

# Montpelier Conservation Group

## Minutes of the General Meeting

16 October 2017

1) **Minutes of the 18 September 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

87 Ashley Road – 17/01093/F and 17/01094/LA – BCC to MCG – 9.10.2017. Notification of decision – refused.

Land off Lower Ashley Road/Tudor Road, St Pauls – 17/04905/F – MCG to BCC – 12.10.2017. Letter of objection.

Land to the rear of 121-123 Cromwell Road – 17/04316/F – MCG to BCC – 12.10.2017. Letter of objection to revised plans.

4) **Planning Decisions not detailed above**

Land to Rear of 28-36 Picton Street – 17/04471/F and 17/04472/LA. Applications withdrawn.

5) **Planning Applications**

66 Upper Cheltenham Place – 17/04575/LA – 4.10.2017. Proposed replacement of rear doors and windows. No comment.

Westmoreland House, 104-106 Stokes Croft – 17/05189/COND – 24.9.2017. Application to approve details in relation to conditions 5 (Construction environment management plan) 6 (Bats Roost Scheme) 8 (Method Statement) 11 (Bird boxes) 12 (Strategy) 17 (Archaeological Works) and 18 (Fabric of building) of permission 14/05930/F Demolition of Westmoreland House and No.4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building providing 1,010 sq.m. GIA of non-residential accommodation (Use Class A1/A2/A3/A4/D1/D2/B1) and 112 residential units (Use Class C3) and creation of new public realm, new communal landscaped garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access. [NB not open for comment – included for information only]

Unit 7, Ashley Trading Estate, Ashley Parade – 17/05067/F – 24.9.2017. To erect a fence and to extend a plant room. Letter of objection.

7 Ashley Hill – 17/05360/F – 1.10.2017. Change of use of ground floor to kitchen for the supply of delivery hot food. Installation of a flue to rear. Letter of objection.

Land to rear of 186 Cheltenham Road – 17/05453/F – 8.10.2017. Demolition of existing vacant storage building and erection of building comprising 2 No student houses (sui generis use). Letter of comment on the necessity of a management plan to be provided at this stage.

24 Fairfield Road – 17/05182/H and 17/05183/LA – 8.10.2017. Installation of 7 photovoltaic panels onto SE facing aspect of roof. No comment.

82 Cobourg Road – 17/05655/VC – 15.10.2017. Yew (T1) – Reduce height by 20%, thin by 25%, remove branch overhanging driveway; Elder (T2) – to be thinned by 20% and 2 metres removed from the overhanging branches; Prunus Pissardii (T3) – to be thinned by 30% and the crown to be reduced by 30%. No comment.

11 Shaftesbury Avenue – 17/05356/H – 15.10.2017. Erection of rear dormer roof extension and front velux roof lights. No comment.

6) **Update on other meetings**

CAP – 19.9.2017 – Land to rear of 121 and 123 Cromwell Road – the panel objected strongly.

Land to rear of 28-36 Picton Street – the panel welcomed the use.

CAP – 17.10.2017 – Land off Lower Ashley Road/Tudor Road, St Pauls on the agenda.

7) **AOB**

Land Adjacent to Railways Sidings at end of Fairlawn Road – the path alongside is currently closed off. Section 106 will ensure that it will become public again.

It was considered that the recent beanfeast had gone well, although it may not take place in 2018. The organisers had agreed that the trivia quiz questions and answers could appear on the MCG website.

8) **Date of next meeting**

General Meeting 20 November 2017.