

From: [REDACTED]
Sent: 04 June 2025 23:02
To: Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Objection to S62A/2025/0101, 7 Belvedere Road BS6 7JG.

I am writing to object to application reference S62A/2025/01017 relating to the extension of Glenview Nursing Home in Belvedere Road from 40 to 52 beds.

I base my objections on the following:

1. Parking:

Parking on Belvedere Road, The Glen and surrounding streets is increasingly difficult and results in safety concerns. The streets are narrow and almost always fully occupied by parking on both sides of the road giving room for only one car in one direction at a time.

Lack of parking means that cars are often inappropriately parked on corners obstructing views and making roads more difficult to cross for children. Most children attending Westbury Park and Redland Green school walk to school. My daughter has been knocked over by a car on her way to school.

Cars block driveways obstructing access to private homes. Nursing home staff double park at the end of The Glen, blocking access to my property and preventing me and my wife from getting our cars off the driveway. We both work as doctors and have been unable to leave for work on time. The care home staff when challenged have said 'there is nowhere else to park, and they were late for work'.

Parking demands will increase further if this development goes ahead.

I draw your attention to the response by [REDACTED] with detailed parking surveys and evidence-based critique of the proposal in this respect.

2. Density of Nursing Homes and Removal of Residential Housing.

This proposal will increase the concentration of nursing homes to 6 of 11 houses on one side of Belvedere Road. There is already significant disruption and blockage of Belvedere Road on a regular basis due to Ambulances, refuse collection and deliveries. The road is regularly blocked for prolonged periods of time particularly by ambulances. This is inevitably due to the fact that paramedics increasingly assess and treat on site in order to try to avoid admission to A and E departments. As a result, the road can be blocked for long periods. Delivery vehicles, refuse vehicles and private ambulances for removals also block the road for long periods of time which can then make access to the Glen difficult.

This proposal will further increase the density of nursing home beds compared to residential occupancy in an area which is short of affordable housing for families and young people. Is it reasonable to have 106 nursing home beds on such a small residential street?

3. The Future St Christopher's Development.

There is much uncertainty regarding the future of the St. Christopher's site which is currently for sale with a view to development.

Access to the St Christopher's site may subsequently be requested from the end of The Glen or from Bayswater Avenue which will even further impact on parking and road safety on these and surrounding streets. However, it is possible that the St. Christopher's site may be developed for SEND education. If there was to be further traffic and parking pressures, then the much-needed provision of SEND education would seem a greater priority than a profit driven expansion of nursing home beds on a street where there is already disproportionate over provision.

Should it be likely that this proposal is approved, I would like to request a public hearing so that I can attend and make these and other arguments against this proposal.
Ian Pope BA, BM, BCh, MD, FRCS.