

From: [REDACTED]
To: [Section 62A Applications Non Major](#)
Subject: reference number S62A/2025/0091
Date: 11 April 2025 10:04:45

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Dear Planning team,

re: reference number S62A/2025/0091 265-267 Church Road, Bristol, BS5 9HU

I would like to make an objection to this application.

1. The application is not complete
- In the file "app_form_reduced_redacted" - Application for planning permission question 17 has not been completed - the applicant has marked "yes" to the question "does your proposal include the gain or loss or change of use in residential units? if yes please complete the details of changes below". However the details are blank. This is concerning as it does not highlight what the proposed HMO properties will be used for - market housing vs social vs affordable etc. This should be amended and resubmitted.
2. Question 6 of CIL questions is completed incorrectly. The applicant has answered "no" to 6B, but then proceeded to complete 6C - which would constitute a "yes" answer to 6B. Therefore this has been completed incorrectly - it is evident from the plans that there is new non-residential development as they are removing a lean to and replacing it with a shopfront.
3. The circulation within the property has no natural light and is very narrow - urban design comments. Would this be suitable for ambulance extrication if someone within the property were to become sick?
4. Use of the current shop as a bin and bike store seems a missed opportunity - urban design comments. Could the HMO rooms not be reduced so that there could be 2 shops? From a rental perspective this may still be as financially viable and would increase the vitality of the high street.

Please let me know if you need anything else.

Many thanks
Martin Winstanley

[REDACTED]