

From: [REDACTED]
Sent: 10 September 2025 16:12
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Re: S62A/2025/0113/Chasefield House, 888 Fishponds Road, Bristol BS16 3XB

Hi Leanne,

Please see our response below: -
Extension of Time until 08/10/25

We can confirm agreement to this on the applicant's behalf.

Site Visit

The date and time are noted, however could it be confirmed whether the Inspector will need to access the building. If that is the case, the applicant will need to arrange for someone to be present because the building cannot be left unlocked and unsupervised.

If no access to the building is needed, the applicant will arrange for the gates to the site to be left unlocked.

Avon and Somerset Police Consultation Response

Thank you for the opportunity of responding to these detailed comments.

We note that the Council has identified in its written statement that the information / clarity requested can be secured via condition and we agree with this conclusion. We note the Council has recommended a condition to secure a Security Management Plan and the applicant has no objection to this.

Conditions

We have no objection to the conditions recommended by the Council apart from Condition 9. There is no intention to alter the existing vehicular access arrangements, which will be retained for use. Therefore, we do not consider Condition 9 to be necessary; relevant or reasonable.

With respect to Conditions 12 and 13 relating to car parking, these are standard conditions, which will enable the Council to take enforcement action (via a Breach of Condition Notice) where there is evidence of repeated obstructions due to an intensification of use (i.e. more than two cars being parked on the driveway). Given that these conditions appear to have been recommended by the Transport Development Management Team, it is odd that concern has been expressed in the formal feedback regarding an intensification of use and associated highway safety risks, and a lack of control to prevent this. The conditions are enforceable.

We hope that this covers everything that you and the inspector needed and we will wait to hear from you on the required access to the site for the visit on the 2nd October so appropriate arrangements can be made.

Regards

Phil

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