Montpelier Conservation Group

Minutes of the General Meeting 19 October 2026

1) Minutes of the General Meeting 21 September 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

59 - 61 Stokes Croft – 26/13585/F & 26/13586/LA – MCG to BCC – 6.10.2026 – Letter of Comment

78 York Road – 26/13350/H – BCC to MCG – 12.10.2026 – Notification of Decision – GRANTED

87 Ashley Road – 26/14089/X – BCC to MCG – 14.10.2026 – Notification of new application

4) Planning Decisions not Detailed Above

24 York Road – 26/13135/LB – Introduction of solar panels, a refuse store landing and a stair to the basement lightwell.

Decided 1.10.2026 – GRANTED

1 The Mont – 26/13878/VC – Ti – Rowan – Fell .

Decided 14.10.2026 – Preservation Order NOT REQUIRED

5) Planning Applications

50 Picton Street - 26/13914/COND - Application for approval of details reserved by condition 2 (Listed Building - Final Inspection of Work) of permission 25/12858/LB - Works and repairs to the front elevation, including the removal of paint from the brickwork and repointing, removal of paint from the limestone door and window surrounds, installation of replacement ground floor window and repairs to side pilasters.

Application not open for comment

1 - 9 Stokes Croft - 26/13965/NMA - Non-material amendment following grant of Planning Permission 25/12820/X(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.)

No comment

14 & 16 & 18 Jamaica Street - 26/14058/F - Replace existing main entrance door.

No comment

The Old Vicarage St Andrews Road - 26/14139/VC - T89 - Fraxinus Excelsior - Prune from building to 1.5m clearance. T14752 - Prunus Laurocerasus - Remove stems on wall, prune back from parking area by up to 1m.

No comment

35 Sussex Place - 26/14148/VC - T5178 - Oak (Quercus ilex) Crown lift to 6m in height. Prune to clear building by 1.5m from 1st floor bay window. Target prune sub-lateral branches back to lateral branch systems to achieve 2.5m clearance.

No comment

13 Wellington Avenue - 26/14059/F - Change of use from single dwelling (Use Class C3) to 4-bedroom HMO (Use Class C4).

No comment

33 St Andrews Road - 26/14234/VC - Apple - Fell.

No comment

35 Sussex Place - 26/12569/F - Replacement windows.

Comment

87 Ashley Road - 26/14089/X - Application for variation or removal of Condition No 15 (List of Approved Plans) following grant of planning permission 22/03035/F (Conversion and enlargement of existing two storey annexe to become two houses.)

No comment

141 Richmond Road - 26/14266/H - Extension to existing loft room including new dormer on the rear of the roof, and PV panels on the lower outrigger roof and dormer.

Comment

6) Update on other meetings

BCAP 6.10.2026

No local applications on Agenda

BCAP

Next meeting 17.11.2026

7) AOB

8) Date of next meeting

General Meeting 16th November 2026