

COMMUNITY ASSOCIATION NEWS

FEBRUARY 2023



PROPOSED BELVEDERE ROAD NURSING HOME EXTENSION

In March 2022 the owner of Meadowcare Homes submitted a planning application for a change of use of 7 Belvedere Road from 3 residential flats to a 12 bed extension to the nursing home at 8-9 Belvedere Road. This was the third application in recent years – the previous applications were refused both by the City Council and on appeal by the Planning Inspector.

There were over 50 objections to the application, including one from the Community Association, on the grounds that the proposal would increase demand for parking spaces on roads already full to parking capacity, creating even greater hazards for all road users. The proposed development would also add to the constant disruption and disturbance already suffered by local residents as a result of having three care home businesses in the road.

The City Council failure to make a decision on the application within the prescribed period prompted the applicant to appeal to the Planning Inspectorate. The City Council submitted their statement for the appeal in December 2022 which concluded:

“The Local Planning Authority requests that the appeal is dismissed on the basis of the impact upon highway safety resulting from a lack of available parking in the area. There would be levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures contrary to Policy DM2. This would lead to congestion and conflict between road users and would result in harm to highway safety and, as such, the LPA considers that the proposed development would be contrary to Policies BCS10 (Transport and Access Improvements) and DM23 (Transport Development Management).

The Planning Inspector has subsequently dismissed the appeal, concluding that:
“Given the harm that I have identified to highway safety and congestion, in respect of on-street parking availability in the locality, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. For the reasons given, I have found conflict with the Development Plan as a whole. The material considerations in this case do not indicate a decision other than in accordance with the Development Plan. This leads me to conclude that the appeal should be dismissed”.

ST. CHRISTOPHER’S UPDATE

Many thanks to everyone who submitted comments to the Council on the St. Christopher’s planning application. A total of over 1,200 comments were made to the Council, the vast majority objecting to the proposals on a variety of grounds including overdevelopment, the height of buildings and their distance from existing houses, and the insufficient parking provision.

The application is expected to be considered by one of the Council’s Development Control Committees on 15th March. The officer report and recommendation to Committee will be available approximately two weeks prior to the Committee. We will circulate details of this report as soon as it becomes available.

People and organisations have the opportunity to submit a further one page statement to the Committee and to apply to speak at the Committee. Both the Community Association and the St. Christopher's Action Network (SCAN) intend to do so. We will advise further on this procedure closer the Committee date.

(In relation to the parking provision point above about Belvedere Road, the same argument about avoiding extra parking can - and will - be made about overspill parking from the St. Christopher's proposed development!)

99 DEVONSHIRE ROAD UPDATE

Good and long overdue news. Westec (the builders working on 99) tell us that they will be seeking sign-off from Bristol City Council for the building in Devonshire Road around the end of February – at last! The WPCA can certainly claim some real credit in making this happen so we'll let you know when the ribbon is being cut!

Kevin Chidgey and Jeff Bishop, 5th February 2023