

Montpelier Conservation Group

Minutes of the General Meeting 21 February 2022

1) Minutes of the 17 January 2022 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

119 Richmond Road – 21/04702/H – BCC to MCG – 21.1.2022 – Notification of decision – granted.

71 Shaftesbury Avenue – 21/05776/H – BCC to MCG – 21.1.2022 – Notification of decision – granted.

155 Ashley Road – 21/03426/F – BCC to MCG – 3.2.2022 – Notification of decision – granted.

The Old England, 43 Bath Buildings – 21/06008/F & 21/06009/LA – BCC to MCG – 8.2.2022 – Notification of decision – granted.

4) Planning Decisions not detailed above

None

5) Planning Applications

64 York Road – 22/00119/LA – 17.1.2022. New Internet cable – A small cable being inserted through the north facing facade of the house. No comment.

32 York Road – 22/00412/COND – 26.1.2022. Application to approve details in relation to conditions 2 (Demolition Method Statement(s)), 3 (Further large scale details of specified items) and 4 (External material samples) of permission 20/02778/LA (Proposed works to basement and railings to front of house). And 22/00415/COND – 27.1.2022. Application to approve details in relation to condition 2, 3 and 4 of permission 20/02777/H Proposed works to basement and railings to front of house.

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

32B Ashley Road – 21/03880/F – 31.1.2022. Change from 2 flats to an 8-person HMO. Letter of comment if HMO policies appear to be contravened.

111 Ashley Road – 22/00463/VC – 31.1.2022. Bay – Fell. No comment.

70 Fairfield Road – 22/00479/H – 1.2.2022. Proposed single storey rear extension, with a roof terrace above and the infill of the area below an existing canopy. No comment.

The Studio, The Old Post Office, Cheltenham Lane – 22/00397/CE – 2.2.2022. Application for a Lawful Development Certificate – flat at ground level. No comment.

Montpelier High School, Cheltenham Road – 22/00565/FB – 4.2.2022. Proposed window and escape door to be added to Languages Block. No comment.

53 Ashley Road – 22/00628/LA – 8.2.2022. Alteration of 3 treads to a stair, moving of a wall, relocation of shower room, works to loft, alteration of raised decking to the rear and repointing to rear brickwork. No comment.

32 York Road – 22/00647/H & 22/00413/LA – 9.2.2022. Works to railings in front of house and to basement, including replacement of window and removal of fanlight. The group welcomed the proposed railings and pavement light.

31-45 Lower Ashley Road – 22/00682/CE – 10.2.2022. Application for a Certificate of Lawfulness for an Existing Development – by the commencement of the development (demolition of existing building) and to seek confirmation that planning permission refs. 15/05530/P & 18/05532/M have been implemented and now lawful. No comment.

3 Richmond Road – 22/00764/VC – 14.2.2022. Norway spruce:– remove. No comment.

5 Albert Park – 22/00766/VC – 14.2.2022. Birch:– Crown raise by 5m and reduce top by 2-3m. Letter of comment.

3 Richmond Road – 22/00786/VP – 14.2.2022. Lime repollard to old points. TPO 455. No comment.

34A Sussex Place – 22/00846/VC – 17.2.2022. Beech – Formatively prune – Crown raise over road and garden by 5m and cut back from phone lines by 1m. Letter of comment.

27 Sussex Place – 22/00847/VC – 17.2.2022. Sorbus – Formatively prune/reduce by 2m. No comment.

6) Update on other meetings

CAP 18.01.2022 – *95 Stokes Croft* (21/06579/F & 21/06580/LA) – the panel was neutral.

CAP 15.02.2022 – no local applications on the agenda.

CAG 02.02.2022 – *Westmorland House site* cultural plan meeting discussed.

7) AOB

Ashley Road/Cheltenham Road Junction Signal Improvements work proposed to run from March to June. While the roadworks are in progress no vehicles can turn from Ashley Road into Stokes Croft or Cheltenham Road, or to into Ashley Road from Stokes Croft.

Meeting dates for 2022 – as the BCC website would not be available for the 21 March meeting, the date was set for 28 March. The following one is postponed to 25 April.

It was agreed that the following paper items could be disposed of permanently:

- Meeting agendas;

- BCC acknowledgments to our letters;

- Copies of letters written by other groups for our info;

- Letters from BCC to MCG on minor PAs (stating PAs have been received or reasons for decision);

- Architects' drawings for:

 - 130-132 Cheltenham Road (withdrawn), 128 Richmond Road, Montpelier Health Centre car park,

 - Montpelier Hotel conversion to flats, Housing at Wellington Yard, 30b Fairfield Road,

 - Spec plan for flower shop and garden centre at 7 Ashley Road, Dovercourt site, 1 Jamaica Street,

 - Colston's Girls' School art and drama building.

8) Date of next meeting

General Meeting 28 March 2022.