

Montpelier Conservation Group

Minutes of the Annual General Meeting 18 August 2025

1) Minutes of the General Meeting 16 June 2025

The minutes had been circulated by email and were accepted. Note meeting of July did not take place due to Bristol planning portal being down

2) Matters arising

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

63 Richmond Road – 25/12574/VC – MCG to BCC – 22.5.2025 – Comment uploaded to BCC planning website

Ground And First Floor Flat 18 Albany Road – 25/11505/F – BCC to MCG – 25.6.2025 – Notification of application

37 Ashley Hill – 25/11530/F – MCG to BCC – 2.7.2025 – Comment uploaded to BCC planning website

77 Cobourg Road – 25/11854/F – MCG to BCC – 2.7.2025 – Comment uploaded to BCC planning website

1-9 Stokes Croft – 25/12820/X – BCC to MCG – 22.7.2025 – Notification of application

Ground And First Floor Flat 18 Albany Road – 25/11505/F – BCC to MCG – 23.7.2025 – Notification of Decision: GRANTED

4) Planning Decisions not Detailed Above

63 Richmond Road – 25/12574/VC – application amended from Felling to Reduction in Height and Spread – Granted 4.7.2025: Preservation Order NOT REQUIRED

5) Planning Applications

170 Lower Cheltenham Place - 25/12612/VC - T1 - Cherry - Reduce height by 3m and radial spread by 1.5m.

Decided - Preservation Order Not required

106 York Road - 25/12683/VD -5 Day Notice: T4 - Apple (dangerous) - Fell

Decided - Granted

17 Fairlawn Road - 25/12519/H - Proposed rear dormer extension, 2no. new conservation style rooflights, PV panels.

No Comment

12 Wellington Avenue - 25/12728/VC - T1 - Cherry - Fell.

Decided - Preservation Order Not required

1 - 9 Stokes Croft - 25/12820/X - Application for variation or removal of Condition No 46 (List of approved plans) following grant of planning permission 23/00879/F (as amended by 24/04441/NMA) - 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. The total number of studios as set out in the DoD was amended from 175 to 126 and confirmed under the NMA.

No Comment

50 Picton Street - 25/12858/LB - Works and repairs to the front elevation, including the removal of paint from the brickwork and repointing, removal of paint from the limestone door and window surrounds, installation of replacement ground floor window and repairs to side pilasters.

Granted

28 Upper Cheltenham Place - 25/12950/VC - T1 - Fig - Remove small stem, reduce height and spread by 2m

Decided - Preservation Order Not required

1 - 3 Gloucester Road - 25/12872/A - 2x externally illuminated letter, 2x powder coated aluminium, 3x panel

No Comment

61A Sussex Place - 25/13113/VC - Yew - Reduce height and spread by 2.5m.

Decided - Preservation Order Not required

86-92 & 96-102 Stokes Croft - 25/13147/COND - Application for approval of details reserved by condition 13, 18 , 21 and 23 of permission 21/02794/F Demolition of Croftdale and other industrial buildings on site and redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 9no. residential units (Class C3), 2no. workshop units (Class E(g)) and 59no. bedrooms of student accommodation.

No Available for Comment

Montpelier Terrace Lower Cheltenham Place - 25/13241/F & 25/13242/LA - The proposal includes replacing existing front basement ventilation and reconnecting to current ductwork. Additional ventilation to be installed in the rear basement bathroom. Remedial work to repair and improve the current tanking system. External render, drainage from parapets, and capping stones will be cleaned and reset. Replace the mechanical ventilation system. An additional extraction unit at the rear of the basement.

No Comment

Masjid Assahaba Mosque 135 - 137 Cheltenham Road - 25/13339/X & 25/13445/X - Application for Variation of Condition No. 17 (List of approved plans and drawings) following Grant of Planning Permission 16/02879/X (Application for a variation of condition 19 (approved drawings) of 15/04222/F - replace ASB2789.17B and 18C with 17C and 18D showing the stores and WC, to add a new store and WC at basement level and new store at ground floor level.)

No Comment

2 - 18 Stokes Croft And 2 Moon Street Bristol - 25/13488/COND - Application for approval of details reserved by condition 11 of 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.(major)

Not available for comment

12 Wellington Lane - 25/13517/H - Loft conversion. Dormer to rear roof plane, two conservation rooflights to front roof plane. Tiles changed from concrete to clay 'double roman'. Gable end wall to replace existing hipped roof form.

No Comment

6) Update on other meetings

BCAP 17.6.2025

No local applications on Agenda

BCAP 15.7.2025

37 Ashley Hill – 25/11530/F on Agenda – the Panel Objected

7) AOB

None

8) Date of next meeting

General Meeting 15th September 2025