

APPENDIX 1

COMMENTS FROM COUNCILLOR CATHERINE RIDEOUT IN OBJECTION TO ITEM 4.2 – ST RAPHAELS RESIDENTIAL HOME, 32 ORCHARD ROAD, BROMLEY BR1 2PS

'Thank you Chairman for allowing me to speak tonight. This objection has been very well covered by the residents' solicitor already. The report to the Committee is over 40 pages long and it would be difficult to comment on everything in the report so I will limit mine to the most worrying aspects of the application. This revised development only reduces the number of residential living apartments to 75 and 52 car parking spaces and does not go nearly far enough to address the concerns raised at the January meeting. This building, because of its bulk and size would be an over-development of the site and would have an unacceptable impact upon the character and appearance of the area. It will also have an unacceptable impact on the residents in Baytree Close, Ashmead Gate and also Highgrove from the rear aspect. However it is dressed up, it is still a commercial enterprise. The application states that the flats are for retirement living with access to care provision and at least one person must be over 60. The vast majority of over 60s are very active with time and money to spend on leisure activities, so I envisage there will be a lot of vehicular movements. The fact that the development provides 52 car parking spaces proves that the developers are aware of this. The residents are probably also savvy enough to shop on-line so there will be deliveries made to the premises. I have had a lot of complaints about the scale and height of the building. There is a plan to remove 26 trees and 5 groups of trees. These trees provide a very necessary function in keeping our air clean and it is not for nothing that they are called 'green lungs'. A building which goes from boundary to boundary with a frontage devoted to spaces for cars would be totally unacceptable in this area.'

At the meeting on 21 January, the statement I made regarding congestion in Orchard Road was challenged. Orchard Road houses have cars parked in front of them for the best part of the day, leading to very severe congestion which occurs 5 days a week during term time at Scotts Park School, even though St Raphaels is currently vacant. The 314 buses cannot pass one another and the road is reduced to a single line of traffic. The proposal to build these flats will add an unacceptable and dangerous amount of traffic to the area. There is also a strong likelihood that should an emergency arise and an ambulance is called which coincides with school time, it would not be able to get through, or at the very least, it would be dangerously delayed. At the meeting on 21 January, because the statement made regarding congestion in Orchard Road was challenged, the residents commissioned an Independent Traffic Survey in Orchard Road covering the period between 20-29 April. The results confirm a much higher vehicular movement (up to over 40%) compared to previously reported in the applicant's Transport Statement. In fact, the congestion continues from early afternoon until later in the day, peaking at 18:00. If this application is approved, the traffic congestions can only get worse. For this reason and my previous comments, I would ask that this application be refused.'