

Montpelier Conservation Group

Minutes of the General Meeting 15 June 2026

1) Minutes of the General Meeting 18 May 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

5 Picton Street –26/11061/H – BCC to MCG – 27.5.2026 – Notification of decision – REFUSED

144 Cheltenham Road –26/11175/F – MCG to BCC – 31.5.2026 – Comment uploaded to BCC Planning website

144 Lower Cheltenham Place –26/11558/H – MCG to BCC – 4.6.2026 – Comment uploaded to BCC Planning website

104 Stokes Croft –26/11943/A & 26/11955/LA – MCG to BCC – 4.6.2026 – Comments uploaded to BCC Planning website

4) Planning Decisions not Detailed Above

Garden Flat 2 Albert Park – 26/12055/VC - Lime - Reduce as per pruning profile.

Decided 8.6.2026 – Preservation Order NOT REQUIRED

2 - 18 Stokes Croft And 2 Moon Street – 26/12167/COND - Application for approval of details reserved by conditions 6 (Site safety and security management plan) and 12 (Further details before relevant element started) 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 including cycle parking, landscaping, and refuse storage). (Major)

Decided 2.6.2026 – Details Approved

Basement Flat 124 Richmond Road – 26/11877/VC - Cherry - 1.5-2m canopy width and height reduction and crown raise 2.5m-3m.

Decided 10.6.2026 – Preservation Order NOT REQUIRED

5) Planning Applications

129 Ashley Road - 26/11539/LB - The proposed works comprise the repair and re-roofing of the main Roof, chimney stack, and dormers.

No Comment

Second Floor Flat 85 St Andrews Road - 26/12035/F - Roof extension to second floor flat.

Comment

104 York Road - 26/12202/VC - T1 - Purple-leaf plum (Cherry Plum) - Reduction of new growth by up to 2m to previous pruning points and no more than 3m in height. T2 - Bay - 1m crown reduction of height and width. T3 - Plum - Up to 0.5m crown reduction. T4 - Cherry (Gean) - Crown Reduction by 2m. T5 - Apple - Pruning up to 0.5m.

No Comment

15 West Grove - 26/12334/VC - T1 - Plum - Reduce height by 3m and radial spread by 1.5m.

No Comment

12 - 18 Stokes Croft And 2 Moon Street - 26/12369/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). Non-Material Amendment sought to change wording of Condition no.33 (Student Move In/Move Out Strategy).

No Comment

143 Cheltenham Road - 26/12227/F - Reinstatement of front boundary wall. Replace 2no. upvc windows with timber-framed sash windows to lower ground floor front elevation, reposition lower ground floor entrance, and insertion of 1no. new timber-framed sash window.

No Comment

6) Update on other meetings

BCAP 19.5.2026

26/11824/COND – 86-92 & 96-102 Stokes Croft Croftdale Hepburn Road

BCAP minuted:

"BCAP noted that BCC cannot discharge a pre-commencement condition post-completion, and a Section 73 application to amend conditions was the appropriate legal procedure to regularise any works."

BCAP 16.6.2026

No local applications on Agenda

7) AOB

8) Date of next meeting

General Meeting 20th July 2026