

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: Local Resident

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: I strongly object to this (retrospective) planning application for the following reasons:

- My primary objection is on safety grounds. I regularly walk my small children to Churchfields Primary School along Churchfields Road and have to cross the existing public access road to the Churchfields Road Reuse and Recycling Centre (the "tip"). This can be difficult at times due to the high number of vehicles accessing and leaving the tip at all hours of the day. I believe additional vehicle movements, especially those made by very large, heavily laden lorries will make crossing this access road much more dangerous.
- It should also be noted that there is no longer a Lollipop Person at the road narrowing closer to Churchfields Primary School. This section of road can be difficult to cross (hence why there was previously a lollipop person), as Churchfields Road is very busy during peak hours.
- I do not believe the access road entrance is wide enough to accommodate the turning movements of such vehicles. I have had the misfortune of waiting to cross the access road to the tip whilst a fully loaded scaffolding lorry has tried to turn into the access road (which required multiple attempts) and I had to move backwards (and my children backwards) as the lorry mounted the inside kerb. This is in stark contrast to the very wide commercial access to the tip further to the south which is specifically designed to accommodate such turning movements.
- There is significant existing congestion in this area during peak periods when traffic movements associated with the proposed development would be most likely to occur. This congestion occurs as a result of a combination of increased through movements, parents/carers driving their children to and from Churchfields Primary School and parking on Churchfields Road and other nearby roads, as well as vehicle movements associated with the tip (both public and commercial) and

Churchfields Primary School itself. This issue is exacerbated by vehicles parking on both sides of Churchfields Road meaning two way flows (particularly with larger vehicles) is not always possible.

- Additional traffic movements associated with the proposed development in this already congested traffic environment will lead to more congestion during peak hours. This will be particularly likely when there are queues of vehicles waiting to access the tip (which happens regularly, with queues backing up onto Churchfields Road itself). Any scaffolding vehicles wanting to access the proposed development during these times would not be able to pass these queuing vehicles, causing increased congestion as they would be difficult to pass by other road users in either direction.
- With this increased congestion would come increased safety risks to other motorists (e.g. as drivers seek to overtake queuing vehicles), and in particular pedestrians seeking to cross Churchfields Road and cyclists (many of which would be primary school aged children).
- This increased congestion would also result in increased emissions to air, which is of particular concern given the nearby Churchfield Rec Playground, Churchfields Primary School and residential properties close to the road. The influence on congestion on air pollutant emissions in this area is highlighted by the anti-idling signage installed by Bromley Council along Churchfields Road. Permitting a development that would further increase congestion and emissions in this area would be contrary to the Mayor's Air Quality Neutral planning guidance and Bromley's Air Quality Action Plan.
- Churchfields Road is a designated cycle route and a route for the 354 bus. Both of these routes would be adversely impacted by increased congestion as a result of the proposed development.
- This is not an appropriate location for such a development, merely a lot of empty land which presumably can be obtained or leased cheaply, as it has been vacant for some time. The role of the planning system is not to allow development to occur on empty land but to make sure that appropriate development occurs in the right place. This location is not the right place for this development (as outlined above). This application should therefore be rejected.