

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 18/00187/FULL1

**Ward:**  
Kelsey And Eden Park

**Address :** Beckenham Town Football Club Eden  
Park Avenue Beckenham BR3 3JL

**Objections:** Yes

**OS Grid Ref:** E: 537264 N: 167726

**Applicant :** Mr Christian Stoneham

### **Description of Development:**

Use of existing car parking spaces along the accessway 18 spaces (not on match days) and 36 spaces to the West of the pavilion at Beckenham Town Football Club for storage of cars for Masters of Beckenham. (Retrospective Application)

### **Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 18  
Urban Open Space

### **Proposal**

Use of existing car parking spaces along the access way 18 spaces not on match days and 36 spaces to the West of the pavilion at Beckenham Town Football Club for storage of cars. These areas are currently in use and this application is retrospective. The applicant seeks planning permission to use part of the car park for over spill parking for Masters of Beckenham. The proposal will not involve any construction or excavation work. The car park will be designed on existing hardstanding and will include (18 spaces) on the driveway and (36 spaces) beyond the pavilion.

The 18 parking spaces measuring 5mX2.4m each and 36 spaces measuring 5.5mX2.9m each. The car park would not be landscaped, it will be designed on a hard standing.

The applicant advises that:

- The car park will be used by Masters of Beckenham who deal with car sales, maintenance (garage) and display of a range of cars located on Upper Elmers End Road
- The car park will have 54 spaces and will be on the existing hardstanding.
- The car park will have a mixture of new cars, second hand cars that have been sold and are awaiting collection and customers serviced cars awaiting collection.
- The opening time for both the car park and Master of Beckenham is  
Monday Friday 8am -6pm  
Saturday 8am -5pm  
Sunday 1030am-3pm.
- The car park will not be used on match days.
- The car park will not be used by the public or staff, Masters of Beckenham will be the sole users of the car park. The cars will be parked both during the day and at night awaiting delivery.

- During match days (weekends / weekdays) the cars will be removed and parked on the garage site at the premises of Masters of Beckenham. These spaces will be available for the Club.

Additionally they state that on Match Days the cars are going to be stored behind the closed gates at the back of the compound ( 36 spaces). Cars will be unloaded outside the dealership as at present and are ferried to the compound by staff.

The garage/dealer states:

"To clarify the proposed use of the parking facilities at Beckenham Town FC, it is notable that there are two different types of parking facilitated on site by the two different areas.

The rear parking area (appx 36 cars) is to be used for longer term storage of stock vehicles awaiting sale / preparation. This area has not been used by the Beckenham Town Football Club for a number of years. Aerial photos show that it has previously been used to store building materials / machinery. As such, use of this space by Masters creates no reduction to the parking facilities at the Football Club. I would state that large Lorries delivering / collecting goods would be more disruptive to local residents than the storage of cars.

The front parking spaces are to be used by the aftersales department, most commonly for customer's cars that are with us for the day, so the amount of cars using these spaces is at its highest during our working week (Monday - Friday 08:00 - 18:00). Overnight and at weekends the amount of cars in this space will be at a minimum and if required can be moved to 487 Upper Elmers End road to allow for parking on Football match dates. On a Saturday we operate a skeleton staff in aftersales of two technicians and an average of four to five jobs so parking on Saturdays can be accommodated on our own site as we have around 12 spaces.

We will occasionally use the Football Club Facilities to unload a single vehicle from a breakdown truck, this is to protect our staff from having to do this in the road, and also to prevent unnecessary obstruction in Upper Elmers End Road. We would never attempt to direct a larger multi-car transporter or a large parts delivery lorry to the Football Club. We have no choice but for these to be off loaded in Upper Elmers End Road. We would welcome discussions with the Council regarding installation of a loading bay outside of our premises to create a safer position for these deliveries to take place.

By utilising the parking at Beckenham Town Football Club, we are endeavouring to minimise the number of cars that we park in Upper Elmers End Road. If we lost this facility it would have a negative effect on parking outside of our premises and neighbouring homes as this is where we would be forced to park cars in the event of not being able to park at Beckenham Town."

### **Location and Key Constraints**

The application site is part of the Beckenham Town Football Club located on the eastern side of Eden Park Road. The site falls within an area designated as Urban Open Space

### **Comments from Local Residents and Groups**

Nearby owners/occupiers were notified of the application and a summary of these comments is provided below.

- Objecting to this proposal due to the cars being removed on match days. These cars will end up outside residents houses. We already have

difficulties with parking and Masters Garages are part of that problem so adding 18 cars to this on match days will only escalate the problem.

- This application should not be approved as we are already inundated with commuters vehicles parked all day and late into the evening as well as the vehicles attending football training or matches. The vehicles from Masters are already being stored there even on match days causing chaos in Eden Park Avenue including a number of accidents and physical confrontations. The road surface in the grounds driveway is terribly potted and each time a vehicle exits in damp or wet conditions they deposit mud and debris along the roads.
- While it is vital that the owners of the Mazda garage find an alternative solution to parking their cars on residential streets, I do not believe that this is the appropriate solution. Mazda cars are already parked in the access way to Beckenham Town Football Club, but these spaces rarely seem to be fully utilised and Mazda cars continue to be parked on Upper Elmers End Road.
- The number of Mazda cars parked on the stretch of road between Eden Park Avenue and 20 houses down from the garage towards Elmers End is significant. It is virtually impossible to find parking despite being a resident, as this part of the road is also used by commuters parking for Eden Park Station.
- The location of the garage is already problematic as the regular arrival of car transporters and large lorries making deliveries results in them blocking one side of an already busy road.
- The planning application makes no reference to what alternative measures will be taken to locate up to 54 cars when they are not able to be parked at the football club on match days. Nor does the application make reference to where Masters staff will park their cars, as their cars are also regularly parked on Upper Elmers End Road.
- Masters are looking to grow their business, they may wish to find more appropriate premises that are not on a residential road.
- Beckenham Town have already been storing cars for some time and with many of these having had huge amounts of leaf litter sitting on top previously there is absolutely no way these cars have been moved on match days or for a long period. This means on match days they have less spaces for their crowds and our roads are filled with their supporters cars.
- The residents suffer enough with Masters Garage placing cars outside residents houses. Also where are the cars going to be unloaded from the trailer. There is no room in Eden Park Avenue for the trailer to unload so therefore are we going to see more trailers unloading new cars in Upper Elmers End Road double parking as usual. The question also is where are the staff of Beckenham Town, footballers and visitors, who normally park their cars on the premises, going to park?

The full text is available to view online.

## **Comments from Consultees**

Highways: As long as the parking facilities are used outside the match days, no objections are raised to the proposal.

Environmental Health: No comments

## **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:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- 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
- The degree of consistency of the relevant policies in the emerging plan to the policies

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to an Examination in Public which commenced on 4th December 2017 and the Inspector's report is awaited. 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.

The application falls to be determined in accordance with the following policies:

### London Plan Policies

7.4 Local character

### Unitary Development Plan

BE1 Design of new development  
L6 Playing fields  
G 8 Urban Open Space  
T3 Parking

### Draft Local Plan

30 Parking

31 Relieving congestion  
37 General Design of Development  
55 Urban Open Space

## Supplementary Planning Guidance

SPG1 - General Design Principles

### **Planning History**

There is no relevant planning history to report other than the area for the 36 cars appeared to be used as a Builders merchant in the past.

### **Considerations**

The main issues to be considered in respect of this application are:

- Neighbouring amenity
- Use of land in Urban open space
- Highways issues

### Neighbouring amenity

Policy BE1 requires development to respect the residential amenities of adjoining properties. The impacts of on neighbouring amenity need to be weighed carefully. On balance, the proposal and having been in situ for some time may be regarded as being considered acceptable. In addition a condition is suggested to limit the 18 spaces car park to non match days only. Furthermore, Members could consider an additional condition of a temporary period to assess the impact locally. This may be reasonable bearing in mind as the carpark is already in place.

### Urban Open Space

The site is within urban open space. However, was used as parking for the Football club and as part of a Building Merchants respectively and thus no additional harm will be made of the Urban Open Space.

### Highways

The main planning consideration for the over spill car park is to keep vehicles off the public roads. Complaints have been made about cars being parked on the street. The other consideration is that the car park will only be used when there is an over spill.

Highways raise no objections as long as the parking facilities are used outside the match days.

### **Conclusion**

The proposal appears to provide additional car parking for the car dealer/ repair garage that could potentially be parked in the road. The objections received locally are acknowledged. However, it is considered that the proposal is acceptable subject to the conditions below.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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 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 the interest of the amenities of the area and to comply with Policy BE1 of the Unitary Development Plan.**

- 2 The car parking area hereby approved indicated for 18 spaces shall be used for storage by Masters Beckenham only on Non match days and at no other time.**

**REASON: In the interest of the amenities of the area and to comply with Policy BE1 of the Unitary Development Plan.**