



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/2025/0104
Application by: Innova Property
Grid ref:
Site address: 4 The Mont, St Andrew's Road, Bristol
Postcode: BS6 5ED

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 The notification date is set out in our letter.

PLEASE SEND THE QUESTIONNAIRE AND ALL DOCUMENTATION ELECTRONICALLY

Please be aware that Article 12¹ is a statutory requirement on LPAs to provide information. A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the website.		Included?	
1	Provide a copy of <u>any</u> entry in the register required to be kept under Article 40 of the 2015 Order ² 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"/>
2	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: _____			
3	Are there any other applications or matters relating to this site under consideration by the Local Planning Authority? If YES, please give details.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Details: _____			
4	Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application.	<input checked="" type="checkbox"/> Attached	

^Please see word document

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

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

5	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	
6	Are there any other proposals relating to the same site 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: _____		
7	Are there any other applications, appeals or matters relevant to this application adjacent or close to the site 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"/>
	If YES, please give reference numbers and brief details. Refs: _____25/10753/CE within blue line _____		
8	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	
9	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	
10	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	
11	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	If YES: Details: _a Monument; Monpelier Hotel, - Record Number: 5289M - Period: post medieval 1700-1900_____		
12	Is the site in, or adjacent to, a Conservation Area?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

	<p>If YES:</p> <p>Details: _Montpelier Conservation area See Supplied map with attchted character appraisal PDF on page 2</p> <p>Please supply a map showing the relevant Conservation Area boundary.</p>		
13	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	
14	Is the site within a Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
15	Is the site within an Area of Outstanding Natural Beauty?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
16	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	
17	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: _____		
18	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	
19	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	
20	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 type="checkbox"/>	NO <input checked="" type="checkbox"/>
21	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 type="checkbox"/>
22	Is the Parish Council for this application a relevant authority (references Schedule 1 of the 1990 Act and Article 13 of the Town and Country Planning (Section 62) (Procedure and Consequential Amendments) Order 2013	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

23	<p>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.</p> <p><i>(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)</i></p> <p>Details: _____</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
24	<p>Environmental Impact Assessment</p> <p>Please give details of any history of Environmental Impact Assessments in relation to this site which are relevant to this proposal.</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
25	<p>Extracts of any relevant policies including any which have been 'saved' by way of a Direction, together with copies of the policies.</p> <p>List of policies: _BCS10, BCS15, BCS18, BCS21, BCS22, BCS23, DM2, DM23, DM26, DM30, DM31, DM32, DM35. Please see the attached document in the email named List of Polices regarding 4 The Mont_</p>	<input checked="" type="checkbox"/> Attached	
	<p>Details of any other constraints/designations not listed above:</p> <p>Details: _Exempt from BNG_____</p>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
26	<p>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.</p> <p>Details: _HMO SPD (Adopted 3 November 2020)</p> <p>Please also refer to the below TDM guidance:</p> <p>_Transport Development Guidance 3.5.1 Cycle parking</p> <p>_Transport Development Guidance 3.6.1 Waste Management</p> <p>Bristol City Council Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 2 of the Housing Act 2004 (July 2023)</p> <p>_Montpelier Conservation area, character appraisal (Adopeted October 2008)</p> <p>_Please see the email attachments for all of the above._____</p>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
27	<p>Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application.</p> <p>Details: _____</p>	No of docs	_____

	YOU MAY ALSO WISH TO SUPPLY	
28	<p>Details of any matters which you want the Appointed Person to note at any site visit.</p> <p>Please provide details: _____</p>	
	For the Mayor of London cases only	

29	Is it necessary to notify the Mayor of London about the application?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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Your reference: 25/11987/PINS

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: [REDACTED]

On behalf of (LPA): Bristol City Council

Date submitted to Planning Inspectorate: 07/05/2025

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
30	<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 type="checkbox"/>	_will be sent over in accordance with deadlines _____
31	<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 type="checkbox"/>	_will be sent over in accordance with deadlines _____
32	<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>	<input type="checkbox"/>	_will be sent over in accordance with deadlines _____

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).