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Sent: 01 June 2025 13:40

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

Subject: Objection to S62A/2025/0101 7 Belvedere Road, Westbury Park, Bristol, BS6 7JG

Objection to S62A/2025/0101 7 Belvedere Road, Westbury Park, Bristol, BS6 7JG

This application is substantially the same (namely the conversion of three residential flats into an extension of the adjacent nursing home) that has been submitted several times since 2019 and repeatedly rejected by both Bristol City Council and the Planning Inspectorate. In the dismissal of the last appeal (ref /Z0116/W/22/3299847, dated 9 January 2023) the Planning Inspector wrote:

I therefore conclude that the proposal would have a harmful effect on highway safety and congestion, having regard to on-street parking availability in the locality. I attach significant weight to this harm. As such, for the reasons given above, the proposal would be contrary to policies DM2 and DM23 of the Bristol Local Plan Site Allocations and Development Management Policies (SADM), adopted July 2014, and policy BCS10 of the Bristol Development Framework Core Strategy, adopted June 2011 (the Core Strategy).

This new application contains spurious new evidence, based on flawed methodology, purporting to show that there have been significant changes in the material conditions relating to highway safety and congestion since the last appeal was dismissed. The errors in the applicant's case have been exposed by the rigorous research of local residents and set out in detail in Mary Carroll's objection.

I therefore object to this application once again on the grounds of dangers to highway safety. There are already major parking problems in Belvedere Road and The Glen, caused initially by the extension of the RPZ to neighbouring areas and the consequent increase in demand from commuters and other non-residents for parking in streets outside the RPZ. The concentration of three large commercial care homes in one small residential street (Belvedere Road) is already causing significant difficulties. These are due to the additional parking spaces needed by employees, who work shifts over a 24 hour period; to the constant stream of visitors and doctors who need to park; to regular road blockages by vehicles servicing the care homes; and to the disruption caused by ambulances and clinical waste lorries. Visual evidence and further records of the volume and degree of vehicular disturbance and congestion have been provided in the objections of other residents.

Furthermore, I consider that the applicant's use of misleading documentation in support of a proposal that has already been rejected several times by both BCC and the Planning Inspectorate to be vexatious and wasteful of the time of both the Inspectorate and local residents. I trust that PINS under the powers available to it, will reject this application and, moreover, make clear that should a similar application be submitted again it would also be rejected.

In the unlikely event of PINS considering anything other than a rejection of this application, I would like to request a public hearing so that residents can present their objections in person.

Professor Oliver Bennett

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