

Montpelier Conservation Group

Minutes of the General Meeting 19 September 2022

1) Minutes of the 15 August 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

156-164 Cheltenham Road – 22/03869/VP – MCG to MCG – 22.8.2022 – Objection uploaded to BCC website; and BCC to MCG – 26.8.2022 – Notification of Decision – Refused.

2 Albany Road – 22/03474/F – MCG to BCC – 22.8.2022 – Objection uploaded to BCC website; and local resident's objection to that letter received by MCG 11.9.2022.

16 Richmond Avenue – 22/03194/CP – MCG to BCC – 22.8.2022 – Objection uploaded to BCC website; and BCC to MCG – 1.9.2022 – Notification of Decision – Certificate of Lawfulness be NOT ISSUED.

80 St Andrews Road – 21/06128/F & 21/06129/LA – MCG to MCG – 25.8.2022 – Objection uploaded to BCC website.

2-18 Stokes Croft – 22/03442/X – BCC to MCG – 26.8.2022 – Notification of Application.

Advertising Displays (1102-0052), Bus Shelter Outside 14-16 The Promenade – 22/01831/A – BCC to MCG – 26.8.2022 – Notification of Decision – Granted.

4) Planning Decisions not detailed above

Morley Villa, 39 Ashley Hill – 22/03936/VC – 12.8.2022. Cherry – Fell. Application decided without consultation – Preservation Order not required.

5) Planning Applications

47B Picton Street – 22/03523/F – 17.8.2022. Extension to lower ground floor flat. Letter of comment.

7 Picton Lane – 22/04011/H – 17.8.2022. Proposed erection of a new pitched roof dormer on the rear of the roof of the existing property. No comment.

First and Second Floor Flat, 140-142 Cheltenham Road – 22/04016/F – 17.8.2022. Conversion of 1no. 13-bed unit at 140-142 Cheltenham Road to 1no. 6-bed HMO and 1no. 5-bed HMO (Use Class C4) and associated internal and external alterations, installation of PV panels to roof, installation of bin and recycling store to rear and installation of cycle storage in part of rear yard of 138 Cheltenham Road. No comment.

200 Cheltenham Road – 22/04079/F – 24.8.2022. Erection of single-storey rear extension to provide additional kitchen space. Change of Use of Ground Floor from Hot-Food Takeaway (Sui Generis) to Restaurant (Class E). No comment.

8 Richmond Avenue – 22/03874/H – 1.9.2022. Ground floor side return extension. No comment.

4 The Maltings, Fairlawn Road – 22/04230/VC – 1.9.2022. Elder – Fell. No comment.

11 The Maltings, Fairlawn Road – 22/04240/VC – 1.9.2022. T1 – Crack Willow – Crown lift to 2.5m on northern side and light reduction by c.15%; T2 – Common Cherry – Cut back rival stem and prune remaining tree by c.15%. No comment.

33 Bath Buildings – 22/04266/VC – 5.9.2022. T1 – Bay – reduce tree in back garden to 3.0 metres in height and reduce lateral spread by 1-2 metres to improve light to surrounding gardens and borders, reduce encroachment to neighbouring garden, and increase useable space in host garden. No comment.

5 Ashley Hill – 22/04234/H – 7.9.2022. Replacement of existing uPVC windows with new timber windows with slimline double glazing. New window opening with timber casement window to rear of outrigger (first floor). First floor rear window opening of main house increased in size with new double timber sash window. No comment.

55 Cobourg Road – 22/04356/LA – 8.9.2022. Repair defective render, paint exterior walls and point defective masonry where appropriate. No comment.

65A Ashley Road – 22/04393/VC – 9.9.2022. Holm Oak – Cut back from building side only by 2m to provide clearance. No comment.

133 Ashley Road – 22/04394/VC – 9.9.2022. Buddleias and Alders – Remove. Ash – Fell. Letter of objection.

6) Update on other meetings

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

CAP 20.9.2022 – *3 The Maltings* (22/01741/LA) included in agenda.

7) AOB

Adjusted plans for *80 St Andrews Road* (21/06128/F & 21/06129/LA) were noted on the BCC website and discussed.

8) Date of next meeting

General Meeting 17 October 2022.