

**Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No :** 17/05456/FULL1

**Ward:**  
**Copers Cope**

**Address :** 44 High Street Beckenham BR3 1AY

**OS Grid Ref:** E: 537418 N: 169659

**Applicant :** Euro Car Parks Limited

**Objections : YES**

**Description of Development:**

The installation of 2 No. four metre high columns for an Automatic Number Plate Recognition (ANPR)

**Key designations:**

Conservation Area: Beckenham St. Georges  
Conservation Area: Beckenham Town Centre  
Areas of Archeological Significance  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 12

**Update:** This application was deferred without prejudice by Members of the Plans Sub Committee 4 held on the 8th March, in order to seek a relocation of the exit camera onto the main building.

The applicant has provided additional information and further clarification regarding the proposal, together with some indicative photographic montages.

The additional information explains that the exit camera is not able to be mounted onto the building due to the angle required for accurate number plate recognition.

No light is required for the camera system as this uses infrared technology.

**Proposal**

The application seeks consent for the erection of two 4m high poles to enable the installation of an ANPR camera system.

**Location**

The application site is a car park, which is located to the rear of 44-46 High Street Beckenham. The car park is located to the rear of the high street but is bounded by commercial buildings to the east, The Crescent to the west and Church Avenue to the south. The Beckenham High Street Conservation is located immediately to the east of the site and covers the buildings fronting the high street.

**Comments from Local Residents and Groups**

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

**Objections**

- o Many problems for residents regarding this car park.
- o Posts will be out of place and signs will need to be lit to ensure they are visible.

- o The car park is part of the conservation area and street furniture can't be changed or be out of character with the area. Adding posts and further signage will be out of character.
- o It would be much better for residents and the area to have an exit payment system. This would also be more secure at night, where there is a lot of anti-social behaviour. ANPR cameras do not add extra security.
- o At the proposed heights the poles will be visible, intrusive and ugly
- o They would be situated only a few metres away from neighbouring residents. These are usually situated in car parks away from public areas
- o Would be very visible and an eyesore
- o Would be more appropriate towards the buildings
- o Bromley Council and Councillors have failed residents of this area by supporting business which provide income for religious interests. This site should never have been developed. The Council is corrupt and resulted into degradation of the environment.
- o This is the most degraded area in the borough. Will not support 24 hour parking or increase in traffic.
- o Objections to installation of recycling bins and existing car wash facilities
- o Rubbish and noise from existing car wash
- o Cars abuse the one-way system
- o Vermin in the car park
- o Drugs and antisocial behaviour happens in the car park
- o Marks and Spencer are nuisance neighbours. Do not consider neighbours or abide by planning and environment laws
- o Complaints have been made but they are allowed to make deliveries at 3.30am due to corrupt council
- o The development will be very high and intrusive to neighbouring residents.
- o They will be unattractive when visitors use the car park and visit the area, particularly due to the current Beckenham Improvements works. Huge amounts of money have gone into creating a pleasing and inviting environment for visitors.
- o The signs will be very visible to residents near the entrances, they are ugly and unnecessary
- o Marks and Spencer's signage has been largely installed with consideration to residents. They are set at an angle to residents and are not viewed 'head on'. Many are also set within the car park and there are hedges screening them. Marks and Spencer signs are a pleasant green, unlike the Euro Carpark garish colours.
- o Flashing cameras at night will disturb residents
- o Visitors will feel hurried and fearful of being prosecuted any may use another shop in other locations or towns.

### **Comments from Consultees**

Conservation Officer: The car park has little visual connection to the Conservation Area. There is no adverse impact from the proposal.

Environmental Health Pollution Officer: No objection

Highways: There are no objections to this proposal from the highway point of view.

### **Policy Context**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- o The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- o The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

London Plan Policies

## 7.8 Heritage Assets and Archaeology

### Unitary Development Plan

BE1 Design of New Development

BE13 Development Adjacent to Conservation Areas

T18 Road Safety

### Emerging Local Plan

Policy 37 Design of new development

Policy 44 Development Adjacent to Conservation Areas

Policy 32 Road safety

## **Planning History**

The relevant planning history relating to the application site is summarised as follows:

90/02243/OUT Former town hall church avenue part one/two storey building with basement comprising retail shop with ancillary storage and staff accommodation parking and servicing areas outline. Permission subject to legal agreement 18.12.1990

90/02244/OUT Town hall part one/two storey building with basement comprising retail shop with ancillary storage and staff accommodation parking and servicing areas outline. Permission with legal agreement 18.12.1990

91/02459/DET Former town hall details pursuant to 902243 granted for part one/two storey building with basement comprising retail shop with ancillary storage and staff accommodation parking and service. Permission

92/00741/ADVILL 2 externally illuminated and 3 non-illuminated high level logo signs internally illuminated fascia letters externally illuminated hanging sign non illuminated canopy sign. Permission

92/02231/DETAJ details of plant equipment and machinery and related soundproofing to comply with conditions 38-99 of permission ref 902243 granted for retail supermarket. Permission

93/00069/FUL lighting on columns to car park and wall lights to service area and facing car park section 73a application. Permission

98/01580/FUL first floor rear extension and 3 condenser units on existing roof. Permission

02/02956/ADV Non-illuminated letters and information sign on car park elevation  
CON1 30.10.2002

02/03443/VAR Variation of condition 95 of permission 90/02243 and condition 01 of permission 01/03671 granted for retail shop which prohibits deliveries on Sundays, to allow delivery vehicles to enter the site after 09.00 hours on Sundays 15th and 22nd December 2002. Approved

02/03444/VAR Variation of condition 96 of permission 90/02243 and condition 01 of permission 01/03672 granted for retail shop, which prohibits opening on Sundays to permit opening between 10.00 and 18.00 hours on Sunday 15 December and Sunday 22 December 2002. Approved

02/03575/FULL1 Enclosure of goods reception yard. Permission

02/03652/FULL1 Alterations to car park exit to Church Avenue. Permission

03/01842/ADV Internally illuminated projecting box sign. Consent

03/01842/SPLA ADV High level internally illuminated lettering on High Street frontage.  
Refused

03/03946/VAR Variation of conditions 95 and 96 of permission 90/02243 and conditions 1 and 5 of permissions 02/03443 and 02/03444 granted for retail shop, which prohibits opening on Sundays to permit opening between 10.00 and 18.00 hours on Sunday 14th December and Sunday 21st December 2003 and deliveries on Sundays to allow delivery vehicles to enter the site after 09.00 hours on Sundays 14th and 21st December 2003. Approved

04/00195/FULL1 Installation of three plant units on roof. Permission

04/04341/VAR Variation of conditions 95 and 96 of permission 90/02243 and conditions 1 and 5 of permission 03/03946 granted for retail shop, which prohibits opening on Sundays, to permit opening between 10.00 and 18.00 hours on Sunday 12th and Sunday 19th December 2004 and deliveries on Sundays to allow delivery vehicles to enter the site after 9.00 hours on Sundays 12th and 19th December 2004. Approved

05/03702/VAR Variation of conditions 95 and 96 of permission 90/02243 and conditions 1 and 5 of permission 04/04341 granted for retail shop, to permit opening between 10.00 and 18.00 hours on Sunday 11th and Sunday 18th December 2005 and deliveries on Sundays to allow delivery vehicles to enter the site after 9.00 hours on Sunday 11th and 18th December 2005. Approved

05/03950/FULL1 4 air condition units and steel platform on roof. Permission

05/04409/ADV Internally illuminated fascia and projecting box signs. Consent

06/00072/ADV Non illuminated replacement wall mounted and freestanding information and direction signs in car park. Consent

06/00257/VAR Variation of conditions 95 of permission 90/02243 and condition 1 of permission 05/03702 granted for retail shop, to permit deliveries between 6.30am and 11pm Monday to Saturday and between 9am to 7pm on Sundays, for the period between the 23rd January and the 27th March 2006. Approved

06/02730/VAR Variation of conditions 95 and 96 of permission 90/02243 and condition 01 of permission 06/00257 and condition 05 of 05/03702 granted for retail shop to permit opening of store from 11am to 5pm and deliveries to the store on Sundays from 9.30am to 3.00pm. Approved

06/03518/VAR Variation of conditions 95 and 96 of permission ref. 90/02243 and condition 01 of permission ref. 06/00257 and condition 5 of permission ref. 05/03702 granted for retail shop to permit opening of store from 11am to 5pm and deliveries to the store on Sundays from 9.30am to 3pm. Approved

08/03202/VAR Variation of condition 96 of permission 90/02243 to permit increased opening of store during Christmas period (excluding all Sundays). Approved

09/02245/VAR Variation of condition 96 of permission 90/02243 to permit increased opening of store during Christmas period (excluding all Sundays). Approved

10/02563/VAR Variation of condition 96 of permission 90/02243 to permit increased opening of store during Christmas period (excluding all Sundays). Approved

11/02874/ADV Replacement of internal vinyl graphics to windows, replace existing 'eye board' display with window display TV to high street elevation. Consent

11/03778/VAR Variation of condition 96 of permission 90/02243 to permit increased opening of store during Christmas period (excluding all Sundays).

12/03733/VAR Temporary variation of Condition 96 of planning permission 90/02243 (granted for part one/two storey building with basement comprising retail shop with ancillary storage and staff accommodation, parking and servicing areas - Outline application) to extend opening hours between 17/11/12 and 02/01/13 (PART RETROSPECTIVE APPLICATION) WDN 23.01.2013

15/02425/ADV 3 internally illuminated fascia sign, 1 internally illuminated projecting sign, 2 applied lettering to windows and interior backing and 1 totem sign to replace existing signage with updated branding. Consent

15/05253/FULL1 Installation and removal of one temporary refrigerated (40ft) storage container between 1st November and 31st January annually.

17/05453/ADV The display of 4 non-illuminated advertisements in relation to the supermarket car park.

### **Considerations**

The main issue in this case is whether the proposal would be significantly harmful to the appearance and character of the streetscene, together with any harm to vehicular or pedestrian safety. Consideration should also be given to neighbouring amenity

In relation to the signs Policy BE21 states that advertisements should have regard to the character of the surrounding area and be in keeping with the scale, form and character of any building on which they are placed.

The proposal would see the installation of two 4m high poles for the installation of Automatic Number Plate Recognition (ANPR) cameras, which are associated with the car park.

The car park is associated with the retail unit located at 44-46 High Street Beckenham. It is located to the rear of this building, which fronts the main high street and forms part of a larger parade of shops. A number of these commercial units also back onto the car park. The car park is surrounded by various hedges and trees, which sit around the site boundary. The car park is bounded by The Crescent to the east and Church Avenue to the south; these streets include residential dwellings on the opposite side of the road.

When looking towards the car park from the above roads, it is noted that there is a degree of screening from the surrounding hedges and trees. Parts of the car park are also set at a slightly lower level than the road. There are other signs and lighting columns situated at various points around the car park, which relates to a commercial unit and wider High Street. The character of the area at this point is considered to be a mix of commercial and residential.

Both poles would be located within the site boundary, with the first located approximately 20m from the site entrance from The Crescent. The second pole would be towards the west end of the site, near the exit with Church Avenue. This second pole would be approximately 17m away from the site boundary/exit. They are considered to be set sufficiently away from the site boundary and would not appear significantly intrusive from the public realm. The car park experiences a high number of visitors and vehicular movements associated within the commercial unit and high street in general. In this context the installation of the poles would not be out of character within this setting. The site is also located outside of the Beckenham Town Centre Improvement area, which is undergoing significant public realm enhancement works. Furthermore, the car park is not located within the Conservation Area, but its boundary is located immediately to the west of the site. The location and size of the poles would not harm the CA or the significance of the heritage asset.

In relation to neighbouring amenity, the poles are considered to be set sufficiently away from neighbouring properties to prevent any unacceptable visual harm. Concerns were raised regarding possible camera flashes, which could disturb residents at night; however the applicant has confirmed that the cameras will not include flash lights.

In relation to pedestrian and highway no objections have been raised by the Council's highways officer or TfL. The location and design of the poles would therefore unlikely result in a road safety hazard.

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has completed the relevant form.

### **Conclusion**

The proposed poles are considered to be acceptable in that they would not result in significant harm to the character and appearance of the area in general or adjoining conservation area. They would also not result in harm to pedestrian or vehicular safety.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: To comply with Section 91, Town and Country Planning Act 1990.**

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the UDP and in the interests of visual and residential amenity.**