

Application Reference S62A/2025/0101 - 7 Belvedere Road, BS6 7JG.

Dear Sirs,

I was one of the many residents who objected to this almost identical planning application when it was submitted and rejected in 2019, 2020 and 2022.

None of the reasons for rejecting this application have changed and I believe BCC and PINS have a clear picture of the huge range of issues our residents suffer from living on a road densely populated with nursing home accommodation.

I call to question how one developer can repeatedly resubmit the same application over and over wasting not only our time but also tax payers money by this going PINS for consideration. I ask that not only you reject the application once again but make it clear to the developer to end this pursuit of creating a monstrously big care home on a relatively small residential road. To note, I am a working mother with three children and once again have worked tirelessly to gather the relevant information to support our objections - please see the attached obstruction log.

Absolutely nothing has changed on the road in the time since the last application was submitted. If anything the road infrastructure is even more stretched due to the current number of van dwellers on the neighbouring roads (believed to be in the region of 100). This has pushed even more commuters, local workers and residents onto our roads due to lack of parking availability in the area.

I would like to bring to the PINS attention the issue of Duty of Care. This links into all the reasons as to why the application was previously and is still of great importance.

In creating the existing home 'Glenview' the developer ripped out all gardens front and back to the home and no vegetation has been replaced. He squeezed in as many bedrooms as possible to maximise revenue. He also overextended beyond the granted planning permission and was later forced by BCC to retract the building work prolonging the noise, dirt and disruption for our residential community. He damaged the neighbouring buildings which he has never compensated or repaired.

I have an elderly relative who is in a care facility. When we visit him there is a car park of 35 spaces we can use and he has a room with a large window which over looks a green landscaped garden. He lives in a purpose built building, residents have privacy and if needing medical attention this can be dealt with discreetly. This is quite a contrast to Glenview. This is a road of Victorian houses, the road is narrow and short with no dedicated parking or loading bays whatsoever. We see patients and dead bodies trundled down the road on trolleys due to ambulances unable to park and patients unable to access dropped curbs. The ambulances block the road for hours and as residents we cannot ask them to move if they are attending an emergency. This creates chaos on the road and stress for the paramedics attending the homes. As with all situations like this it would be tolerated if it was once in a while but it is on an almost daily basis on Belvedere Rd. On some occasions several times a day.

In the applicants recent application he states that there are on average **1-2 ambulance visits a month** but I attach a log across a fortnightly period (collated since we received notice of this application) which shows with photographic evidence that there were **17 ambulances and 2 fire engine visits in a fortnight**. This totally disproves his statement and calls to question the validity everything in his application. I refer you also to the statements and evidence of [REDACTED]
[REDACTED]

The blockages on the road caused by deliveries, staff, servicing vehicles, visitors and taxis are of concern as they may prevent emergency vehicles reaching those in need. This may be one of the 94 elderly patients or one of our residential community. I don't see how a fire engine could access

some of the houses on our road a lot of the time as there is not the space for them to turn the junction into the Glen due to illegally parked cars on the junction.

Dementia patients can be noisy. Currently there is a patient that screams 'Help me' from one of the rooms, it is audible from the street. This is clearly not something we as residents can complain about. It is a really sad situation and is hard to explain to our children. If this home wasn't squeezed into a residential area this patient would have the privacy and discretion they deserve and the children on the road would be protected from the fear this generates.

Relatives to those in the homes have to door knock our houses and ask if they can be given permission to block driveways or our parked cars whilst they are visiting. This is stressful for visitors and stressful for us residents feeling a responsibility to those in times of need.

The point I am trying to make is that I feel that the current home Glenview is in a totally inappropriate location. It doesn't put its residents first, the priority seems to be how many bedrooms can be squeezed into one space to the detriment of all of us who live nearby. If this developer really cared about dementia patients why would he be planning to create yet more noise and disruption in a building that is attached to his existing home? We couldn't cope with level of noise in his last development and we live 20 metres from the home so I'm not sure how the 40 residents of high dependency in end of life care will cope should planning permission be granted. To back this up I quote from the 'Social Care Institute for Excellence' guidance on Dementia friendly environments:

'Of all the senses, hearing is the one that has the most significant impact on people with dementia in terms of quality of life. This is because dementia can worsen the effects of sensory changes by altering how the person perceives external stimuli, such as noise and light.'

These comments may not be in the PINS remit to refuse a planning application but I think if we are thinking about this application in terms of humanity and well being they are perhaps the most important things to consider.

If PINS is minded to approve this application then I would request a hearing where I and other residents can attend in person to present our statements and experiences.

Thank you

Miss Laura McEwen

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]