

# Montpelier Conservation Group

## Minutes of the General Meeting

19 March 2018

1) **Minutes of the 19 February General Meeting**

The minutes had been circulated by email and were accepted.

2) **Matters arising**

*117 Ashley Road*: a representative from MCG visited the property on 12.03.2018.

3) **Letters sent or received by the Group**

MCG = Montpelier Conservation Group, BCC = Bristol City Council

*87 Ashley Road* – 17/01093/F and 17/02317/LA – BCC to MCG – 26.2.2018: Notification of appeal. MCG to continue to support the refusal.

*7 Ashley Road* – 16/06942/F – BCC to MCG – 8.3.2018: Notification that the application had been granted.

*117 Ashley Road* – 18/00019/H and 18/00020/LA – MCG to BCC – 12.3.2018: Letter of objection.

*General Data Protection Regulation* – email from BCC Neighbourhoods and Communities team to MCG – 14.3.2018: Notification of meeting about the new GDPR coming into force in May 2018. (See AOB).

*Planning system in England* – email from UWE student to MCG – 6.3.2018: Invitation to comment on the barriers that prevent people from actively engaging in community participation within the planning system in England, and what strategies can be implemented to overcome these barriers. Email response with comments and invitation to attend one of the MCG meetings as an observer.

4) **Planning Decisions not detailed above**

*7 Ashley Road* – 16/06942/F – consent has been granted based on new plans that were submitted in January. However, the new plans were not advertised and objectors were not notified of them. There is no condition that the whole development must be complete before any part of it can be occupied. Letter of complaint.

5) **Planning Applications**

*115 York Road* – 18/00947/LA – 14.3.2018: New wall added to existing bathroom to create ensuite shower room with new doorway from bedroom next door. No comment.

*Unit 7, Montpelier Central, Station Road* – 18/00938/A – 14.3.2018: 3no. internally illuminated box signs and 1no. fascia sign running above entrance doors. Letter of objection to illumination.

*39 St Andrews Road* – 18/00624/X – 14.3.2018: Application for the removal of condition No2 (Obscure Glazing) attached to planning permission 15/00102/H – To enable the window to be clear glazing. No comment.

*14 Richmond Avenue* – 18/00824/VC – 18.2.2018: Ash (T1) – Reduce by 20% by; – Reducing in height from 11 to 10m – Reducing radial spread from 2.5 to 2m. No comment.

*Westmoreland House, 104-106 Stokes Croft* – 18/00955/COND – 25.2.2018: Application to approve details in relation to condition 9 (Public Art) and 10 (Cultural programme delivery plan) of permission 17/04438/X (Demolition of Westmoreland House and No.4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building). [NB not open for comment – included for information only]

*112 Lower Cheltenham Place* – 18/00689/LA – 25.2.2018: Replacement of back boiler in the lounge, with a new wall mounted boiler to the rear ground floor bedroom. Extend existing gas supply pipework internally (all surface mounted). Replacement of the radiators. No comment.

*123 Cromwell Road* – 18/00650/COND – 25.2.2018: Application to approve details in relation to condition 2 (Construction management plan) and 8 (SuDS) of permission 17/04316/F – Demolition of 5.no garages and construction of 3.no attached dwellings with one garage partially retained for storage. Conditions required to be removed prior to commencement of works. Conditions to be removed. [NB not open for comment – included for information only]

*31-45 Lower Ashley Road* – 18/00560/F – 25.2.2018: Demolition of existing building and proposed construction of 78-Bed student Accommodation with Ancillary Facilities. No comment.

*11-13 and 15-19 Stokes Croft* – 18/00695/F – 25/2/2018: Partial demolition, conversion and extension of No's 11-13 from bike shop (Use Class A1) to bar and micro-brewery (Use Classes A4 and B1(c)) and ancillary staff facilities; partial demolition, conversion and extension of No's 15-19 from motorcycle showroom (Sui Generis) to mixed-use development of cafe with ancillary coffee kiosk, restaurant, bar, event space and micro-distillery (Use Classes A3, A4, D2 and B1(c)) and ancillary roof garden, including external alterations, creation of central courtyard, provision of cycle and refuse/recycling storage, provision of plant and pavement seating (Major Application). No comment.

*Squid Lab and Squid House, Hepburn Road* – 18/01079/COND – 4.3.2018: Application to approve details reserved by Conditions 3 (Submission of Contamination Remediation Scheme) and 5 (Noise Assessment Report) attached to permission 16/05295/F (Refurbishment/extension to workshop building, including change of use from a car garage to a fabrication studio and erection of 3 flats).

*[NB not open for comment – included for information only]*

*30-36 Upper York Street* – 18/01039/F – 4.3.2018: Proposed removal of steel Crittal windows (32no) and replace with grey aluminium windows (32no) to the ground and upper floors. And 18/00752/F: Change of use of ground and first floors from Offices (Use Class B1) to D1 language school use (non residential institution). No comment.

*57 Banner Road* – 18/01239/VC – 11.3.2018: Bay tree – fell. No comment.

*Hamilton House Block C, 80 Stokes Croft* – 18/01263/COU – 11.3.2018: Prior approval for the change of use (block C) from office floor space within use class B1 (a) to residential accommodation falling with class C3 (25 Self contained residential flats). No comment.

**6) Update on other meetings**

CAP – 20.2.2018 – *117 Ashley Road* objection minuted.

CAP – 20.3.2018 – *11-13 and 15-19 Stokes Croft* on the agenda.

**7) AOB**

*Bristol Waste* – cleaning issues with regard to bin sizes discussed.

*RPS* – it was noted that changes were being made as a result of review.

*GDPR* – MCG website to have text added to explain how data received is used.

*MCG bank account* – a second signatory to be appointed in due course.

**8) Date of next meeting**

General Meeting 16 April 2018.