

From: Joanna Ihekwoaba [REDACTED]
Sent: 30 April 2025 22:16
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0092 Objection to Planning Application 25/11086/PINS – 10 Melvin Square & 1 Ilminster Avenue, Bristol BS4 1LZ

Formal Objection to Planning Application Ref: 25/11086/PINS

Dear Planning Inspectorate,

I am writing in relation to planning application 25/11086/PINS concerning 10 Melvin Square and 1 Ilminster Avenue, and I wish to formally object to the proposed development.

As a resident of the local area, I have multiple concerns about the impact this development would have on road safety, congestion, residential amenity, and environmental health.

1. Traffic and Safety Concerns:

The location is directly adjacent to a roundabout, which already suffers from high traffic volumes. The introduction of two large HMOs will inevitably increase vehicle movements in and out of the site, worsening congestion and increasing the risk of accidents.

2. Heavy Goods Vehicle Disruption:

The neighbouring business regularly receives deliveries from HGVs, which often block the exit of the roundabout. These vehicles obstruct both traffic and public transport — including buses — which are frequently delayed as a result. This has a knock-on effect on the wider transport network.

3. Pedestrian Safety Risks:

Deliveries to the adjacent shop often lead to the complete blockage of the pavement, especially during school hours. Children and parents walking to and from nearby schools are forced to step into the road, which is a serious safety issue.

4. Parking Deficiencies:

The application does not provide any off-street parking for residents, despite proposing high-occupancy accommodation. There is already a shortage of parking in the area, and this development would add further pressure, likely resulting in illegal or obstructive parking.

5. Waste Management and Environmental Impact:

A development of this size, particularly with multiple occupants in HMOs, will generate significant household waste. There is no clear plan for how waste storage and collection will be managed, especially given the proximity of residential properties.

6. Overflowing bins and waste build-up could create hygiene issues, attract pests, and negatively impact the character of the area.

7. Planning History and Compliance Concerns:

The applicant has a known history of breaching planning rules, including constructing a 61m² building without permission — an issue that remains unresolved. This raises serious concerns about future compliance with planning conditions.

For these reasons, I urge you to reject the planning application. The risks to safety, the strain on local infrastructure, and the potential environmental impact are all too great.

Yours faithfully,
Joanna Ihekwoaba