

From: John Rooney [REDACTED]
Sent: 13 January 2026 08:08
To: Jim Cliffe [REDACTED] Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2025/0150 265-267 Church Road, Bristol, BS5 9HU

Hi Jim

We've had further information from the vendors. The shop closed on the 19th June 2023, but they continued to store equipment there, and visited the store from time to time. It still has items in it now.

This feels a bit grey to me, as if you asked me if the unit was still in use on the 25th June 2023, say, I would say yes. The store might have ceased trading, but it had stock in it, and was in its lawful use. But the further away you get from that date, the harder it is to be certain. And even then, if you asked me, has that use ceased or been abandoned, and is the unit vacant, I would on balance say that it is not vacant. It is being used for a lawful purpose still (the storage of equipment relating to the Class E lawful use)

Happy to discuss, and amend the CIL form as necessary.

Kind regards

John Rooney MRTPI
Planning Associate

stokesmorgan
planning

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[REDACTED]
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From: John Rooney
Sent: 12 January 2026 09:19
To: 'Jim [REDACTED] section62anonmajor
<section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2025/0150 265-267 Church Road, Bristol, BS5 9HU

Hi Jim

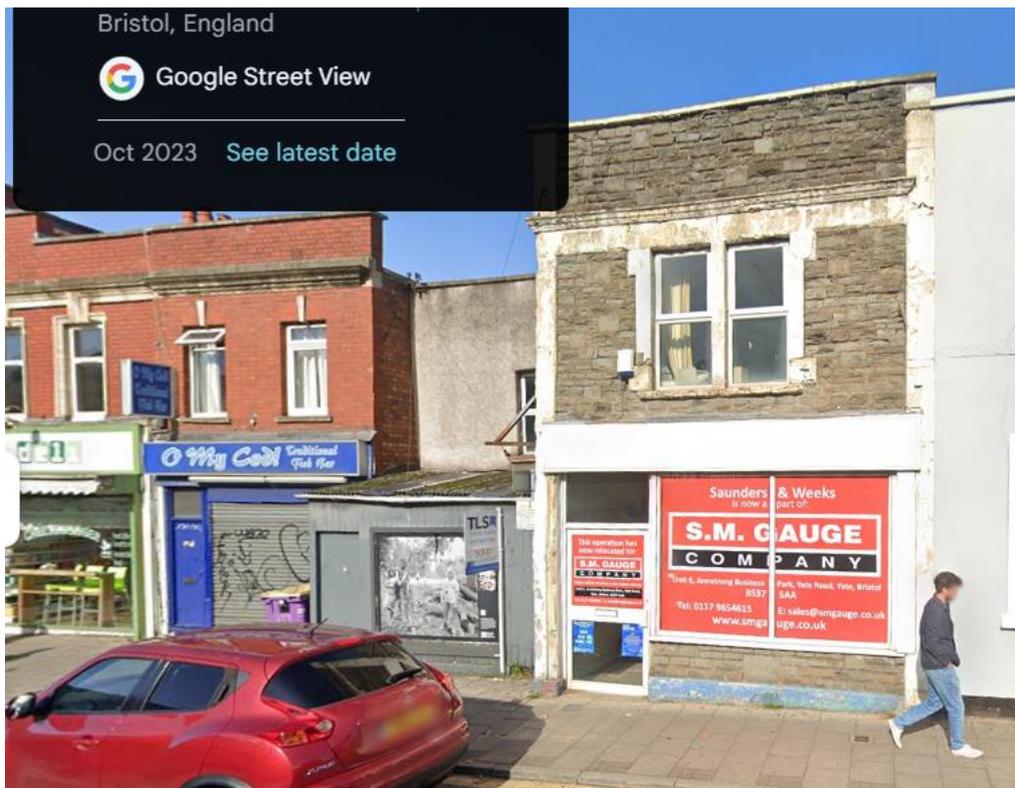
I've copied in the applicant for info on this one (Callum – this refers to the CIL issue and the date on which the use of the building stopped).

However, I am currently unable to calculate the CIL Liability as I do not believe that accurate CIL information has been received in respect of this application.

The remainder of this email is for the attention of John Rooney at Stokes Morgan Planning.

John – you will recall that you submitted a virtually identical planning application to PINS for this site (Ref No. S62A/2025/0091) back in 2025. In the CIL Additional Information Form submitted as part of that application you stated that the existing buildings were last in lawful use on **19 June 2023**. However, in the CIL Additional Information Form submitted as part of the current application, (whilst the remainder of the information provided is identical to the previous application) you state that the existing buildings were last in lawful use on **30 April 2024**. The two dates cannot both be correct.

I note from the Companies House website that Saunders & Weeks was wound up (liquidated) on 19 June 2023, and that 265 to 267 Church Road ceased to be the trading address of the company as of that date.. This is consistent with the date you previously provided, and with the below Street View extract from October 2023, which shows that neither 265 nor 267 seem to be in lawful use, and that Saunders & Weeks had been incorporated into a Yate base company called SM Gauge at some point before October 2023.



Consequently, I would invite you to consider whether the CIL information provided in respect of planning application S62A/2025/0150 is correct, or whether it needs amending, and if the latter, I would ask that a revised CIL Additional Information Form is submitted. I would also gently draw your attention to the wording below the declaration on the CIL Additional Information Form.

Best wishes

Jim

Jim Cliffe
Planning Obligations Manager

