

**From:** [REDACTED]  
**Sent:** 23 May 2025 14:57  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** S62A/2025/0101

**S62A/2025/0101** [7 Belvedere Road BS6 7JG](#)

**Address:** 7 Belvedere Road BS6 7JG  
**Proposal:** Change of use from flats to a 12 bed extension to the Nursing Home at 8/9 Belvedere Road.  
**Customer Details:** Professor Christopher J Elson  
[REDACTED]

**Commentator type:** Neighbour

**Stance:** Customer objects to the planning proposal

**Comment:**

This planning application is the fourth submitted to extend the nursing home at 8/9 Belvedere Road. The previous three were rejected by the City Council and the rejections were upheld on appeal. Many people local to 7 Belvedere Road were not informed of the planning application including my wife and I despite living only some 30 metres from the proposed development. Moreover, no printed notices were posted advertising the planning application. This fact makes it difficult for most people to scrutinise the documents in the time frame permitted and raise objections.

The Transport Statement takes liberties with the truth. For example, it contains figures for the number of parking spaces available over several local roads not just Belvedere Road and the Glenn the two roads most affected. The figures are totally unrepresentative of the current situation. A more likely scenario is that parking bays and drives are blocked by delivery vans or ambulances attending the current care homes and lorries attempting to navigate choked junctions. The situation is exacerbated by the fact that the nursing home staff park their cars in Belvedere Road and the Glenn and block driveways and parking bays while waiting to pick up nursing home staff. Indeed, I draw attention to the fact that the Inspector, who visited Belvedere Road in person, upheld the planning committees' decision to refuse a previous planning application for 7 Belvedere Road on the grounds of parking problems. It is difficult to see how the current proposals will alleviate the problem. Rather they will make a bad situation worse. In addition to the above, the St Christopher's development envisages access to the site via the Glenn. Should this transpire, as seems likely, a nightmare situation may present itself!

Belvedere Rd is a short residential road adjacent to the Downs situated in a prime residential area popular with residents of all ages and provided with nurseries, schools, shops, churches, parkland, and public transport within walking distance. The properties are numbered 1-11 on one (densely built) side of the street and numbered 12-21 on the opposite (more widely spaced) side of the street. Number 1 is a nursing home (with 20 spaces), nos. 2-3 have been linked and extended to form a large nursing home (providing 34 places) and nos. 8-9 have similarly been linked and extended and nearly doubled in size to create a 40-bed nursing home. The current capacity of 94 nursing home places provided in 50% of the property on one side of the street outnumbers the total number of other residents in the street by about a factor of 2. The application to create 12 more spaces at no. 7 Belvedere Rd would provide 106 nursing

home places in total. Is this a balanced community? It is the creeping and cumulative nature of this development which the residents so oppose. At what point and when will this development be halted? I understand that if the current application is successful, Belvedere Road will have the highest density of care homes of any street in Bristol. If it is allowed to continue property by property there will be a giant nursing home created along one side of Belvedere Road.

The inspector for the previous appeal did not sustain the premise that care homes are overrepresented in the area. However, the development of the adjacent St Christopher's site merits reappraising the situation. The St Christopher's site plan did include over 100 units assigned to care for the elderly. Surely this militates against the current planning application. The debate is not over whether more care homes are needed in Bristol but where appropriate sites with adequate parking provided and outside space for residents to enjoy should be situated.