Montpelier Conservation Group

Minutes of the General Meeting 21 September 2026

1) Minutes of the 17 August 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

Brother Thai, 104 Stokes Croft – 26/11943/A & 26/11955/LA – BCC to MCG – 20.8.2026 – Notification of Decision – Granted.

Second Floor Flat, 85 St Andrews Road – 26/12035/F – BCC to MCG – 21.8.2026 – Notification of Decision – Refused.

78 York Road – 26/13350/H – MCG to BCC – 3.9.2026 – Letter of Comment.

37 Ashley Hill – 25/11530/F – BCC to MCG – 9.9.2026 – Notification of Appeal on grounds of Non-Determination.

4) Planning Decisions not detailed above

3A Norrisville Road – 26/13515/VC – Bay – Fell. Decided 14.9.2026 – Preservation Order Not Required.

30 Ashley Hill – 26/13755/VD – 5 Day Notice: Cercis – Remove split leader stem. Decided 9.9.2026 – Granted.

5) Planning Applications

59-61 Stokes Croft – 26/13585/F and 26/13586/LA – 24.8.2026. Change of use from offices (Use Class E) to a mixed-use development comprising two ground-floor commercial units (Use Class E) and two houses in multiple occupation (Use Class C4), including internal alterations, secondary glazing, cycle storage, and refuse and recycling storage. Comment.

1-9 Stokes Croft – 26/13599/COND – 26.8.2026. Application for approval of details reserved by condition nos. 2 (Implementation of Programme of Building Recording), 3 (Ensurance of Timely Demolition), 4 (Ensurance of Proceedable Development) and 22 (Business Continuity During Construction Phase) of permission 25/12820 – 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 to reflect the approved plans and confirmed under the NMA, and is now amended to 135 studios. *[Application not open for comments – included for information only]*

36 Richmond Road – 26/13720/VC – 4.9.2026. T1 – Cherry – Fell. No comment.

2 Moon Street and 2-18 Stokes Croft – 26/13781/NMA – 9.9.2026. 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)).

6) Update on other meetings

No BCAP meeting in August – next meeting 6.10.2026.

7) AOB
None

8) Date of next meeting
General Meeting 19 October 2026.