

# Montpelier Conservation Group

## Minutes of the General Meeting

16 November 2020

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

**1) Minutes of the 19 October 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

*12-18 Stokes Croft and 2 Moon Street* – 20/04743/F – 22.10.2020 – Notification of application.

*8 Sussex Place* – 20/01656/LA & 20/04292/FB – MCG to BCC – 28.10.2020 – Letter of comment and BCC to MCG – 2.11.2020 – Notification of decision – Granted.

*80 St Andrews Road* – 20/04212/F & 20/04213/LA – MCG to BCC – 28.10.2020 – Letter of objection; and BCC to MCG – 10.11.2020 – Notification that application had been withdrawn.

*25 A,B,C Ashley Road* – 20/04046/F & 20/04047/LA – MCG to BCC – 29.10.2020 – Letter of objection.

*17 Sussex Place* – 20/04009/F – MCG to BCC – 29.10.2020 – Letter of objection.

**4) Planning Decisions not detailed above**

None

**5) Planning Applications**

*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. Letter of objection.

*Apsley House, 128 Richmond Road* – 20/04796/LA – 12.10.2020. Install a timber summer house, located in the rear garden of the property. No comment.

*104-106 Stokes Croft* – 20/04995/COND – 21.10.2020. Application for approval of details reserved by condition 6 (material sample panel) of 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.

[Not open for public comment – included for information only]

*St Barnabas C E V C Primary School, Albany Road* – 20/04998/F – 21.10.2020. Conversion to classrooms for Special Educational Needs support use, involving the erection of new canopy and enclosure of lobby area. No comment.

*61 Ashley Road* – 20/03105/F & 20/03106/LA – 29.10.2020. Replace existing timber glazed sliding sash windows with new timber double glazed sliding sash windows. No comment.

*Top Floor Flat, 118 Richmond Road* – 20/04972/F – 2.11.2020. Removal of a section of roof (retaining gable end), insertion of roof light, and creation of a roof terrace. Letter expressing concerns.

*56 St Andrews Road* – 20/05073/H – 2.11.2020. Single storey rear extension. No comment.

**6) Update on other meetings**

CAP 20.10.2020 – Zoom meeting:

*25 Ashley Road* – The panel objected. The Heritage Statement was inadequate. Full details of the existing windows, to include glazing bar profiles and any internal woodwork such as panelling and shutters, must be provided. Repair and proper maintenance of the windows would be the preferred solution if the windows have deteriorated. A detailed condition report would be needed to justify replacement of each window sash. It is unlikely that slimline double-glazed units would be appropriate for these windows. The guidance from Historic England and Bristol City Council on the repair, upgrading and maintenance of traditional windows should be followed.

*80 St Andrews Road* – The panel was neutral. The panel was concerned about the impact of the proposed building on the existing house which is listed and the reduction in size of the garden of the existing house.

CAP 17.11.2020 – Zoom meeting – *12-18 Stokes Croft and 2 Moon Street* on the agenda.

Licensing Hearing of application to vary premises licence – *Crofters Garden, 7 Ashley Road* – 20/03838/PRVAR – to be held remotely 19.11.2020.

1. Change name to ‘Crofters Garden’;
2. Change plan attached to premises licence;
3. Change condition attached to licence from ‘There shall be no consumption of beverages or food purchased from the premises outside of the premises or in any outside area’ to ‘the outside area will be permitted for use Sunday to Saturday from 10.00 to 21:30’.

**7) AOB**

BCC consultation on Clean Air Zone options is closing on 13 December, see [www.bristol.gov.uk/caz2020](http://www.bristol.gov.uk/caz2020). Option 1 is for the centre of the city (CAZD) including the area running out to the Cumberland Basin. All non-compliant vehicles would be charged to enter this zone.

Option 2 is for this same central area with the same charging rules plus a larger area (CAZC) (which includes Montpelier) where private cars would not be charged but all other non-compliant vehicles would be charged.

The planning system and the environment: this discussion continued from the October meeting. It was resolved that MCG would more actively consider the environmental impact of planning applications, and endeavour to ensure that the environmental responsibilities of the planning department were being fulfilled.

Date change for next meeting: it was agreed to bring forward the next meeting by one week to avoid Christmas week.

**8) Date of next meeting**

General Meeting 14 December 2020.