

From: John Rooney [REDACTED]
Sent: 17 March 2026 13:34
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2025/0150- Church Rd

Hi Leanne

Please see comments below:

CIL officer

Please see attached correspondence with the CIL officer on this issue. It is assumed that the Council will issue a CIL demand for the required amount, and that the applicant would then need to look into whether this can be challenged. I have completed the forms (for both this application and the previous application) based on the information I was provided with at the time.

Pollution Control

I acknowledged the Pollution Control Officer's concerns regarding potential impacts from road traffic noise, commercial plant, and odour associated with neighbouring uses, including the adjacent fish and chip shop and nearby supermarket. These matters are typical for mixed-use high-street environments such as Church Road, where residential accommodation above and adjacent to commercial units is well established and widely supported by national and local planning policy.

To address the identified issues, the applicant fully agrees to the imposition of the recommended conditions. A detailed acoustic assessment, undertaken by a suitably qualified acoustic consultant, will be prepared in accordance with BS 4142:2014+A1:2019 and BS 8233:2014. This report will specify appropriate sound insulation and ventilation solutions to ensure that internal noise levels within the development meet the required standards. The applicant confirms that all recommended mitigation will be implemented prior to first occupation.

Similarly, the applicant accepts the condition requiring the submission of a technical report on odour impacts from the neighbouring fish and chip shop. This assessment will demonstrate how the existing extraction system will be managed or upgraded to ensure that odour does not give rise to unacceptable effects on future residents. Any necessary mitigation identified through this assessment can be secured by condition.

With these conditions in place, the proposed development will provide an acceptable residential environment. The matters raised by Pollution Control can be satisfactorily resolved through the agreed pre-commencement submissions, and they do not provide grounds to withhold planning permission.

Transport Development Management

The proposals have been revised from the previously refused scheme and now provide dedicated, secure cycle storage, an enclosed waste store, and improved

access arrangements that address the concerns raised by the Inspector. The site benefits from an exceptionally sustainable location on the A420, with immediate access to frequent bus services, local amenities, and established walking and cycling routes, which supports a low-car, sustainable-use HMO.

The applicant respectfully disagrees that waste and cycle storage must be fully separated. As noted in the covering letter, there is no adopted guidance or policy requiring this, only an unadopted guidance note. Furthermore, whilst this might be appropriate in large, flatted schemes, this is or a single HMO, where occupants will know each other and will mingle within communal areas. As such, as with a single-family dwelling, it is less likely that the refuse/cycling storage area will be poorly managed, and a degree of self-management would occur. Notwithstanding, a revised internal layout could be provided at condition stage to ensure that refuse areas and cycle parking are independently accessible and compliant with Policy DM32. The applicant notes the concerns regarding the outward-opening commercial waste store door and can provide amended plans now, or at condition stage, to ensure it does not obstruct the adopted highway.

The applicant would agree the requirement for a Construction Management Plan, and the advisory note regarding ineligibility for future parking permits.

Case officer comments

The applicant has addressed the issues raised by Transport Development Management and Pollution Control above.

In respect of the Urban Design comments, the officer does not to have assessed this current scheme against the previous application and the inspector's decision. The inspector concluded that, *"The proposed alterations to the front elevation would have no harmful effect on the character and appearance of the building or the wider area. There would be limited views of the proposed dormer window from public vantage points and therefore this element of the proposal would not result in harm to the character and appearance of the area."*

The only change when compared with the last S62 scheme is the inclusion of a bin store to the retail unit, accessed from the road. The louvred door to this would balance the shopfront, and such arrangements are not an uncommon feature on high streets. It would also represent a significant improvement on the current shopfront arrangement.

With regards to the internal layout, again, this is as per the previous scheme, which was found to be acceptable in this regard.

The proposal represents a clear improvement over the existing condition of the building, repairing and reinstating a more consistent and active frontage within the Primary Shopping Area. The introduction of a new, integrated shopfront at No. 265 and rationalising the façade will enhance the streetscene.

It is noted that the Council has not addressed the planning balance, the appellant would point the inspector towards this section of the letter. Minor concerns with

regards to refuse and cycle storage would not significantly outweigh the benefits of the scheme, and it is therefore hoped that the proposal can be supported.

Kind regards

John Rooney MRTPI
Planning Associate

stokesmorgan
planning

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[REDACTED]
[REDACTED]
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From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Sent: 12 March 2026 13:52

To: John Rooney [REDACTED]

Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]

Subject: RE: S62A/2025/0150- Church Rd

Dear John

In accordance with Regulation [6\(3\)](#) should the applicant wish to respond to this submission only, please provide any comments within 4 working days.

Kind regards

Leanne

Section 62A Applications Team

From: Charlotte [REDACTED]

Sent: 12 March 2026 12:34

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]

Subject: RE: S62A/2025/0150- Church Rd

Good afternoon,

Please find attached the LPA's Statement and associated documents in relation to the above appeal.

Regards,
Charlotte

Charlotte Sangway [REDACTED]
Principal Development Management Officer
Development Management- Growth and Regeneration- Bristol City Council

[REDACTED]



OFFICIAL

From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Sent: 04 March 2026 14:12
To: Charlotte [REDACTED]
Cc: section62anonmajor <section62anonmajor@planninginspectorate.gov.uk>
Subject: RE: S62A/2025/0150- Church Rd
Importance: High

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Charlotte

Thank you for your email.

Please ensure the Council's response is provided as soon as possible and no later than 13 March 2026.

Kind regards
Leanne

Section 62A Applications Team

From: Charlotte [REDACTED]
Sent: 04 March 2026 12:08
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: RE: S62A/2025/0150- Church Rd

Good morning,

I have checked and apologies this was due to an error at our end where the letter with the deadline was not forwarded on to me as the case officer.

Please can an extension be granted to 13th?

Regards,
Charlotte

Charlotte Sangway BSc (Hons) MPlan MRTPI
Principal Development Management Officer
Development Management- Growth and Regeneration- Bristol City Council

Address for post only: Planning Services (City Hall), PO Box 3399, 100 Temple Street, Bristol,
BS1 9NE



OFFICIAL

From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Sent: 27 February 2026 09:29

To: Charlotte [REDACTED]

Cc: section62anonmajor <section62anonmajor@planninginspectorate.gov.uk>

Subject: RE: S62A/2025/0150- Church Rd

CAUTION:

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Good morning

Thank you for your message.

To assist with our consideration of this request, please can you provide further details as to why the letter was not received until 23 February? Our records show that the original email was sent on 27 January 2026, and in response we received a copy of the notification letter issued by the Council to neighbours

Kind regards
Leanne

Section 62A Applications Team

From: Charlotte [REDACTED]
Sent: 26 February 2026 11:05
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0150- Church Rd

Good morning,

Please could I request an extension to complete the LPA comments until 13th March as we had not received the letter containing the deadline of 24 Feb until the 23 Feb.

Regards,
Charlotte

Charlotte Sangway BSc (Hons) MPlan MRTPI
Principal Development Management Officer
Development Management- Growth and Regeneration- Bristol City Council

[REDACTED]

