

Montpelier Conservation Group

Minutes of the General Meeting 19 April 2021

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

1) Minutes of the 15 March General Meeting

The minutes had been circulated by email and were accepted.

2) Matters arising

AOB in the March minutes: for clarification, the term 'picnic tables' refers to tables with fixed benches, which local residents reported were used for drinking parties and late night gatherings.

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

129 Ashley Road – 21/01040/VC – MCG to BCC – 24.3.2021 – letter of objection.

104-106 Stokes Croft – 21/00577/F – MCG to BCC – 24.3.2021 – letter of objection.

89-91 Stokes Croft – 20/06016/F – MCG to BCC – 5.4.2021 – letter of objection.

4) Planning Decisions not detailed above

None

5) Planning Applications

YardArts, 17-29 Lower Ashley Road, St Pauls. 21/01494/COND – 17.3.2021: Application to approve details in relation to condition 5 (tree protection) of permission 18/06646/F Construction of a 4 storey block of flats to provide 31no. units (11no. 1 bedroom, 2 bedspace units; 13no. 2 bedroom, 3 bedspace units; 6no. 2 bedroom, 4 bedspace units; 1no. 3 bedroom 4 bedspace unit)s, including affordable housing, with associated parking and amenity space (Major). And 21/02067/COND – 13.4.2021: Application to approve details in relation to condition 16 (large detailed plans) and 17 (samples) of permission 18/06646/F (above). *[nb applications not open for comments – included for information only]*

22 Fairlawn Road – 21/01377/H – 22.3.2021. Loft conversion with rear flat roof dormer. No comment.

90 Lower Cheltenham Place – 21/01559/F and 21/01560/LA – 22.3.2021. Change of use of ground and basement from Use Class A2 retail to a dwelling. Letter of objection.

91 York Road – 21/01621/H – 23.3.2021. Single storey rear extension, new window in front elevation. Letter of comment.

14-18 Jamaica Street – 21/01640/F – 23.3.2021. Additional bin storage. No comment.

11 Richmond Avenue – 21/01655/VC – 24.3.2021. T1 Silver Birch – Fell to allow sunlight into property below. Letter of comment.

67 Sussex Place – 21/01748/H – 29.3.2021. Erection of 2 no single storey rear extensions. No comment.

St James House, Stokes Croft – 21/01067/F – 30.3.2021. Change of use of site from office (use class E(g)) to flexible uses as an educational facility (use class F1) and offices (Class E(g)). No comment.

104 Stokes Croft – 21/01837/NMA – 31.3.2021. Application for a non-material amendment following grant of planning application 19/02364/X for the 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 – now proposed external amendments to Block D. Letter of objection.

121 Cromwell Road – 21/01934/COND – 7.4.2021. Application to approve details in relation to condition 2 (cmp) , 4 (contamination) and 7 (foundations) of permission 18/01349/X Application for variation No.20 (list of approved plans) following grant of planning permission 17/04316/F.

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

16 Ashley Hill – 21/01936/VD – 7.4.2021. Holm Oak – Remove dangerous limb over driveway.

[nb application decided – included for information only]

Basement Flat, 124 Richmond Road – 21/02043/VC – 13.4.2021. Birch (B) – Fell to ground level – Three very slender, leaning specimens in rear garden planted in a tight group. Leaning. Growth suppressed by adjacent larger trees. Unsuitable for reduction due to lack of lower foliar growth. No comment.

6) Update on other meetings

CAP 16.3.2021 – Zoom meeting – *104-106 Stokes Croft* and *89-91 Stokes Croft* on agenda. The panel objected to both.

CAP 20.4.2021 – Zoom meeting – *15-16 York Street, Brunswick Square* on the agenda. Planning applications 21/00666/F and 21/00667/LA for a change of use from Existing Private Members' Club (Sui Generis) with ancillary office use on the upper floors to office floorspace (E) on all floors.

7) AOB

The next meeting in May was agreed as the Annual General Meeting.

Plans received from local residents prior to their making a planning application were discussed.

8) Date of next meeting

Annual General Meeting 17 May 2021.