

Montpelier Conservation Group

Minutes of the General Meeting 15 August 2022

1) Minutes of the 18 July 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

80 St Andrews Road – 21/06128/F & 21/06129/LA – BCC to MCG – 4.8.2022 – Notification of revised details.

53 Sussex Place – 22/00574/F – BCC to MCG – 3.8.2022 – Notification of decision – Granted.

Ground and First Floor Flat, 18 Albert Park – 22/03145/F – MCG to BCC – 15.8.2022 – Neutral comment uploaded to BCC website.

34-42 Picton Lane – 22/03149/F – MCG to BCC – 15.8.2022 – Neutral comment uploaded to BCC website.

4) Planning Decisions not detailed above

60 York Road – 22/03576/VC – 20.7.2022. Rowan – 30% reduction. Field Maple – 30% reduction. TPO not required.

5) Planning Applications

80 St Andrews Road – 21/06128/F & 21/06129/LA – 19.11.2021. Demolition of existing garage and construction of 2-storey single dwelling. Revised drawings. Letter of objection.

16 Richmond Avenue – 22/03194/CP – 14.7.2022. Application for a lawful development certificate for a proposed ground floor rear extension. Letter of objection.

2 Albany Road – 22/03474/F – 18.7.2022. Change of use from residential dwelling (Use Class C3) to a House in Multiple Occupation for a maximum of 6 occupants (Use Class C4). Letter of objection.

First and Second Floor Flat, 96 York Road – 22/03559/VC – 19.7.2022. Walnut tree (T1) Fell. No comment.

26 Picton Lane – 22/03570/COND – 20.7.2022. Application to approve details in relation to condition 9 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]

The Dolphin School, Cheltenham Road – 22/03651/VC – 28.7.2022. TG1 – 2 x Lime – Re-pollard back to previous points. No comment.

104-106 Stokes Croft – 22/03702/COND – 28.7.2022. Application for approval of details reserved by Conditions 18 (Ventilation System) and 19 (Odour Management Plan) of permission 19/02364/X (as amended) (Variation of original permission 14/05930/F (Major)). (This application relates to Commercial Unit AC-01, Block A only – Formerly Units A1 to A4);

And 22/03738/COND – 1.8.2022. Application for approval of details reserved by Condition 1 (Odour Management Plan) of permission 21/06891/X (Variation of 19/02364/X (as amended)). (This application relates only to Commercial Unit AC-01, Block A – Formerly Units A1 to A4).

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

156-164 Cheltenham Road – 22/03869/VP – 8.8.2022. 3 x London Plane. Due to the close proximity of these trees to buildings and surrounding infrastructure – Pollard to control crown spread and manage routinely afterwards. Letter of objection.

6) Update on other meetings

CAP 26.7.2022 – *Ground and First Floor Flat, 18 Albert Park* (22/03145/F) – the Panel objected.

CAP 16.8.2022 – *80 St Andrews Road* (21/06128/F & 21/06129/LA) on the agenda.

7) AOB

The Bristol Post report of the possibility of a 24/7 café on Turbo Island, with alcohol available nearby, was discussed.

It was noted that The Carriageworks flats available for sale had all been purchased.

8) Date of next meeting

General Meeting 19 September 2022.