

Montpelier Conservation Group

Minutes of the General Meeting 17 January 2022

1) Minutes of the 13 December 2021 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

127 Richmond Road – 21/04335/F – BCC to MCG – 14.12.2021 – Notification of decision – granted.

17 Picton Street – 21/05098/H – BCC to MCG – 16.12.2021 – Notification of decision – granted.

66 Bath Buildings – 20/06283/CU – BCC to MCG – 30.12.2021 – Notification of appeal against refusal of application. Responses to Inspectorate by 3.2.2022.

80 St Andrews Road – 21/06128/F & 21/06129/LA – MCG to BCC – 31.12.2021 – Objection uploaded to planning website.

Westmoreland House, 104-106 Stokes Croft – 21/06891/X – BCC to MCG – 10.1.2022 – Notification of application.

The Old England, 43 Bath Buildings – 21/06008/F & 21/06009/LA – MCG to BCC – 10.1.2022 – Comment uploaded to planning website.

4) Planning Decisions not detailed above

23 Picton Street – 21/04346/H – refused.

5) Planning Applications

37 St Andrews Road – 21/06594/H – 9.12.2021. Demolition of existing single storey rear extensions and construction of single storey rear extension in its place. And 21/06595/H – 9.12.2021. Loft conversion with rear dormer. No comment.

Basement Flat, 38 Picton Street – 21/06685/F & 21/06686/LA – 21.12.2021. Single storey extension to rear. No comment.

Land to Rear of 28-36 Picton Street – 21/06848/COND – 22.12.2021. Application to approve details in relation to condition 11 (PV Panels) and 12 (Waste Management Strategy) 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 offices.

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

26 Picton Lane – 21/06849/COND – 22.12.2021. Application to approve details in relation to condition 4 (Renewable energy) of permission 20/04586/X Application for the variation of condition No 22 (List of approved plans and drawings) following the grant of planning application – 19/01898/F.

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

142 Richmond Road – 21/06862/VC – 22.12.2021. Ash Tree, Fell. No comment.

Westmoreland House, 104-106 Stokes Croft – 21/06891/X – 23.12.2021. Application for the variation of conditions 25, 28, 29 and 30 following grant of planning permission 19/02364/X for the variation of Condition No. 37 following grant of planning permission – 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. Letter of comment.

1 Northcote Villas, Cobourg Road – 21/06363/H – 4.1.2022. Installation on front roof (SE facing) of two rows of 5 Solar Panels (PV modules). No comment.

29 St Andrews Road – 22/00005/VC – 4.1.2022. T1 – Prunus, reduce by roughly 1.0-1.5m and thin. T2 – Mulberry – reduce by roughly 1.0m and thin. T3 – Fig – reduce by roughly 1.0-1.5m and thin by 20%. No comment.

21 St Andrews Road – 22/00022/H – 5.1.2022. Single storey rear extension, loft conversion with roof-lights and rear-facing flat-roof dormer window, installation of solar panels. Letter of comment.

52 Richmond Road – 21/06673/H – 7.1.2022. Loft conversion to include rear flat roof dormer and velux rooflight to front elevation roof slope. No comment.

31 Picton Street – 22/00093/VC – 10.1.2022. 4x ash (G1) fell. 1x Willow (T1) fell. No comment.

95 Stokes Croft – 21/06579/F & 21/06580/LA – 8.12.2021. Construction of a three storey one bed house. Letter of comment.

6) Update on other meetings

CAP 21.12.2021 – *80 St Andrews Road* (21/06128/F & 21/06129/LA) – the panel objected.

CAP 18.01.2022 – 95 Stokes Croft (21/06579/F & 21/06580/LA) on the agenda.

7) AOB

Licensing application at 66 Bath Buildings – 13 January 2022 – 22/00128/PRGRT. The opening hours applied for are: Sunday 10:00 to 16:00, Monday to Saturday 09:00 to 22:00.

Concern was expressed that after the hedge at Cromwell View at the top of St Andrews Road was removed, it had not been replaced with a similar.

Meeting dates for 2022 – to avoid Easter Monday the April meeting was brought forward to 11.4.2022.

8) Date of next meeting

General Meeting 21 February 2022.