

Montpelier Conservation Group

Minutes of the Annual General Meeting

20 May 2019

AGM business was conducted first and recorded in the committee minutes.

1) Minutes of the 15 April 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

Star And Garter, 33 Brook Road – 19/00115/F – BCC to MCG – 26.4.2019: notification of decision – granted (with internal bin storage and outdoor smoking areas).

105 Richmond Road – 19/01736/VC and *94 St Andrews Road* – 19/01731/VC – MCG to BCC – 26.4.2019: letter of objection and BCC to MCG – 20.05.2019: notification of decision, tree preservation order not required.

20 Brook Road – 19/01154/F – MCG to BCC – 28.4.2019: letter of objection.

Seven Ways Service Station, Sussex Place – 19/02033/X – BCC to MCG – 10.5.2019: notification of application (see below).

31-45 Lower Ashley Road – CPG (Clayewater Planning Group) to MCG – 15.4.2019: consultation request on planned application (see below).

4) Planning Decisions not detailed above

None

5) Planning Applications

108A Stokes Croft – 19/01254/F – 1.5.2019: Vertical ducting to the rear of 108a Stokes Croft for kitchen extraction purposes. No comment.

26 Picton Lane – 19/01898/F – 8.5.2019: Demolition of a single storey shed and the construction of a new residential development with 4x 2 bedroom flats and 2x 1 bedroom flats. Letter of comment to reinforce parking permit restrictions.

31-45 Lower Ashley Road – Pre-application consultation request from developers – 15.4.2019. 28 units in a four storey development, 12 one bed and 16 two bed, with 10 parking spaces provided on site alongside amenity space for the residents. (*The current consent for the site is: outline planning for proposed removal of existing single storey office building and provision of four storey mixed used development, comprising office areas to ground floor and student accommodation above. Major application 15/05530/P.*) Letter commenting on overdevelopment of the site and loss of significant trees.

Seven Ways Service Station, Sussex Place – 19/01830/COND – 21.4.2019: Application to approve details reserved by condition no. 5 (Contamination – Implement Remediation) attached to permission 16/04419/F, which approved the demolition of a Filling Station and erection of six, two and three bedroom dwellinghouses with cycle parking.

[*nb application not open for comments – included for information only*]

And 19/02033/X – 5.5.2019: Application to vary condition No.11 (List of approved plans and drawings) attached to planning permission 16/04419/F. Demolition of existing Filling Station and erection of six two and three bedroom dwelling houses with cycle parking. No comment.

30A Ashley Hill – 19/01837/VC – 21.4.2019: T1: Reduce bay by 1 metre all round. T2: Reduce Magnolia by 2 metres all round T3: To reduce Forsythia to 2 metres T4 and 5: Reduce 2 x Buddleias leaving a final height of 2 metres. No comment.

16 East Grove – 19/01993/H – 28.4.2019: Construction of a rear extension with a raised patio. No comment.

23 St Andrews Road – 19/01950/VC – 20.5.2019: 1. Ash Tree – Fell. No comment.

28 Albany Road – 19/01882/F – 20.5.2019: Conversion of existing dwelling house and basement to 1no. one bedroom flat and 1no. four bedroom maisonette, with demolition of existing basement access stairs and erection of new replacement stairs and associated works. Letter of objection.

2 Moon Street and 2-18 Stokes Croft – 19/01817/F – 5.5.2019: Demolition of all buildings and mixed use development comprising a block of student cluster flats with associated communal facilities (sui generis use), 'flexible' ground floor commercial floor space (Use Classes: A1, A2 and/or A3) and first floor office space (Use Class B1(a)), all with associated refuse and cycle storage. Letter of objection on grounds of the massing, scale, street line and street grain.

79 St Andrews Road – 18/06255/F – 5.5.2019: Proposed one-room prefab building, to be used as storage/home study, bike shed at front of structure and timber flat-roofed carport lean-to. No comment.

88 Stokes Croft – 19/01994/F – 12.5.2019: Change of use from an A1 Shop to A3 Cafe. Letter of objection related to the visual appearance of the vent, and lack of detail on extraction and waste storage.

34A Sussex Place – 19/02348/VC – 19.5.2019: Mixed trees – cut back to fence line by 1m. Lime – Cut back from house and fence by 3m and Crown Raise by 3m to clear the road. No comment.

6) Update on other meetings

CAP – 16.4.2019 – there were no local applications on the agenda.

CAP – 21.5.2019 – 26 Picton Street on the agenda.

CAG – 16.5.2019 – *Carriageworks and Westmorland House* – discussion on proposed changes to Block A (including the facade, the entrance to the market area and the overall height) – a planning application is anticipated – and on the cultural plan to ensure it covers placemaking as well as public art.

Details are available on the CAG website (carriageworks.org.uk).

7) AOB

Pre-app discussion – visitors to the meeting explained their designs for a proposed kitchen extension.

Ashley Hill – a small group of members and residents to be convened, along with BCC representatives and councillors if possible, to try to improve the area between Lower Cheltenham Place and Cobourg Road, particularly with reference to the management of waste bins for kerbside collections and of wheeliebins.

Goodrich House, York Road – an illustrated paper was being prepared on the history of the house during the mid 20th century.

Star and Garter – an event is planned for 1 June noon to 10pm to mark the re-opening.

8) Date of next meeting

General Meeting 17 June 2019.