

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

I am writing to register my objection to application reference S62A/2025/0101 for the change of use at 7 Belvedere Road from 3 x 2-bed flats to a 12-bed extension to Glenview, the nursing home at 8-9 Belvedere Road.

I have been a [REDACTED] [REDACTED] I have previously objected to the plan to convert 7 Belvedere Road into an extension for Glenview on two very similar applications (19/03104/F and 22/01529/F). Both applications were rightly refused by Bristol City Council and the appeals were refused by the Planning Inspectorate. This application is not substantially different to the previous ones and the detrimental impact is the same, therefore I would urge the Planning Inspectorate to refuse this application. I would like to expand on my personal experience as a resident on Belvedere Road and the reasons for my objection.

1. Parking and highway safety issues:

The current situation on Belvedere Road and The Glen is already unacceptable with severe shortage of parking and dangerous highway issues due to the amount of staff, visitors and service vehicles for the three existing care homes on Belvedere Road. A 12-bed extension representing a 30% increase in beds for Glenview would exacerbate the situation. The Planning Statement submitted by the applicant maintains that there are sufficient off street parking available to meet the additional demand for spaces generated by the proposal. Their claim is supported by a parking stress survey that is technically flawed – please refer to [REDACTED] **report** on this matter providing evidence that reflects a correct picture of the reality.

A 12-bed extension at Glenview would bring additional workers even though the applicant has said this was not necessary – I disagree with the applicant because I do not believe they would be able to run a viable dementia care home business with a 30% increase in beds without increasing staff. Their previous application (22/01529/F) for a 12 bedroom extension already acknowledged that there would be an increase in staffing levels with 2 further staff between 8.00 and 14.00 and one further staff between 14.00 and 20.00. It was also conceded in this earlier application that two car spaces would be needed at change over times. Therefore we must acknowledge that there will be an increase in staff and parking requirements since the provision of dementia care has not changed since the last application.

Since Belvedere Road and The Glen are not in the RPZ, many different types of road users use these streets as free parking day and night – commuters, teachers for local schools and parents who drop their children off then park their car here during the day while they go to work in the city. Adding 12 beds would bring additional traffic due to more visitors, ambulances and other servicing vehicles. It is important to acknowledge that those services would increase in frequency and/or duration as a result of the expansion. This means exacerbating the day-to-day chaos that we have to live with due to the severe shortage of parking 24 hours a day and seven days a week. The proposed development is therefore contrary to the Development Management policy DM23 as it would further increase demand for parking on roads that are already full to parking capacity, further endangering all road users.

I would like to refer again to [REDACTED] **report** showing the level of dangerous parking on our road with cars frequently illegally parked on corners endangering pedestrians and cyclists. Please also refer to [REDACTED] **photos-log** on additional evidence of the dangers that road users face every day on our road. I captured a video on 21st May showing a refuse lorry (after collecting waste from Glenview) unable to leave through The Glen due to cars illegally parked on the corner. As a result, it had to reverse the whole length of Belvedere Road onto the main road (Redland Road) which is a cross road. With cars often illegally parked on the corners of Belvedere Road and Redland Road, it was extremely dangerous and I fear that it is only a matter of time before an accident happens.

25 seconds video: [REDACTED]

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2. Excessive disturbance:

In order to establish facts that I believe are essential as evidence in demonstrating my reasons for objection, I carried out a comprehensive monitoring regime from 16th May to 29th May in order to gather data for this statement. I monitored the stretch of road outside our house (between us and Glenview) as well as the access to our driveway. I recorded all the incidents where access to our property was blocked either due to the road being blocked or a vehicle parked across our driveway blocking access.

Below is a summary table. A detailed one-page data table is included at the end of this statement.

Date from 16th May to 29th May (14 days):	
No. of times our driveway was blocked (all cases)	63
No. of times our driveway was blocked due to Glenview	53
% Disturbance due to Glenview	84%

My findings show that we were blocked in 63 times in a fortnight with 53 times due to Glenview where vehicles for staff pick up/drop off, visitors pick up/drop off, ambulances and delivery/servicing vehicles used the dropped kerb area across our driveway as their parking pay. We have a dropped kerb as well as next door [REDACTED] which means it is two car lengths' long and is therefore constantly used for delivery, servicing and general parking for Glenview. I hope these figures demonstrate that the situation is intolerable for us and it is totally unacceptable that we should suffer such disturbances on a daily basis. To expand Glenview by a further 12 beds would exacerbate an already unacceptable situation.

Although the applicant may claim that losing three flats on the road through the conversion would release parking spaces for the additional visitors. I must point out that this claim is incorrect and shows the applicant's lack of understanding of the situation on our road. If any parking spaces indeed became available, they would be taken up immediately by commuters and other car users coming into the city as mentioned already. The spaces would not be freely available throughout the day for the additional visitors and service vehicles to Glenview. To even suggest that those spaces could be available shows a lack of understanding of the parking problems in our city. There are thousands of commuters looking for free parking every day in order to work in our city and any spaces freed up would be occupied by those commuters straight away due to our proximity to the city and not being in the RPZ. Therefore, the only option left for the increased staff, visitors and service vehicles is to park across our driveway as it is convenient since we are [REDACTED]. I hope my evidence as provided in this statement shows that our day-to-day situation is already unacceptable in terms of the high level of disturbances that we suffer, therefore I strongly object to this planning application as it would further exacerbate the problem.

Finally, as the current application is almost identical to the two previous applications dismissed on appeal on strong highway safety grounds, I believe that it must also be refused on highway safety grounds as well as the increase in disturbances for us as residents nearby. However, should the Planning Inspectorate be minded to approve this application then I would like to request a hearing where I and other residents can attend in person to present our statements and share our experiences.

Yours faithfully

[REDACTED]

Eliza Rawlings

[REDACTED]

[REDACTED]

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Disturbances log - incidents of 15 Belvedere Road driveway being blocked from 16th to 29th May 2025:

15 Belvedere Road disturbances log				
Count	Date	Time	Issue	For Glenview?
1	16/05/2025	07:55	Vehicle blocking drive waiting to pick up from Glenview	Yes
2		08:01	Delivery van reversing along road toward The Glen due to traffic blockage	Yes
3		08:27	Refuse lorry blocking road collecting waste from Glenview	Yes
4		08:45	Ambulance blocking road servicing Glenview	Yes
5		17:25	Vehicle blocking drive waiting to pick up from Glenview	Yes
6	17/05/2025	09:17	Delivery van blocking drive - delivery for Glenview	Yes
7		15:07	Vehicle blocking drive - visiting Glenview	Yes
8		19:42	Vehicle blocking drive dropping off for Glenview	Yes
9		20:06	Vehicle blocking drive waiting to pick up from Glenview	Yes
10	18/05/2025	02:29	Vehicle blocking drive - visiting Glenview	Yes
11		08:32	Vehicle blocking drive dropping off for Glenview	Yes
12		19:39	Vehicle blocking drive waiting to pick up from Glenview	Yes
13		23:49	Vehicle blocking drive bonnet open being repaired	
14	19/05/2025	07:32	Vehicle blocking drive with visitor for Glenview	Yes
15		07:44	Vehicle blocking drive waiting to pick up from Glenview	Yes
16		11:24	Vehicle blocking drive waiting to pick up visitor from Glenview	Yes
17		13:51	Vehicle blocking drive dropping off visitor for Glenview	Yes
18		15:43	Vehicle blocking drive waiting to pick up (not for Glenview)	
19		18:39	Vehicle blocking drive waiting to pick up from Glenview	Yes
20	20/05/2025	10:18	Delivery van (RDJ) blocking drive delivering food for Glenview	Yes
21		13:17	Vehicle blocking drive with visitor for Glenview	Yes
22	21/05/2025	08:35	Ambulance blocking road servicing Glenview	Yes
23		10:15	Ambulance blocking drive servicing Glenview	Yes
24		14:35	Refuse lorry blocking road collecting waste from Glenview (could not leave through The Glen due to bad parking on corner - had to reverse the whole length of Belvedere Road onto main road (Redland Road) to leave site.	Yes
25		19:55	Vehicle blocking drive waiting to pick up from Glenview	Yes
26	22/05/2025	05:46	Vehicle blocking drive (not for Glenview)	
27		07:51	Vehicle blocking drive waiting to pick up from Glenview	Yes
28		08:20	Van blocking drive collecting clinical waste from Glenview	Yes
29		08:41	Council lorry collecting recycling for street	
30		10:45	Ambulance blocking drive servicing Glenview	Yes
31		11:26	Delivery van blocking drive (not for Glenview)	
32		12:14	Refuse lorry blocking road collecting waste from Glenview	Yes
33		13:45	Vehicle blocking drive waiting to pick up from Glenview	Yes
34		16:25	Repair (tyre) van blocking drive carrying out repair (not for Glenview)	
35		19:52	Vehicle blocking drive dropping off for Glenview	Yes
36	23/05/2025	10:44	Refuse lorry blocking road collecting waste from Glenview	Yes
37	24/05/2025	06:58	Vehicle blocking drive waiting to pick up from Glenview	Yes
38		08:03	Vehicle blocking drive dropping off for Glenview	Yes
39		12:34	Vehicle blocking drive dropping off for Glenview	Yes
40		13:28	Vehicle (taxi) blocking drive waiting to pick up (not Glenview)	
41	25/05/2025	08:50	Vehicle blocking drive dropping off (not Glenview)	
-	26/05/2025		No notable event - Bank holiday Monday	
42	27/05/2025	07:30	Delivery lorry blocking road delivering for Glenview	Yes
43		07:48	Vehicle blocking drive dropping off for Glenview	Yes
44		09:03	Delivery van (RDJ) blocking drive delivering food for Glenview	Yes
45		13:05	Delivery van blocking road delivering to Glenview	Yes
46		18:45	Vehicle blocking drive waiting to pick up from Glenview	Yes
47		22:05	Ambulance blocking road servicing Glenview	Yes
48	28/05/2025	07:33	Ambulances #1 blocking road servicing Glenview	Yes
49		07:49	Ambulances #2 blocking road servicing Glenview (arrived with Amb #1 but stayed longer)	Yes
50		07:53	Vehicle blocking drive waiting to pick up from Glenview	Yes
51		13:42	Ambulance blocking drive servicing Glenview	Yes
52		14:20	Vehicle blocking drive waiting to pick up from Glenview	Yes
53		15:54	Ambulance blocking drive servicing Glenview	Yes
54		16:03	Supermarket delivery van blocking drive not for Glenview	
55		19:55	Vehicle blocking drive waiting to pick up from Glenview	Yes
56	29/05/2025	06:55	Vehicle blocking drive waiting to pick up from Glenview	Yes
57		07:46	Vehicle blocking drive waiting to pick up from Glenview	Yes
58		07:56	Vehicle blocking drive waiting to pick up from Glenview	Yes
59		08:09	Vehicle blocking drive waiting to pick up from Glenview	Yes
60		08:50	Council lorry collecting recycling for street	
61		09:54	Van blocking drive delivering to Glenview	Yes
62		11:25	Vehicle blocking drive waiting to pick up from Glenview	Yes
63		19:48	Vehicle blocking drive dropping off for Glenview	Yes

Summary:

Date from 16th May to 29th May (14 days):	
No. of times our driveway was blocked (all cases)	63
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