



# Planning Inspectorate

Received

## Questionnaire (s62A)

Article 12 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)  
Applications direct to the Secretary of State (Designated Local Planning Authorities)

Application ref no: S62A/2025/0082  
Application by: Wellington Pub Company  
Grid ref:  
Site address: Bull Inn, 333 Crews Hole Road, Bristol  
Postcode: BS5 8BQ

You must send a copy, with attachments, to our case officer and to the applicant/agent **within 5 days** of the date of the notification given under Article 11(1). You can send it to PINS by e-mail to [section62anonmajor@planninginspectorate.gov.uk](mailto:section62anonmajor@planninginspectorate.gov.uk) The notification date is set out in our letter.

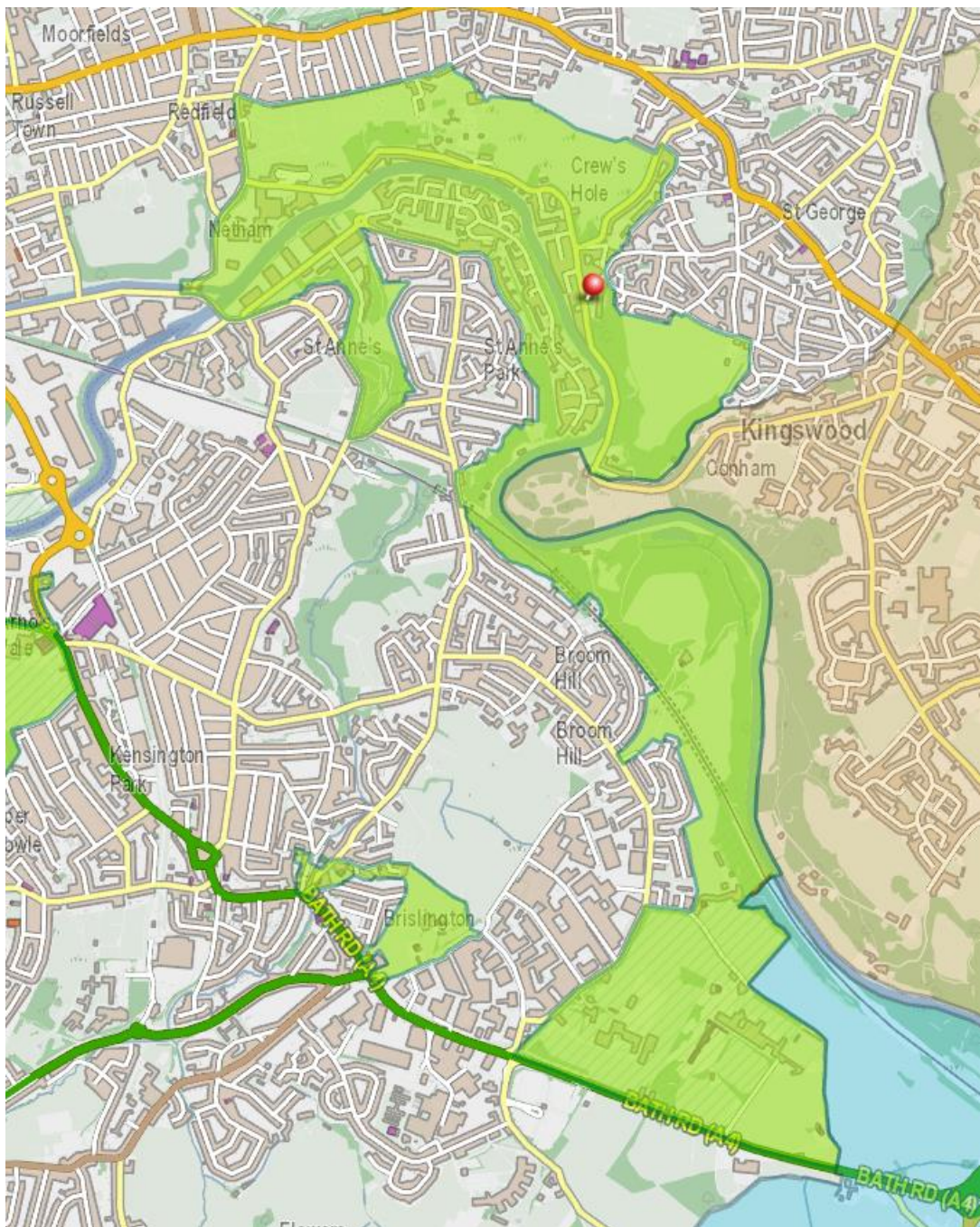
**PLEASE SEND THE QUESTIONNAIRE AND ALL DOCUMENTATION ELECTRONICALLY**

<b>Please be aware that Article 12<sup>1</sup> is a statutory requirement on LPAs to provide information.</b>		<b>Included?</b>	
<b>A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the website.</b>			
<b>1</b>	Provide a copy of <u>any</u> entry in the register required to be kept under Article 40 of the 2015 Order <sup>2</sup> which relates to the land, or part of the land, to which the relevant application relates.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>2</b>	If the application is for approval of reserved matters for which the LPA has previously given outline consent please also supply a copy of any associated Section 106 agreement.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Details: N/A			
<b>3</b>	Are there any other applications or matters relating <b>to this site</b> under consideration by the Local Planning Authority? If YES, please give details.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Details: N/A			
<b>4</b>	Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application.	<input type="checkbox"/> Attached	

<sup>1</sup> The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)

<sup>2</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2015  
S62A Questionnaire

<b>5</b>	Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach details.	<input type="checkbox"/> Attached	
<b>6</b>	Are there any other proposals <b>relating to the same site</b> still being considered by the Planning Inspectorate or the Secretary of State?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please give reference numbers. Refs: _____		
<b>7</b>	Are there any other applications, appeals or matters relevant to this application <b>adjacent or close to the site</b> still being considered (or recently determined) by the Secretary of State, the LPA, any adjoining LPA or the Planning Inspectorate?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	The site is in a Coal Authority High Risk area (areas 129, 209)		
<b>8</b>	Are there any public rights of way which cross or are adjacent to the application site?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.	<input type="checkbox"/> Attached	
<b>9</b>	Does the proposed development involve the demolition, alteration or extension of a listed building?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, is it a: Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: Please supply a copy of the listing description.	<input type="checkbox"/> Attached	
<b>10</b>	Would the proposed development affect the setting of a listed building?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, is it a: Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: Please supply a copy of the listing description.	<input type="checkbox"/> Attached	
<b>11</b>	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES: Details: _____		
<b>12</b>	Is the site in, or adjacent to, a Conservation Area?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>



If YES:

Details: Avon Valley Conservation Area

Please supply a map showing the relevant Conservation Area boundary.

Full appraisal here: [Conservation Statements QXP](#)

<b>13</b>	Is any part of the site subject to a Tree Preservation Order?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach a plan showing the extent of the Order and any relevant details.	<input type="checkbox"/> Attached	
<b>14</b>	Is the site within a Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>15</b>	Is the site within an Area of Outstanding Natural Beauty?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>16</b>	Have you made a Local Development Order under s61A to s61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

	If YES, please attach a copy of the relevant order.	<input type="checkbox"/> Attached	
<b>17</b>	Is the application site in or adjacent to or likely to affect an SSSI and/or an internationally designated site (i.e. cSAC, SAC, pSPA, SPA, Ramsar)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please give details.	<input type="checkbox"/> Attached	
	Details: _____		
<b>18</b>	Are any protected species likely to be affected by the proposals?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach details. Details: _____	<input type="checkbox"/> Attached	
<b>19</b>	Is there a neighbourhood plan in place affecting this site, or is there an emerging neighbourhood plan?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach details. Details: _____	<input type="checkbox"/> Attached	
<b>20</b>	Has any advice (either at pre-application or as part of an earlier application) been given by the planning authority to the applicant in relation to development of the land?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<b>21</b>	Where the designated planning authority is not the county planning authority, a copy of any notice the county planning authority has given to the designated planning authority under paragraph 7(4) of Schedule 1 to the 1990 Act in relation to an area which includes the land (or part of the land) which is the subject of the application should be attached.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>22</b>	Is the Parish Council for this application a relevant authority <small>(references Schedule 1 of the 1990 Act and Article 13 of the Town and Country Planning (Section 62) (Procedure and Consequential Amendments) Order 2013</small>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>23</b>	Has any further standing advice been given to the local planning authority since that provided to the Planning Inspectorate at designation? If so, please provide details. <small>(Standing advice is from any authority or person specified as a consultee in the Table in Schedule 4 to the Town and Country Planning (Development Management Procedure (England) Order) 2015)</small>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	Details: _____		
<b>24</b>	Environmental Impact Assessment Please give details of any history of Environmental Impact Assessments in relation to this site which are relevant to this proposal.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>25</b>	Extracts of any relevant policies including any which have been 'saved' by way of a Direction, together with copies of the policies. List of policies: _____	<input type="checkbox"/> Attached	

	Details of any other constraints/designations not listed above: Details: _____	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<b>26</b>	Please detail any supplementary planning guidance, that you consider applicable, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.  Details: As well as adopted local plan policy, the emerging plan (at examination stage) and the NPPF, the following supplementary adopted supplementary planning documents and guidance are relevant and attached:  *Public House Practice Note *Urban Living SPD *Transport Development Management Standing Advice	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
<b>27</b>	Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application.  Details: Jim Cliffe, our CIL/S106 Officer as written directly to you (email sent 08:57, Tuesday 4 March 2025) with regard to this application confirming that it is CIL Liable for £26,322.68.	No of docs	_____

	YOU MAY ALSO WISH TO SUPPLY		
<b>28</b>	Details of any matters which you want the Appointed Person to note at any site visit.  Please provide details: _____		
	<b>For the Mayor of London cases only</b>		
<b>29</b>	Is it necessary to notify the Mayor of London about the application?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Your reference: \_\_\_\_\_

I confirm that a copy of this questionnaire and any attachments have been sent to the Planning Inspectorate and a copy provided to the applicant.

Name: ██████████

On behalf of (LPA): Bristol City Council

Date submitted to Planning Inspectorate: 5 March 2025

Please keep us informed of any changes to the information you have given on this form.

**Please be aware that further information needs to be submitted to the Planning Inspectorate in due course, namely:**

		N/A	No of docs
<b>30</b>	<p>A copy of the site notice and/or letter with which you notified people about the application <i>(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)</i></p> <p><i>(Please include any local residents groups that you are aware of that may be affected by this proposal in the notifications you undertake)</i></p> <p><i>Required within 5 days of the receipt of notice under article 11(2)</i></p>	<input checked="" type="checkbox"/>	_____
<b>31</b>	<p>Where a site notice is displayed on or near the application site <i>(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)</i> the date the site notice was displayed and the deadline you gave for providing comments to us.</p> <p>Date notice displayed: _____</p> <p>Deadline given for representations to be made: _____</p>	<input checked="" type="checkbox"/>	_____
<b>32</b>	<p>A comprehensive list of conditions which you consider should be imposed if planning permission is granted. This should reach us by the end of the consultation period and it may if you wish accompany the LPAs own representations on this application.</p> <p><b>To be completed and submitted with LPA representations</b></p>	<input type="checkbox"/>	_____

Please note - Where representations in relation to a relevant application are received by the designated planning authority you must, as soon as reasonably practicable, forward the representations to the Planning Inspectorate. Any representations received after the submission of this questionnaire must also be forwarded in accordance with Article 16 of the TCP (s62A) (PCA) Order 2013 (as amended).