

Item 4.3 – (14/03341/FULL1) – London Electricity Board Depot, Churchfields Road, Beckenham

Comments from Committee Member and Ward Member Councillor Vanessa Allen

Comments/questions/conditions

1. I do have concerns about noise. It is difficult to know what 35dB sounds like. I note that the background noise measurements were taken on a Friday in August which would be considered a quiet time due to holidays etc. However the Churchfields Road waste depot does emit noise from time to time during the working day, intermittently and randomly, and I asked the planning office for information on what these noise levels may be. The information was not available.

There are houses around the proposed plant. I will declare an interest as a resident of Clock House Road, but not in the specific area of concern. The nearest houses in Clock House Road are approximately 40m away and a number were written to as part of the notification process. Other houses in Churchfields Road, Clement Road, Seward Road etc are slightly more distant and were not written to.

A number of factors affect the noise issue. The noise impact assessment report covers the subject in some depth but we should also note the following points:

- The plant is more likely to be operating on a winter evening when people have their windows shut.
- I would ask for a condition stating that further noise monitoring will take place when the plant is running and that if noise levels exceed those specified, then more attenuation will be added.
- The agent provided information to the planning officer concerning noise levels and stated that the proposed level is lower than a standard industrial level. But this is not a standard industrial area, it is a normal London residential area with houses, school, open spaces, railway and refuse depot.
- I ask the committee to consider a limit on times of operation. Comments from the EHO support this and a curfew at 11pm seems reasonable, so can this be a condition?

2. Air quality during the construction period seems to be covered by condition 6 but I would also like to see an ongoing compliance condition covering air quality during operation. This will help to ensure the plant is well maintained so that emissions do not get worse over time, with the option for the Council to request further monitoring by UKPR if complaints or problems arise.

3. I would like to see conditions on construction traffic, specifically around school start and finish times, say for one hour in the morning and at least one hour in the afternoon.

I would further request that during construction, as well as the dust management plan, there are obligations for wheel washing when necessary.

4. Finally, I fully support the request for the Waterlink Way cycle route link and ask the Committee to ensure this is a condition of permission, and is covered by an appropriate legal agreement, to cover provision and ongoing maintenance and access.

In conclusion, subject to agreement of the points above, I am happy to accept the planning officer's recommendation that permission to be granted for this development.