use Class C3) and creation of new public realm, new communal landscaped garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access) (Major). 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/F. and Listed Building Consent Application to vary condition No.5 (List of Approved Plans) attached to planning permission 17/04561/X.
[Not open for comments – included for information only]

104-106 Stokes Croft – 20/04021/COND – 1.9.2020. Application for approval of details reserved by condition 3 (Heritage and Architectural Value Survey) attached to listed building consent 19/00436/X (Demolition of Westmoreland House and No. 4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building providing 1,010 sq.m. GIA of non-residential accommodation (Use Class A1/A2/A3/A4/D1/D2/B1) and 112 residential units (Use Class C3) and creation of new public realm, new communal landscaped garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access).
[Not open for comments – included for information only]

63 Cobourg Road – 20/04095/VC – 7.9.2020. Sycamore – Fell. No comment.

42A Upper Cheltenham Place – 20/04162/VC – 10.9.2020. Leylandii (T1) Fell. Robina (T2) Remove lowest lateral limb back to main stem over garden of 42a Upper Cheltenham Road. No comment.

44 Upper Cheltenham Place – 20/04163/VC – 10.9.2020. Indian Bean tree (T3) Remove x2 lowest limbs back to the main stem over hanging 42a Upper Cheltenham Road. No comment.

6) Update on other meetings

CAP 15.9.2020 – Zoom meeting – *57 Stokes Croft* (the panel asked for a more refined design) and *38 Jamaica Street* (the panel stressed the importance of details being of good quality). On both the panel was neutral and thought the whole scheme bordered on overdevelopment.

Licensing Hearing of application to extend licensed hours – *The Cadbury House PH 68 Richmond Road* – 20/03149/PRVAR – to be held remotely 1.10.2020.

7) AOB

Local Heritage Asset at Risk – follow-up email MCG to BCC 10.8.2020 received an update from BCC on 27.8.2020.

7 Ashley Road – local residents were concerned about waste bins left on the pavement.

8) Date of next meeting

General Meeting 19 October 2020.