

Montpelier Conservation Group

Minutes of the General Meeting 18 January 2021

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

1) Minutes of the 14 December 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

Top Floor Flat, 118 Richmond Road – 20/04972/F – BCC to MCG – 15.12.2020 – Notification that application has been withdrawn.

84 Stokes Croft – 20/06105/F & 20/06106/LA – BCC to MCG – 6.1.2021 – Notification of new application.

BCC to MCG – 8.1.2021 – Notifications of decision – Granted for the following applications:

37 Ashley Road – 20/03269/F & 20/03270/LA, *63 Ashley Road* – 20/03272/F & 20/03273/LA,

85 Ashley Road – 20/03280/F & 20/03281/LA, *123A-D Ashley Road* – 20/03107/F & 20/03108/LA,

127 Ashley Road – 20/03110/F & 20/03111/LA, *133 Ashley Road* – 20/03112/F & 20/03113/LA,

137A Ashley Road – 20/03282/F & 20/03283/LA.

4) Planning Decisions not detailed above

7 Ashley Road – 20/05381/X – It was noted that, although the determination date has passed, this application is still pending consideration.

3 Northcote Villas, Cobourg Road – 20/06051/VC – 15.12.2020. T1 Laurel – crown reduction to a height of 2.5m and a width of 2.75m. Granted 12.01.2021.

5) Planning Applications

24 Ashley Hill – 20/06021/VC – 14.12.2020. T1 Dead Eucalyptus – Fell. T2 Sycamore - Fell. T3 Bay tree - Reduce height by 3m. T4 Apple tree – Reduce crown by 2m. No comment.

82 Cobourg Road – 20/06077/VC – 16.12.2020. Yew (T1) – Fell. Bay (T2) – Fell. Hazel (T3) – Fell. No comment.

74 Shaftesbury Avenue – 20/05942/H – 17.12.2020. Rear dormer. No comment.

84 Stokes Croft – 20/06105/F & 20/06106/LA – 17.12.2020. Renovation and extension of part vacant, 3-storey, residential block to provide residential development consisting of 5no. 2-bed apartments (net gain of 2no. residential dwellings) together with associated secure cycle storage and outdoor amenity space. Letter of objection.

Backfields House, Upper York Street – 20/05805/F – 24.12.2020. Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major). Letter of comment.

Land to Rear of 28-36 Picton Street – 20/06285/COND – 29.12.2020. Application to approve details in relation to condition 9 (samples) and 10 (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.

[Not open for comments – included for information only]

26 Picton Lane – 20/06286/COND – 29.12.2020. Application to approve details in relation to condition 9 (samples) and 10 (drawings) of permission 19/01898/F (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).

[Not open for comments – included for information only]

66 Bath Buildings – 20/06283/CU – 6.1.2021. An application to determine if prior approval is required for a proposed change of use from retail (formerly Use Class A1) to cafe (formerly Use Class A3) with an extraction flue to the rear. Letter of objection.

11 Shaftesbury Avenue – 20/06065/CP – 7.1.2021. Application for a Lawful Development Certificate for a Proposed use or development – for a side return extension to the rear of the property. Letter of comment.

11-13 & 15-19 Stokes Croft – 21/00028/X – 13.1.2021. Application for removal or variation of conditions 9, 16, 18, 21 and 29 of permission 20/00288/F for Partial demolition, conversion and extension of Nos. 11-13 from bike shop (Use Class A1) to bar and ancillary staff facilities (Use Class A4); conversion of Nos. 15-19 from motorcycle showroom – now proposed retention of existing inverted shopfront to Nos. 11-13, relocation of refuse/recycling store into centre of Nos. 11-13 and reconfiguration of cycle store, cellar toilets, staff facilities and lift within rear ground floor.

[This is a minor change and is included for information only]

6) Update on other meetings

CAP 15.12.2020 – Zoom meeting – *57 Stokes Croft*. The panel was neutral.

CAP 19.1.2021 – Zoom meeting – *84 Stokes Croft* and *Backfields House* on agenda.

Licensing Subcommittee hearing for licence for the sale of alcohol for consumption off the premises – *Tesco, 140-142 Cheltenham Road* – 20/05171/PRGRT – to be held remotely 4.2.2021. Reports will be available 5 days in advance: <https://democracy.bristol.gov.uk/ieListMeetings.aspx?CommitteeId=217>.

Licensing hearings are streamed live on the YouTube BCC channel:

<https://www.youtube.com/channel/UChYwQT6nK-mPU3K8bYsZ17g>.

7) AOB

BCC survey question sheets have been received throughout Montpelier and further afield about proposed temporary changes to Picton Street traffic flows. The survey can also be accessed at <https://bristol.citizenspace.com> (which allows more space for comments than the printed sheets) or letters can be sent to transport.engagement@bristol.gov.uk. The last date for submission is 24 January.

A licensing application (21/00135/PRGRT) for Albany Green and the Star and Garter has been submitted requesting a permit for 5 years. The 1-year ‘probationary’ licence for 2020 was not fully implemented due to Covid-19 restrictions, therefore MCG considers that the same limitations should apply in this instance. There are also concerns that the wooden extension to the front facade has been built without due planning process.

The group was pleased to see the reinstatement of the lantern at the top of St Andrews Road.

It was decided that the photo archive available to members should be made more public via the MCG website. Only the low-resolution thumbnail versions would be shown, requests could be made for higher resolution versions for non-commercial use, subject to copyright considerations.

Now that the documentation for MCG covers more than 30 years consideration should be given to what happens to it long term.

8) Date of next meeting

General Meeting 15 February 2021.