

Montpelier Conservation Group

Minutes of the General Meeting 19 July 2021

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

1) **Minutes of the 21 June 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

New City Centre Sauna, 39 Stokes Croft – 21/02034/F & 21/02035/LA – BCC to MCG – 28.6.2021 – Notification that applications had been withdrawn.

104-106 Stokes Croft – 21/00577/F – MCG to BCC – 30.6.2021 – Letter of objection.

115 York Road – 21/02528/LA – MCG to BCC – 30.6.2021 – Letter of objection

94 York Road – 21/02370/H – MCG to BCC – 1.7.2021 – Letter of comment.

Third Floor Flat, 159 Ashley Road – 21/02658/F – MCG to BCC – 1.7.2021 – Letter of objection.

Picton Mews Car Park – 21/03249/VC – MCG to BCC – 1.7.2021 – Letter of objection

119 Richmond Road – 20/03559/X – BCC to MCG – 7.7.2021 – Notification of decision – refused.

4) **Planning Decisions not detailed above**

None

5) **Planning Applications**

71 Shaftesbury Avenue – 21/03298/H – 15.6.2021. Proposed rear/side extension including associated demolitions. No comment.

86-92 & 96-102 Stokes Croft and Croftdale, Hepburn Road – 21/02794/F – 17.6.2021. Demolition of Croftdale and other industrial buildings on site and redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 9no. residential units (Class C3), 2no. workshop units (Class E(g)) and 59no. bedrooms of student accommodation with associated development, including retention of existing ground floor retail units on Stokes Croft and the existing student accommodation at 86-92 and 96-98 Stokes Croft. Letter of objection.

No 51, 51 Stokes Croft – 21/02396/F & 21/02397/LA – 18.6.2021. Conversion of a former public house (sui generis) into retail premises (class E) and residential accommodation (class C3). Letter of objection.

104-106 Stokes Croft – 21/03387/NMA – 21.6.2021. Application for a non-material amendment following a grant of planning permission 20/00894/F – Construction of 7 apartments at 4th and 5th floor levels on Block A associated with the approved development of Block A (Application 14/05930/F) as amended. And 21/03423/NMA – 22.6.2021. Application for a non-material amendment following a grant of planning permission 19/02364/X – 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) & 43 (List of Approved Plans) for planning permission 14/05930/F. No comments.

57 Stokes Croft (incl. Part of Rear of 38 Jamaica Street) – 21/03394/COND – 21.6.2021. Application to approve details in relation to condition 2 (contamination), 3 (remediation scheme), 4 (approve remediation scheme) and 7 (air quality) of permission 20/03332/F Demolition of part of single storey building and erection of a new, in-fill, ground floor retail unit (Use Class E), and a 7-bedroom House in Multiple Occupation (Sui Generis) [nb application not open for comments – included for information only]

58 Banner Road – 21/03474/Z – 23.6.2021. Enforcement notice for the use of basement (formation) of separate flat without planning permission. No comment.

9 Wellington Lane – 21/03496/H – 25.6.2021. Extend basement kitchen and build rear dormer window to loft. No comment.

34 Fairfield Road – 21/03497/H – 25.6.2021. Loft extension including roof terrace, and single storey kitchen extension to rear. Letter of objection.

3 Northcote Villas, Cobourg Road – 21/03511/VC – 28.6.2021. T1 – Laurel – Fell to ground level. No comment.

14 Richmond Avenue – 21/03567/VC – 29.6.2021. Ash (T1) (*Fraxinus excelsior*) – Fell to pollard height (1.5m) Evidence of Ash Dieback (*Hymenoscyphus fraxineus*) with 10-20% defoliation. No comment.

56 St Andrews Road – 21/03282/H – 30.6.2021. Demolition of a metal fence at the front of the property in a Conservation Area. Letter of comment.

163A and 163B Ashley Road – 21/03582/CE – 30.6.2021. Application for a Certificate of Existing Use – two separate residential dwellings (Use Class C3), for more than 4 years. No comment.

104 Stokes Croft – 21/03622/COND – 2.7.2021. Application to approve details in relation to condition 2 (unexpected contamination) of permission 19/02364/X Application for variation of Condition No. 37 following grant of planning permission 17/04438/X planning permission 14/05930/F.

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

95 Stokes Croft – 21/03001/F & 21/03002/LA – 6.7.2021. Conversion of existing first and second floor office space to a self contained flat (accessed from Armada Place). Ground floor retained as as commercial office space with existing shop frontage and rear access. External alteration to rear elevations, including new lime render, replacement of existing casement windows and rear ground floor door. Letter of comment.

Morley Villa, 39 Ashley Hill – 21/03695/VP – 7.7.2021. T1 Copper Beech tree, Prune to clear utility wires by approximately 1m and building by 2.5m, Canopy thin by 15% garden side to ease excessive shading to building. No comment.

Leftbank, 128 Cheltenham Road – 21/03786/COU – 9.7.2021. An application to determine if prior approval is required for a proposed change of use of First floor from Offices (Class B1(a)) to Dwellinghouses (Class C3) (2 dwellings). No comment.

6) Update on other meetings

20.7.2021 CAP – agenda includes 86-92 & 96-102 *Stokes Croft and Croftdale, Hepburn Road* and *No 51, 51 Stokes Croft*.

7) AOB

Discussion about possible traffic proposals for Picton Street continued although contact with the Picton Street Transport Engagement Team appears to have elicited no response. A report on the analysis of the earlier consultation is awaited in line with other similar operations across the city and will be available on the bristol.citizenspace.com website. When the relevant TRO (Traffic Regulation Order) is revealed, it will be open to consultation in a wide local area.

8) Date of next meeting

General Meeting 16 August 2021.