

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: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: As the Headteacher of the adjoining Primary School which caters for around 500 children, including a provision for 20 children with severe and complex SEND needs, I object strongly to this proposal.

The use for scaffolding lorries has already impacted the health and safety of our pupils - one example being a large lorry, unable to turn, mounting the whole pavement outside the school at pick up time.

Further reasons for our objection are:

1. The proposed use would generate a significant increase in traffic on Churchfields Road which already suffers from traffic congestion, resulting in delay to buses, and reduced air quality.
2. The size of vehicle used by Masons Scaffolding cannot safely operate from the site; the existing access is designed for cars (unlike the adjacent commercial waste access which has a much wider bell-mouth junction to accommodate larger vehicles). The swept path of a 10m rigid scaffold truck entering and exiting the site shows it would need to be on the wrong side of the road to turn left into the site, and would encroach into the opposing carriageway when turning right to exit the site.
3. Masons Scaffolding fleet also includes vehicles larger than 10m, e.g. articulated vehicles of at

least 16.5m have been seen entering the site. Not able to make the turn in one movement, requiring manoeuvring back and forth in the road with no banksman to stop the traffic or warn pedestrians. This access is clearly not designed for the size of vehicle used by Masons Scaffolding; both the width of the access and the junction radii being too tight to allow such large vehicles to enter safely in one movement.

4. Planning submission makes no mention of Churchfields Primary School, nor any assessment of the potential impact of increased traffic, in particular the potential danger posed by large vehicles manoeuvring in the immediate vicinity of the school

5. Rather than delivering improvements to local active travel possibilities, the proposals would result in a reduction in the quality and safety of local walking and cycling routes. This is of particular concern given the proximity of a primary school, and children's playground

6. Any intensification of industrial and / or storage uses on the site will exacerbate problems created by the existing Recycling Centre, particularly noise disturbance.

7. There are several more industrial areas in the borough which have better road links; these areas should be prioritised for industrial intensification rather than this site which is so close to close to homes, a primary school, a well-used park and playground.

8. Instead the site could be used to accommodate much needed affordable housing for example; more suited to the location, and helping to meet the borough's housing target as set out in the London Plan.