



The Planning Inspectorate

3rd Floor

Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Customer
Services:
e-mail:

0303 444 5000

section62anonmajor@planninginspectorate.gov.uk

Bristol City Council

Ref:

S62A/2024/0039

development.management@bristol.gov.uk

Attachment(s):

NA

Date:

10 April 2024

Dear Sir/Madam

Town and Country Planning Act 1990 (Section 62A Applications)

In accordance with the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended), I write to inform you - as the designated local planning authority - that the Planning Inspectorate has received the following valid application:

Change of use of dwelling to House in Multiple Occupation for up to 6 persons At 396 Hotwell Road, Clifton, Bristol

I can now confirm that the application is considered valid. All the relevant information relating to the application, including plans, drawings and supporting documents were sent to you on 3 April 2024. Please note the change to the description of the proposed development.

A copy must be placed on the register you are required to keep under article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Any additional application documents, that may be received in the future, should also be placed on the register.

Please see our published guidance and in particular **4.2 The role of the designated Local Planning Authority** and **8.4 Appendix 4 Community Infrastructure Levy and Planning Obligations**.

<https://www.gov.uk/government/publications/planning-applications-process-section-62a-authorities-in-special-measures/procedural-guidance-for-section-62a-authorities-in-special-measures>

As the designated authority, you are required to publicise the application in accordance with articles 12A, 14 and 14A of the aforementioned Order. For this application this means:

- a) a site notice displayed in at least one place on or near the land to which the application relates for a minimum of 21 days; or
- b) serving a notice on any adjoining owner or occupier; and
- c) sending a copy of notice to the Planning Inspectorate.

These are the minimum requirements, and you may wish to carry out additional notification in line with your statement of community consultation.

Where the application site is located within 10 metres of relevant railway land, you are likely to also be required to serve notice on the infrastructure manager of the relevant railway land (see article 14A).

Please find at Annex A text which can be used for the site notice, and at Annex B text for notifying neighbours and adjoining owners or occupiers. You are required to carry out the notification within the next 5 working days.

In the event that you receive any representations in relation to this application, these must be forwarded to the Planning Inspectorate as soon as is reasonably practicable.

The Local Planning Authority has a statutory duty to submit its own comments on the proposal. Please provide your representation in respect of this application, incorporating any comments from non-statutory consultees, and including comments in respect of the manner in which the application is to be determined (i.e. at a hearing or through written representations) by **10 May 2024** to section62anonmajor@planninginspectorate.gov.uk quoting the reference number.

With regard to any section 106 obligation it is the responsibility of the applicant and the LPA to ensure that a completed agreement is in place so that it can be taken into account in reaching a decision. For applications dealt with by the written representations procedure, the completed agreement should be submitted within two weeks of the end of the representation period. Where there is a hearing the agreement should be received in advance of the hearing date.

A decision on the procedure (Written Representations or a Hearing) that the application will follow will be published to the application page on GOV.UK within 5 days of the end of the representation period.

All documents are available at <https://www.gov.uk/guidance/section-62a-planning-application-s62a20240039-396-hotwell-road-clifton-bristol-bs8-4nu>

Yours sincerely,

Leanne Palmer

Leanne Palmer
Section 62a Applications Team

Publicity for applications for planning permission

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

NOTICE UNDER ARTICLE 14 OF APPLICATION FOR PLANNING PERMISSION

Application reference number S62A/2024/0039

Proposed development at **396 Hotwell Road, Clifton, Bristol**

Notice is given that Howard & Olga Thom & Grinchenko is applying to the Secretary of State for Change of use of dwelling to House in Multiple Occupation for up to 6 persons.

Members of the public may inspect copies of

- the application
- the plans
- and other documents submitted with it

at: <https://www.gov.uk/guidance/section-62a-planning-application-s62a20240039-396-hotwell-road-clifton-bristol-bs8-4nu>

and at (a)
during all reasonable hours until 10 May 2024

Anyone who wishes to make representations about this application should do so by email to section62anonmajor@planninginspectorate.gov.uk or by writing to Section 62A Applications Team, The Planning Inspectorate, 3rd Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the application site address and reference number S62A/2024/0039 by **10 May 2024**.

All representations made in connection with the development proposal will be made publicly available on the website. The name of the individual author or organisation will be published however addresses, signatures and contact details will be kept private in line with data protection requirements. We advise you not to include any other personal information about yourself or others.

Sending comments by email will enable the Planning Inspectorate to deal with them more quickly.

Should a hearing be held in relation to the application, and you would wish to make oral representations at the hearing, you must indicate this when making your written representation.

Signed.....

On behalf of

Date

Insert: (a) address at which the planning register is kept by the local planning register authority

Annex B

I am writing to inform you that a planning application relating to the above mentioned site has been accepted for consideration by the Planning Inspectorate. A copy of the requisite notice is attached to this letter.

All relevant papers relating to the application, including the application, plans and any other documents submitted with the application are available at

<https://www.gov.uk/guidance/section-62a-planning-application-s62a20240039-396-hotwell-road-clifton-bristol-bs8-4nu>

If you wish to submit any representations on this application, please make these comments by email to section62anonmajor@planninginspectorate.gov.uk or by writing to Section 62A Applications Team, The Planning Inspectorate, 3rd Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting the application site address and reference number S62A/2024/0039 by **10 May 2024**.

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This application will be determined by a person appointed by the Secretary of State. Shortly after the close of the representation period the Planning Inspectorate will consider whether a hearing is necessary. In the event that a hearing is scheduled, and you would wish to speak at the hearing, you must make this request at the time you submit your written representations.

Where the application is to be considered at a hearing, notice of the date, time and venue for the hearing along with the name of the person holding the hearing, will be published on the website (above) at least 5 working days before the date of the hearing. Hearings will only be required for the most complex cases.

Representations made by **10 May 2024** will be taken into account. Representations or information received after this date may be disregarded.

Further information about applications submitted to The Planning Inspectorate under Section 62A of the Act is available at <https://www.gov.uk/government/publications/planning-applications-process-section-62a-authorities-in-special-measures/procedural-guidance-for-section-62a-authorities-in-special-measures>

If you have any queries relating to the above, please contact the Planning Inspectorate using the details below.

section62anonmajor@planninginspectorate.gov.uk

Section 62a Applications Team
The Planning Inspectorate

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2 The Square
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Tel: 0303 444 5000
