

Montpelier Conservation Group

Minutes of the General Meeting

19 October 2020

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

1) Minutes of the 21 September 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117A Lower Cheltenham Place – 20/02400/VC – BCC to MCG – 24.8.2020 – Notification that application had been withdrawn.

16 Ashley Road – 20/03096/F – BCC to MCG – 29.9.2020 – Notification of decision – Granted.

18A, B and C Ashley Road – 20/03097/F – BCC to MCG – 30.9.2020 – Notification of decision – Granted.

26A, B and C Ashley Road – 20/03104/F – BCC to MCG – 30.9.2020 – Notification of decision – Granted.

123A-D Ashley Road – 20/03107/F and 20/03108/LA – MCG to BCC – 8.10.2020 – Letter of objection.

127 Ashley Road – 20/03110/F and 20/03111/LA – MCG to BCC – 8.10.2020 – Letter of objection.

133 Ashley Road – 20/03112/F and 20/03113/LA – MCG to BCC – 8.10.2020 – Letter of objection.

37 Ashley Road – 20/03269/F and 20/032370/LA – MCG to BCC – 8.10.2020 – Letter of objection.

137A Ashley Road – 20/03282/F & 20/032383/LA – MCG to BCC – 8.10.2020 – Letter of objection.

63 Ashley Road – 20/03272/F & 20/032373/LA – MCG to BCC – 14.10.2020 – Letter of objection.

26 Picton Lane – 20/04586/X – BCC to MCG – 14.10.2020 – Notification of revised plans for consented application.

4) Planning Decisions not detailed above

32 York Road – 20/02777/H and 20/02778/LA – Granted.

5) Planning Applications

85 Ashley Road – 20/03280/F – 14.9.2020 – Remove the existing timber glazed sash windows and replace with double glazed timber sash windows; and 20/03281/LA – 14.9.2020 – Replacement windows. Letter of objection.

8 Sussex Place – 20/04292/FB and 20/01656/LA – 16.9.2020. Proposed 'hacking off'/dub out and re-render of the front elevation. Removal/replacement of front boundary retaining wall and recover the flat roof. Letter of comment.

80 St Andrews Road – 20/04212/F – 21.9.2020 – Demolition of existing garage and construction of new build house; and 20/04213/LA – 21.9.2020 – Demolition of existing garage and construction of single new dwelling. Letter of objection.

34 Stokes Croft – 20/04258/F – 22.9.2020. Retrospective planning application for the change of use of the lower ground floor to A5 (Hot food) takeaway/(A3) restaurant. No comment.

65A-C Ashley Road – 20/03274/F – 23.9.2020. Remove the existing timber glazed Sash windows, and replace with double glazed timber Sash windows. No comment.

17 Sussex Place – 20/04009/F – 23.9.2020. Existing singled glazed timber and UPVC windows to be replaced with double glazed units. Letter of objection.

8A Picton Lane – 20/04533/COU – 30.9.2020. Application to determine if prior approval is required for a change of use from offices (Class B1(a)) to 1no. dwellinghouses (Class C3).

[Not open for comments – included for information only]

79A-D Ashley Road – 20/03277/F – 1.10.2020. Remove the existing timber glazed sash windows and replace with double glazed timber sash windows. No comment.

25A,B,C Ashley Road – 20/04046/F and 20/04047/LA – 6.10.2020. Replace with double glazed timber Sash windows. The fenestration arrangement and the overall design and colour of the windows will be as existing. The existing brickwork that the windows sit within will remain un-altered. Letter of objection.

Flats 1 to 7, 13-15 Bath Buildings – 20/04649/F and 20/04650/LA – 6.10.2020. Change of use from 1 no. self-contained flat (Class C3) and 1 no. 12-bedroom HMO (Sui Generis) to 2 no. 6-bedroom HMOs (Class C4); associated external and internal alterations. No comment.

26 Picton Lane – 20/04586/X – 7.10.2020. Application for the variation of condition No 22 (List of approved plans and drawings) following the grant of planning application – 19/01898/F for 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 2 x 1 bedroom flats. No comment.

28 Picton Street – 20/04587/X – 7.10.2020. Application for variation of a condition 23 (List of approved plans and drawings) 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. No comment.

12-18 Stokes Croft and 2 Moon Street – 20/04743/F – 9.10.2020. Proposed demolition of existing buildings, erection of student accommodation, ancillary student services, flexible commercial floorspace and associated works including cycle parking, landscaping, and refuse storage. Response deferred.

6) Update on other meetings

CAP 20.10.2020 – Zoom meeting – *25A,B,C Ashley Road* and *80 St Andrews Road* on the agenda.

Licensing Hearing of application to extend licensed hours – *The Cadbury House PH 68 Richmond Road* – 20/03149/PRVAR – held remotely 1.10.2020. Hours extended to midnight Thursday, Friday and Saturday only, otherwise unchanged.

New St Pauls planning and environmental group 6.10.2020 – inaugural meeting held remotely.

7) AOB

Discussion about the planning system and the environment.

8) Date of next meeting

General Meeting 16 November 2020.