

Montpelier Conservation Group

Minutes of the General Meeting 17 August 2026

1) Minutes of the 20 July 2026 General Meeting

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

Papa Johns, 174B Cheltenham Road – 26/03685/PRGRT – MCG to BCC – 28.7.2026 – Representation emailed to BCC Licensing.

Papa Johns, 174B Cheltenham Road – 26/03685/PRGRT – BCC to MCG – 4.8.2026 – Notification of Hearing to be held 27.8.2026.

4) Planning Decisions not detailed above

141 Richmond Road – 26/12447/H – Extension to existing loft room including roof dormer extension to rear, and PV panels on the flat roof and the lower outrigger roof. Decided 5.8.2026 – Refused.

56-58 Picton Street, and 66 Bath Buildings – 26/11757/F – Proposed first and second floor rear extensions to apartments. Proposed two story rear extension to the existing restaurant. Withdrawn 14.8.2026.

5) Planning Applications

98 Lower Cheltenham Place – 26/12957/LB – 23.7.2026;

100 Lower Cheltenham Place – 26/12953/LB – 13.7.2026;

104 Lower Cheltenham Place – 26/12958/LB – 13.7.2026;

106 Lower Cheltenham Place – 26/12968/LB – 14.7.2026;

108 Lower Cheltenham Place – 26/12969/LB – 14.7.2026;

114 Lower Cheltenham Place – 26/12970/LB – 14.7.2026;

116 Lower Cheltenham Place – 26/12971/LB – 14.7.2026;

118 Lower Cheltenham Place – 26/12972/LB – 14.7.2026;

124 Lower Cheltenham Place – 26/12973/LB – 14.7.2026.

For each property: Installation of Boiler Flue to the rear of the property, new radiators and boiler.

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

64 York Road – 26/11979/LB – 22.7.2026. It is proposed to replace the single-glazed sash frames with slim-line double-glazed sash frames in all the large windows without altering their appearance.

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

112 York Road – 26/13137/VC – 23.7.2026. Pear Tree – Fell. No comment.

6 Shaftesbury Avenue – 26/13311/H – 6.8.2026. Single storey rear extension following demolition of existing kitchen extension. No comment.

104 Stokes Croft – 26/13183/COND – 10.8.2026. Application for Approval of Details Reserved by Condition no. 2 (Gate Details) of Permission 22/05713/F Installation of new gate, (Ashley Road access).

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

17 Richmond Avenue – 26/13258/H – 10.8.2026. Proposed side and rear extension including associated demolitions. No comment.

78 York Road – 26/13350/H – 12.8.2026. Alterations to the front access walkway, external steps, and lower ground floor WC / Undercroft area. Replacement of windows and doors to the front and rear elevations. Letter of comment.

6) Update on other meetings

BCAP 21.7.2026 – No local applications on the agenda.

No BCAP meeting in August.

7) AOB

None

8) Date of next meeting

General Meeting 21 September 2026.