

**SITE** 7 Belvedere Road Bristol BS6 7JG

**PROPOSAL** Change of use from three residential flats (use class C3) to a 12 bedroom extension to an existing nursing home (use class C2), including demolition and replacement of rear extension and external alterations.

**For the attention of PINS**

I strongly object to the above planning proposal for 7 Belvedere Road for the following reasons:

1. Parking
2. Disruption
3. Degradation of the Downs Conservation Area
4. Overconcentration

**1. Parking and Disruption**

Recent past to current

In 2020, in response to a very similar planning application for the same site by the same developer, I submitted a 29 page log of parking and disruption. Much of this remains relevant to the planning application for the Glenview, as it stands. Other resident objections reference the current situation in May to June 2025. The bin provision remains the same and the deliveries remain the same. Employee shift changeover remains the same and ambulance visits, although ad hoc, remain a continued feature. I submit this to show the impact the three care homes already have on this short road. Highway safety was demonstrated to be compromised and this has not changed.

Proposed development

A 30% increase in beds in The Glenview will increase the clinical waste and general bin provision by an estimated 30%. We can logically anticipate that bin collections will increase or take longer, ambulance visits will increase with population, staff numbers will increase with population (it is unsafe if it does not), deliveries will either increase or take longer to unload in a road that does not have the capacity for parking or unloading. I anticipate that disruption will increase in terms of parking, taxi drop offs and private ambulances collecting the deceased.

There has already been an unacceptable impact on Highway Safety on Belvedere Road. Parking pressures are already at an unacceptable level for the resident community and this not only impacts residents, but also impacts the level of service that the homes can adequately provide for their own patients.

**2. Disruption**

We live [REDACTED] Every day, we have our drive blocked. Frequently, I have to ask or prompt drivers to move from our drive to allow us to leave our property. This is not so easy when it is ambulances and private ambulances and we have been known to abandon completely attempts to leave our property by car. The road is frequently blocked by ambulances, deliveries, services, bin

lorries, taxis, staff drop offs and pick ups. Noise is also an issue: staff communicate loudly between the Glenview and Meadowcare care homes throughout the day and the night, staff breaks are taken on walls in the road, staff talk loudly into phones at all hours of the night, car engines are kept running at night, patients are heard screaming and shouting day and night, previously gardens have been urinated in by staff, previously staff have verbally abused residents, staff pick ups have resulted in confrontational behaviour when asked to move vehicles and this has been reported to the Glenview via email.

### **3. Degradation of the Downs Conservation Area**

Previous small changes to the front of residential properties, even out of direct line of sight on Belvedere Road have been REFUSED by the Bristol City Planning Department for not being in keeping with the Downs Conservation Area. An increase of 30% very visible and prominent bin provision to the front of the Glenview should be viewed as not in keeping with the Downs Conservation Area. It could be viewed as hypocritical that Bristol City Council can refuse a window replacement at below street level but continues to accept applications for a property proposing to increase unsightly bin provision at street level by 30%.

### **4. Overconcentration**

As a road containing six military quarters with service members on deployment, the sight of body bags being loaded into private ambulances across Ministry of Defence owned driveways are difficult to view. We ask for this not to increase.

In addition, to hear patients screaming 'help, let me out' day and night through the open windows in the summer due to the compact nature of the residential area is difficult and upsetting for local residents. This is something that will continue. We ask for it not to increase.

For dementia care beds to increase on a road that already has an overconcentration of this particular demographic will result in less opportunities for potential residents that could participate in the local economy and interact socially as part of an active and vibrant community. We support the current care home population, but we ask that other population demographics have the opportunity to make homes in the road and have the opportunity to participate in the community.

### **In summary**

I ask that this objection be considered and this application be REFUSED.

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.