

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: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: I would like to object against the use of 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.

I am a local resident living on a nearby Seward Road and my three children attend Churchfields Primary school.

Traffic and safety

Churchfields Road is already suffering from bad congestion due to traffic to the recycling centre throughout the week and weekends. HGVs and other recycling centre traffic dangerous situations and air pollution. The number of HGVs on Churchfields Road and Beck Lane, parts of which are single file traffic, desperately needs to be reduced not increased. It is also a cycling route and a bus route.

There are hundreds of families walking, cycling and driving along Churchfields Road every day, bringing their children to Churchfields Primary and Nursery School, which has cca 500 pupils and is adjacent to the Recycling Centre and the plot in question. Some children walk unaccompanied.

- The children start coming in before 7.45am when the Breakfast Club opens. Other morning clubs start at 8am and the school is open for a drop off between 8.30am and 8.50am. The youngest children are dropped off at the nursery at 9am.
- Some nursery children are collected at 11.30am and others brought in at 12.30pm.

- The afternoon collection times start at 3.15pm, some school clubs finish at 4.15pm or 4.30pm and the pick up from Afterschool Club continues until 6pm.

As you can see there is a flow of children on Churchfields Road for considerable periods of the day. The children's playground at Churchfields Rec, which is situated alongside the route of the non-commercial entrance of the Recycling Centre, is also very popular, as well as the Churchfields Rec and Maberley Fields Parks.

Unsuitable entrance

The proposal suggests that the scaffolding yard would be entered through the non-commercial entrance to the recycling centre. I have witnessed Masons scaffolding HGVs attempting to enter the site this way during school drop off in November 2023 and having to go back and forth several times. This created a very dangerous situation for a mother and a child who were trying to cross the road behind the truck. I alerted Mr Philip Spiteri, Planning Investigation Officer from Bromley Council, at the time. I witnessed other instances where Masons vehicles were unable to enter in one go. The entrance is not suitable for commercial vehicles, despite of what the report suggests.

Noise

The Noise Impact Assessment only considers houses on Clockhouse Road, which are on the other side of the railway. It fails to address the school and houses on Churchfields Road and streets off Churchfields Road. The Churchfields School forest school area, which is used all day, is meters away from the site in question and would certainly be impacted by the noise. The school buildings and houses on Churchfields Road would also be impacted by the noise of metal poles banging, which travels far. The HGVs from recycling centre regularly wake local residents up at 7am. We cannot have scaffolding noise and vehicles waking us up even earlier.

Visual impact

The current scaffolding structure that has already been built (without permission) on the site is very large. It is an eyesore and clearly visible from Clockhouse Road, Churchfields Rec and Maberley Fields.

Site vacant for at least 12 years

The Transport Statement refers to the site being used as electricity undertaker's depot and vehicle service repair and mot testing station. This is misleading. We have lived in the area for 12 years and during this time there was definitely no use as vehicle service repair and mot testing station and no active use as electricity undertaker's depot. The site has been effectively vacant for the past 12 years except a few containers placed and removed in the past year and then the large illegal scaffolding structure built from November 2023 onwards.

Conclusion

Granting a retrospective planning permission would result in "amenity of nearby residential areas being detrimentally affected", which is contrary to the Bromley Local Plan (Policy 83, paragraph 2). It would also have a significant negative effect on the safety of large number of people (many of

them children) and contribute to further deterioration of air quality. The area, where the site is located, is residential with school and well used parks directly neighbouring. There are already ongoing safety and nuisance issues for local residents and school pupils connected to the recycling centre. This area simply cannot take any additional HGVs. Action needs to be taken to reduce the existing number of HGVs and traffic. There are currently over 150 objections against granting the change of use, which clearly demonstrates frustration with the existing issues and shows strong local opposition to any further exacerbation of these issues. There are more suitable industrial sites available in the borough to accommodate the scaffolding and distribution yard, e.g. in the Sydenham Industrial Estate or Croydon Road Industrial Estate.

Instead of industrial use, the site in question could be used for local housing to meet the borough's housing target as set out in the London Plan. It could also serve to connect Churchfields Rec and Maberley Fields and to relocate the National cycle Network Route 21 from Churchfields Road to a dedicated cycling lane, which would promote active travel.