

Montpelier Conservation Group

Minutes of the General Meeting 18 November 2024

1) Minutes of the General Meeting 21 October 2024

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

82 Cobourg Road – 24/01932/H & 24/01933/LA – BCC to MCG – 22.10.2024 – Notification of Decision – Granted

86-92 & 96-102 Stokes Croft, Croftdale Hepburn Road – 24/03347/COND – MCG to BCC – 23.10.2024 – email to Case Officer

86-92 & 96-102 Stokes Croft, Croftdale Hepburn Road – 24/03910/COND – MCG to BCC – 23.10.2024 – email to Case Officer

The Junction, 51 Stokes Croft – 24/04122/F & 24/04123/LA – BCC to MCG – 24.10.2024 – Notification of new Application

1-9 Stokes Croft – 23/00879/F – BCC to MCG – 1.11.2024 – Notification of Decision – Granted

7 Ashley Hill – 24/01935/F – BCC to MCG – 5.11.2024 – Notification that application has been Withdrawn

86-92 & 96-102 Stokes Croft, Croftdale Hepburn Road – 24/03347/COND – BCC to MCG – 18.11.2024 – email from Case Officer with amended design for gates

4) Planning Decisions not Detailed Above

Unit A8 Carriage Works Stokes Croft – 24/03604/CP – Certificate of Lawfulness Issued

5) Planning Applications

Premier Inn The Haymarket - 24/04048/X - Application for variation of condition Nos 3 (Demolition and Management construction plan), 4 (Structure), 5 (Unexploded ordinance), 9 (Site Specific EMP) 13(SuDS), 18 (Archaeological) and 46 (List of approved plans) of permission 23/02827/F Redevelopment comprising a demolition phase and a new build phase to provide co-living units (sui generis) and

student accommodation (sui generis), associated amenity spaces, ground floor uses (Class E), access, servicing, landscaping, public realm, and associated works. (Major)

No Comment

The Junction 51 Stokes Croft - 24/04122/F - Sub-division of first floor flat approved under planning permission 22/00790/F and listed building consent 22/00791/LA, to create 2no. self-contained flats.

Comment

The Junction 51 Stokes Croft - 24/04123/LA - Sub-division of first floor flat approved under planning permission 22/00790/F and listed building consent 22/00791/LA, to create 2no. self-contained flats.

Comment

31 St Andrews Road - 24/04150/VC - T1 & T2 - Cherry - Reduce by roughly 1-2m back to previous points.

Decided

39 Albany Road - 24/04172/CE - Application for a Lawful Development Certificate for an Existing Use as a House in Multiple occupation (Use Class C4).

No Comment

11-13 & 15-19 Stokes Croft - 24/04224/X - Application for variation of Condition Nos. 16 (Use classes) 20 (Outdoor Seating) 30 (List of approved plans) and Removal of condition Nos 13 (Noise rating), 26 (Noise) following grant of planning permission 23/02234/X (Variation of condition nos. 16, 17, 18, 21 and 29 and removal of conditions 2 to 4 and 6 to 12 of permission 21/00028/X, which varied permission 20/00288/F, for partial demolition, conversion and extension of nos. 11-13 from bike shop (Use Class A1) to bar and ancillary staff facilities (Use Class A4); conversion of nos. 15-19 from motorcycle showroom (sui generis) to mixed-use development of cafe/restaurant, bar, event space and micro-distillery (Use Classes A3, A4, D2 and B1(c)), including internal and external alterations, creation of central courtyard, provision of cycle and refuse/recycling storage, provision of plant and pavement seating - now proposed internal and external alterations.).

No Comment

91 Richmond Road - 24/04338/VC - T1 - Apple - Fell.

No Comment

1 Montpelier Court Station Road - 24/04356/COND - Application for approval of details reserve by conditions 2 and 3 of permission 24/03214/COU Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

Not for Comment

1 - 9 Stokes Croft - 24/04441/NMA - Non-material amendment following grant of Planning Permission 23/00879/F for correction of Description of Development to refer to approx. 126 studios.

Decided - Granted

Premier Inn The Haymarket - 24/04549/COND - Application for approval of details reserved by condition 4 of permission 23/02827/F Demolition and redevelopment to provide co-living units (sui generis) and student accommodation (sui generis), associated amenity spaces, ground floor uses (Class E), access, servicing, landscaping, public realm, and associated works. (Major).

Not for Comment

6) Update on other meetings

BCAP 21.10.2024

No local applications on Agenda

BCAP 18.11.2024

No local applications on Agenda

7) AOB

Details of potential bank accounts will be circulated

8) Date of next meeting

General Meeting 16th December 2024