

Montpelier Conservation Group

Minutes of the General Meeting 19 May 2025

1) Minutes of the General Meeting 14 April 2025

The minutes had been circulated by email and were accepted

2) Matters arising

Treasurer reported on the update of the new bank account

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

6 Upper Cheltenham Place – 25/11601/VC – MCG to BCC – 15.4.2025 – Comment uploaded to BCC planning website

6 Upper Cheltenham Place – 25/11601/VC – BCC to MCG – 25.4.2025 – Notification of Decision – Preservation Order NOT REQUIRED

4) Planning Decisions not Detailed Above

None

5) Planning Applications

36 Richmond Road - 25/11471/H - Loft conversion with rear bonnet dormer and front rooflights.

No Comment

Montpelier High School Cheltenham Road - 25/11714/VP - G1 - Poplars - Conduct resi-drill tests to lower trunks to determine extent of decay in each tree. G2 - Mixed species - Coppice stems leaning onto walkway roof to 1.5m clearance. T004 - Sycamore - Re-Coppice both stems. (TPO 124)

No Comment

Montpelier High School Cheltenham Road - 25/11639/X - Application for Variation of Condition Nos. 2 (Submit samples before element started) and 3 (List of Approved Plans & Drawings) Following Grant of Planning Permission 24/04781/F - New boundary wall to the school perimeter. Infill the existing glazing parallel with the wall.

No Comment

1 - 9 Stokes Croft - 25/11781/NMA - Non-material amendment following grant of Planning Permission 23/00879/F (Demolition of existing building and redevelopment for mixed uses (sui generis) to include a music hub (incorporating multi-functional floorspace for retailing, teaching, practice, performances and events) and purpose-built student accommodation (approx. 175 studios), with associated amenity/social spaces, cycle parking and supporting infrastructure.) - (DoD later updated by NMA 24/04441/NMA to confirm approx 126 studios) - Revisions to internal layouts with consequential amendments to fenestration, including minor increase in building envelope at Level 01 to incorporate angled windows.

Decided - Not Agreed

133 York Road Montpelier - 25/11816/LB - Proposed repair and overhaul of existing windows and like-for-like replacements, where windows are beyond repair. Installation of secondary glazing to existing single glazed windows.

No Comment

Montpelier High School Cheltenham Road - 25/11637/F & 25/11638/LA - The erection of a new stretched fabric canopy and a new food kiosk to enhance the catering provision located on top of the existing semi-submerged music block. No proposed works to the original listed school building.

No Comment

Ground And First Floor Flat 18 Albany Road - 25/11505/H - Proposed Loft Conversion.

Comment

144 Cheltenham Road - 25/11403/F - Full planning application for the change of use of part ground floor and first floor retail store (Use Class E) to residential (Use Class C3), demolition of single storey rear annexe and erection of new rear single storey extension, including the excavation to extend the existing basement within the curtilage of the shop.

No Comment

2 - 18 Stokes Croft And 2 Moon Street - 25/11912/NMA - Application for a Non-material Amendment Following a Grant of Planning Permission 22/03442/X (Application for variation of condition 17 and 44 of permission 20/04743/F (Proposed demolition of existing buildings, erection of student accommodation, ancillary student services, flexible commercial floorspace and associated works including cycle parking, landscaping, and refuse storage). (Major))

Decided - Agreed

25A Ashley Road - 25/11924/VC - Beech - Reduce side branches back from building by 2m and thin crown by 20%.

No Comment

121 Stokes Croft - 25/12003/COND - Application for approval of details reserved by condition 3 of permission 23/02453/F Change of use from commercial, business and service premises (Use Class E) to a public house, wine bar or drinking establishment (Sui Generis).

Not available for comment

26 St Andrews Road - 25/12011/VC - T1 - Basil - Prune by 5m. T2 - Lonicera - Prune by 3.5m.

No Comment

4 The Mont - 25/11987/PINS - Application for Planning permission for Change of use from a dwellinghouse used by a single person or household (Use Class C3a) to a small dwellinghouse in multiple occupation (Use Class C4), including the erection of a cycle store.

No Comment

6) Update on other meetings

BCAP 15.4.2025

No local applications on Agenda

BCAP 20.5.2025

No local applications on Agenda

7) AOB

Confirm attendance at School Summer Fair date on 28th June

Contact regarding copyright issues on photographs

8) Date of next meeting

Annual General Meeting 16th June 2025