

Comments for Planning Application 24/00815/FULL2

Application Summary

Application Number: 24/00815/FULL2

Address: London Electricity Board Depot Churchfields Road Beckenham

Proposal: Full application for the temporary (5 years) change of use from SUI Generis formed of an electricity undertaker's depot to a dual use of Class B8 (to provide a scaffolding equipment storage/distribution yard) and SUI Generis retaining the existing electricity undertaker's depot. Retrospective.

Case Officer: Susanna Stevenson

Customer Details

Name:

Address:

Comment Details

Commenter Type: Local Resident

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: Objection- while I am not opposed to the land behind the recycling centre being better used, I believe this is the wrong site for this business.

I object to the noise impact-

Metal scaffolding by its nature is noisy. Clanging metal between the proposed hours of 6am and 4pm Monday to Saturday is not acceptable to residents and reduce enjoyment for park users.

Additional HGVs on a residential road will increase noise nuisance to residents.

I object to the environmental impact-

The height of the structure recently put on the site exceeds the tree line. When approaching from the Kendall Road the bright red structure is clearly visible, reducing the enjoyment of the park.

When approaching from Maberley Fields the visible condition of the site (rubbish/rubble) is detrimental to the enjoyment park.

Given the opening hours 6am-4pm are mostly within the recycling centres opening times there will undoubtedly be times when the lorries will be sitting idling on the road or in the queue for the recycling centre in order to access the site, as it is single lane. Resulting in heavy goods vehicles idling in excess of 20 minutes next to the children's play area and school.

I object to the impact to residents-

This junction is already known to be congested and queues on to the road, hence why Bromley invests in the webcam. Traffic queues regularly extend beyond the recycling access road on to the road. Including resident parking, existing HGVS, buses, school runs, dump runs and council vehicles queuing for trade access of the recycling centre when it closes for lunch. This all results in congestion, buses get stuck, cars drive on the wrong side of the road and mount the pavement to

get through. Adding additional HGVs in to this queue will extend the queue and increase the number of vehicles trying to manoeuvre in a restricted area. I agree with other objections that have highlighted the practical problems of HGVs manoeuvring from this exit.

I object to the additional costs to the council tax payers-

Encouraging additional heavy goods vehicles on a residential road will result in additional expense. The road surface is already struggling from the effect of the HGVs and buses, existing potholes have not been fixed by Bromley. There is already outstanding work on the road, already resulting to consequential damage to cars and properties.

There will be additional expense to improve road markings to make the road safer to allow for HGVs turning from the public car entrance.

There will be additional expense to put in safety measures to allow pedestrians to cross safely between the school and the park/ bus stops & the park and Maberly fields. The school will require an additional Lollypop person. Additional measures will be required to continue to allow residents to walk to the recycling centre

YOUR COMMENTS ON THE CASE

To Whom It May Concern,

I am writing to formally object to the continued occupation and operation of the land opposite my home at 126 Churchfields Road, currently being used by Masons Scaffolding, despite their planning application having already been refused by Bromley Council.

Let me be clear: I am one of many residents directly affected by Masons, but due to my location directly opposite the site, the impact on myself and my neighbours is even more severe than most. The daily reality of living here has changed dramatically — and not for the better.

Their rebuttals and technical reports might paint a tidy picture, but they fail to reflect the sheer disruption, danger, and disregard caused by this unauthorised operation.

Trip Volumes and Operating Hours

Masons' original transport statement suggested a maximum of 20 two-way trips per day. The reality is wildly inaccurate. As one clear example, on Monday 11th November, numerous trucks were recorded returning to the site, showing the actual trip numbers far exceed their claims. And this isn't occasional — it's daily.

The operating hours are completely inappropriate for a residential area. Trucks routinely leave before 7am and return as late as 9:45pm, often rumbling through the road with engines revving and metal clanking. The noise has repeatedly woken both of my young children, often as they're just settling to sleep or before they're due to wake. It's a daily intrusion on our lives — completely unnecessary and completely avoidable.

Safety, Anxiety and Inappropriate Access

I now feel genuinely anxious walking my kids past the site. The trucks Masons use are 18-26 tonne vehicles — heavy-duty kit clearly not meant for narrow residential streets. These lorries cross into the opposite side of the road just to enter or exit, right at a junction next to Churchfields Primary School and the park. It's intimidating and dangerous — not just inconvenient.

These aren't theoretical risks. This is happening now, daily, in full view of residents, parents and children — and it's only by pure luck that no one's been seriously hurt... yet.

Masons' suggestion of avoiding peak school drop-off with a 30-minute restriction is a joke. They don't stick to stated hours as it is, and no one can realistically enforce such a narrow window. Their entire pattern of operation is built around ignoring these sorts of conditions.

Disrespect to Residents and the Community

What's particularly hard to stomach is the complete lack of regard Masons and the landowners have shown to the people who live here. Their presence contributes absolutely nothing to the local area. They're an already-established business simply using the site as a convenient base — with no interest in how their operation affects anyone around them.

Their access is shared with the household recycling centre, and they regularly block or restrict it. They frequently obstruct the bus stop outside the entrance, often forcing buses to either miss passengers or drive on the wrong side of the road to pass. Again, the question becomes: how long does this continue until someone — maybe a child — gets hurt or worse?

I also want to raise the impact on residents of Clockhouse Road, whose homes back directly onto the yard. I regularly see floodlights left on late into the night, and hear forklifts operating at all hours, weekdays and weekends. These neighbours are enduring the constant noise, light and vibrations from

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Retrospective.

Case Officer: Susanna Stevenson

Customer Details

Name:

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Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: I have lived in Churchfields Road for 63 years, near the park & refuse centre. I have therefore witnessed first-hand the ever increasing traffic congestion, air pollution, noise & danger this represents to the people who live here, use the park or attend the local school.

As many have already stated Churchfields Road an extremely busy road, it is the main cut through from Elmers End to Beckenham, has the 354 bus route & never-ending lorries entering & leaving the refuse centre, as well as cars & vans using the site. The regular build up of traffic with queues stretching along both sides of the entrance points causes mayhem & to say residents lives are blighted is an understatement. The smell of exhaust fumes is not pleasant & means windows remain closed & children in the playground area of the park breathing in this pollution, as they are surrounded by the queuing traffic. ULEZ was extended to the outer London boroughs to improve air quality, well not if you live in Churchfields Road, if this application is granted, as it will make a nonsense of this. Therefore to add scaffolding lorries to this problem, causing even more disruption & pollution should be an obvious NO from a borough that considers itself as being green.

As to the comment from the applicant that it is an industrial area, well that's news to me, when did that happen! They might feel this assumption gives credence to the proposed change of use, but this is obviously a residential area. Although the refuse site has been in situ for many decades, this does not mean Churchfields Road can be seen as industrial & it would be extremely unfair to the residents to even consider the concept of "intensify & densify" industrial use in this area.

I understand that the Masons lorries cannot enter or leave the access road in one manoeuvre & end up on the wrong side of the road, this alone demonstrates that this is not a suitable site for the

company to operate their business. It is dangerous for all road users, pedestrians & for the residents who live opposite the access road. I therefore wonder how many near misses have already occurred?

As to the 6.00am start including Saturdays, how much noise do they think residents can ignore at that time of the morning, with the clanking of metal on metal as they load up. Sound at that time of the morning is amplified due to the quietness of the day. Also once the trees are not in full leaf, a natural sound barrier is no longer there. This is already noticeable with regards to the refuse centre.

Any use of the site that causes more traffic to travel to this overused road, that was not built to deal with the demands placed upon it, needs to be refused for the health, wellbeing & safety of the residents & users of the park & school.

I therefore strongly object to this change of use application.

I have lived in Churchfields Road for 63 years, near the park & refuse centre. I have therefore witnessed first-hand the ever-increasing traffic congestion, air pollution, noise & danger this represents to the people who live here, use the park or attend the local school.

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