

# *Montpelier Conservation Group*

## *Minutes of the Annual General Meeting 18 May 2026*

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

### **1) Minutes of the General Meeting 20 April 2026**

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

99 Lower Cheltenham Place – 26/10553/H – BCC to MCG – 21.4.2026 – Notification of decision – GRANTED

20 Brook Road – 25/10176/H – MCG to BCC – 27.4.2026 – Comment uploaded to BCC Planning website

3a Richmond Road – 26/10742/H – MCG to BCC – 27.4.2026 – Comment uploaded to BCC Planning website

5 Picton Street – 26/11061/H – MCG to BCC – 11.5.2026 – Comment uploaded to BCC Planning website

20 Brook Road – 25/10176/H – BCC to MCG – 18.5.2026 – Notification of decision – GRANTED

### **4) Planning Decisions not Detailed Above**

6 Shaftesbury Avenue – 26/11616/VC – Sycamore – Fell.

Decided 11.5.2026 – Preservation Order NOT REQUIRED

### **5) Planning Applications**

89 Ashley Road - 26/11167/FB & 26/11168/LA- Maintenance works including the following: Fenestration repair and like-for-like replacement; roof replacement on a like-for-like basis; internal slimline secondary glazing.

No comment

140 Lower Cheltenham Place - 26/11404/H - Street-level changes including the reinstatement of original masonry pillars, low wall and new railings, installation of

staircase and off-street bin platform, courtyard upgrades, and garden room added in rear garden.

No comment

Office 4 Leftbank 128 Cheltenham Road - 26/11602/COU - Change of use of formerly Office space on the first floor of 128 Cheltenham road BS65RW to two residential flats (dwelling houses).

No comment

144 Cheltenham Road - 26/11175/F - Change of use of first floor retail store (Use Class E) to residential (Use Class C3), including amendments to the front elevation to give separate entrances for residential and commercial premises.

Comment

Former Site Of 31 To 45 Lower Ashley Road - 26/11698/COND - Application for approval of details reserved by condition 5 (Highway Works) 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.)

Not available for comment

12 - 18 Stokes Croft - 26/11712/COND - Application for approval of details reserved by conditions 6 (Site safety and security management plan) & 21 (Submission and Approval of Landscaping Scheme) of permission 22/03442/X - (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)

Not available for comment

44 And 47 Montpelier Court Station Road - 26/11760/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) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

Not available for comment

86-92 & 96-102 Stokes Croft Croftdale Hepburn Road - 26/11824/COND - Application for approval of details reserved by condition 15 (Variations to the scheme) 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 with associated development, including retention of existing ground floor retail units on Stokes Croft and the existing student accommodation at 86-92 and 96-98 Stokes Croft.

Not available for comment - This will be discussed at BCAP

26 Fairlawn Road - 26/11906/VC - T1 - Sycamore - Reduce crown by approx 2m, cut back from neighbouring house to approx 1-1.5m clearance. T2 - Sycamore - Reduce crown by approx 1.5m.

No Comment

144 Lower Cheltenham Place - 26/11558/H - Replace original stone staircase from ground to basement with black metal steel (to look as wrought iron) straight staircase from right to left of property starting from landing plate currently used to store rubbish bins and landing adjacent to the basement door. Also replacement of the current stone slab landing plate from pavement to steps to front door with matching black metal steel landing plate (to allow light to the basement door). Landing plate at the top of stairs is sufficiently big to allow for refuse storage and recycling bins.

Comment

104 Stokes Croft - 26/11943/A & 26/11955/LA - Retrospective consent for a single 600mm diameter externally projecting circular sign. Internally Illuminated.

Comment

## **6) Update on other meetings**

BCAP 21.4.2026

No local applications on Agenda

BCAP 19.5.2026

26/11824/COND – 86-92 & 96-102 Stokes Croft Croftdale Hepburn Road to be raised as AOB

## **7) AOB**

## **8) Date of next meeting**

General Meeting 15th June 2026