

Montpelier Conservation Group

Minutes of the General Meeting 20 October 2025

1) Minutes of the 15 September 2025 General Meeting

The minutes had been circulated by email and were accepted.

2) Matters arising

In AOB, hope amended to how.

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

Ground and First Floor Flat, 18 Albert Park – 22/03145/F – BCC to MCG – 30.9.2025 – Notification of Decision – Granted on amended plans.

77 Cobourg Road – 25/11854/F – BCC to MCG – 30.9.2025 – Notification of Decision – Refused.

4) Planning Decisions not detailed above

30 Upper Cheltenham Place – 25/13982/VC – 19.9.2025. T1 – Apple – Fell. T2 – Bay – Fell.

T3 – Cherry – Reduce height and radial spread by 1m. T4 – Birch – Reduce height by 1.5m and radial spread by 1m. T5 – Horse Chestnut – Reduce height and radial spread by 1.5m. Decided 16.10.2025 – Preservation Order NOT REQUIRED.

5) Planning Applications

2 Moon Street and 2-18 Stokes Croft – 25/14008/NMA – 19.9.2025. Non-material amendment following 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). No comment.

Land to Rear of 9 Sussex Place – 25/13469/F – 22.9.2025. Conversion and extension of existing garage into a single dwelling. Comment.

12-18 Stokes Croft – 25/14125/COND – 22.9.2025. Application for approval of details reserved by condition 6 (partial), 9, 11, 19 and 25 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, ancillary student services, flexible commercial floorspace and associated works.)
[Application not open for comments – included for information only]

Former Site of 31-45 Lower Ashley Road, St Pauls – 25/14198/COND – 25.9.2025. Application for approval of details reserved by condition 7 (Management Plan) of permission 24/02478/X – Application for variation of Condition Nos. 15 (15/05530/P Outline planning application 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)) and condition no. 8 (18/05532/M Reserved Matters application in relation to landscaping and appearance, pursuant to outline planning approval 15/05530/P – Outline planning application 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.) [Application not open for comments – included for information only]

5 Wellington Lane – 25/14213/VC – 26.9.2025. Apple – Fell. No comment.

129 Richmond Road – 25/14148/H – 30.9.2025. Rear extension and replacement garage. No comment.

117 Richmond Road – 25/14276/VC – 30.9.2025. Strawberry tree (*Arbutus*) – section fell to ground level – to prevent tree pushing further on adjacent wall and remove risk of contributing to widening gap in joint boundary wall. No comment.

121 York Road – 25/14277/VC – 30.9.2025. T1 – Plum tree – remove limb over neighbouring shed (large cavity present and crack developing). No comment.

118 Richmond Road – 25/14302/VC – 1.10.2025. T1 – Bay tree – coppice (i.e. felling tree at its base to create a 'stool' where new shoots will grow). No comment.

Catherine Court, Ashley Road – 25/14269/F – 6.10.2025. Replace existing windows with new double-glazed timber windows. No comment.

114 St Andrews Road – 25/13805/X – 10.10.2025. Application for Removal of Condition No. 8 Following a Grant of Planning permission 17/05877/F Demolition of 2 garages and erection of 2 dwelling houses. No comment.

31-45 Lower Ashley Road, St Pauls – 25/14519/COND – 13.10.2025. Application for approval of details reserved by condition 5 and 11 of permission 24/02478/X Application for variation of Condition Nos. 15 (15/05530/P Outline planning application 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).

[Application not open for comments – included for information only]

86-92 & 96-102 Stokes Croft, Croftdale Hepburn Road – 25/14575/COND – 16.10.2025. Application for approval of details reserved by condition 13 (BREEAM) 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. *[Application not open for comments – included for information only]*

6) Update on other meetings

BCAP 16.9.2025 – No local applications on the agenda.

BCAP 21.10.2025 – No local applications on the agenda.

7) AOB

None

8) Date of next meeting

General Meeting 17 November 2025.