

Time Limit Expires: 20 May 2019
Application No: DC/19/111610
Delegated / Committee

Fast / Normal:
Ward: Bell
Fee Paid: £0.00

Location: LAND AND BUILDINGS, BECKENHAM PLACE PARK,
BECKENHAM, BR3

Application Dated: 25 March 2019

Agent (if any): Mr Kirk BDP

Applicant: Mrs A Taylor Lewisham Council

Proposal: Details submitted in respect of compliance with conditions 16 (travel plan), 19 (wayfinding strategy) and 28 (cycling management plan) of the planning permission DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Plan Nos: 'Beckenham Place Park, Beckenham Hill Road, Beckenham, London BR3 5BS - Travel Plan', reference KD/BD/DA/lb/sjs/JNY9933-01a dated 18.2.19.

Background Papers: (1) LE/250/D/TP
(2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)

DMLP/CI Information: Area of Archaeological Priority
PTAL 0
PTAL 2
PTAL 3
PTAL 1a
PTAL 1b
Green Chain Walk
Metropolitan Open Land
Green Corridor
Green Chain Area
Site of Nature Conservation Importance
Flood Risk Zone 3

Urban Green Space
Flood Risk Zone 2
PTAL 5
Flood Risk Zone 2
Flood Risk Zone 3
Area of Archaeological Priority

Earliest Decision: 15/04/2019

Consultations and Replies

TfL Surface
TfL's Spatial Planning

Neighbours & Local Amenity Societies etc.

Highways

OBSERVATIONS

Present Application

Details submitted in respect of compliance with conditions 16 (travel plan), 19 (wayfinding strategy) and 28 (cycling management plan) of the planning permission DC/16/099042 (as amended by DC/17/105082) dated 20/10/2017 for "The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting".

Discharge of the following conditions is sought:

Condition 16 – Travel plan.
Condition 19 - Wayfinding strategy.
Condition 28 - Cycling management plan

It is noted that details were also submitted with the original application in respect of condition 25 (parking management plan) however these details were withdrawn from the application by the applicant.

Submitted Information

Approval of Details application form;
'Beckenham Place Park, Beckenham Hill Road, Beckenham, London BR3 5BS - Travel Plan', reference KD/BD/DA/lb/sjs/JNY9933-01a dated 18.2.19.

Consultation:

Council's Highways Officers, and Transport for London have been consulted regarding the submitted details. The assessments and advice of the consultees and officers are incorporated into the assessment below.

Planning Considerations:

Condition 16 – Travel plan:

- (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. This must include review mechanisms for cycle parking demand. Additionally, it shall include a programme to monitor the impact of increased (non-event day) visitor numbers on parking stress and congestion in the area around the Park and provide for the introduction of additional measures to mitigate impacts on parking and traffic caused.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Condition 19 - Wayfinding strategy:

Prior to the first occupation of the refurbished Stable Block, a Wayfinding Strategy within the Park and to/from local train stations and bus stops shall be submitted to and approved by the Local Planning Authority.

Reason: In order that the local planning authority may be satisfied as to the measures to promote accessibility to the Park by sustainable means and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

Condition 28: Cycling management plan:

be submitted to and approved in writing by the local planning authority. The Plan shall include measures to manage the safe use of the proposed new routes within the Park by all users.

Reason: To comply with Policy 14 Sustainable movement and transport and Policy 15 High quality design of the Core Strategy (June 2011).

Relevant Planning History:

DC/18/108813 - A non-material amendment to the original planning scheme (DC/16/099042, as modified by Minor Material Amendment DC/18/105082), which inserted a specific requirement for cycle parking demand monitoring, in order to justify a reduction in the number of dry parking spaces to be provided.

Assessment:

Council's Highways Officer and TfL have confirmed there is no objection to the proposed travel plan to be in place.

The travel plan sets appropriate targets promoting the use of sustainable transport modes to the park. This is based on considerable analysis of existing travel demand to the site, and the PTAL of the site. Monitoring and 1, 3 and 5 year intervals is also to be carried out to review the delivery of the travel plan and the performance of the operation of the site against the set targets. This is in accordance with the revisions made to Transport for London's document 'Travel Planning for New Development in London' since the granting of the original planning permission. Therefore the details in relation to condition 16 are recommended to be approved and the condition discharged.

The wayfinding strategy includes poster boards and wayfinding posts at logical locations at the periphery of and within the park, including a poster board opposite the entrance/exit from Beckenham Hill road to Beckenham Hill train station. These details are considered to be acceptable in terms of a wayfinding strategy. Therefore the details in relation to condition 19 are recommended to be approved and the condition discharged.

The travel plan and specific cycle management plan within the document make clear the monitoring of cycle parking demand and a commitment to providing further parking facilities if demand suggests more facilities are required. It also details regular patrols and supervision of new paths and cycle parking facilities will be carried out to ensure facilities are being used correctly and efficiently and to ensure the safety of cycling infrastructure within the park. Therefore the details in relation to condition 28 are recommended to be approved and the condition discharged.

Conclusion:

The details submitted are sufficient to be approved with respect to satisfying conditions 16, 19 and 28. As such, the details can be approved and conditions 16, 19 and 28 of DC/16/099042 (as modified by DC/18/105082) can be discharged.

Recommendation: APPROVE the submitted details and DISCHARGE conditions 16, 19 and 28 of DC/16/099042 as modified by DC/18/105082.

Conditions

Informatives

- A. Please be advised that the information submitted for this application, namely the plans and reports titled:

'Beckenham Place Park, Beckenham Hill Road, Beckenham, London BR3 5BS - Travel Plan', reference KD/BD/DA/lb/sjs/JNY9933-01a dated 18.2.19.

have been assessed only in relation to the conditions as referred to on this application and do not provide acceptance or otherwise pertaining to any other outstanding conditions or subsequent applications.

- B. Please be advised that details pursuant to the following conditions of DC/18/105082 (successor to DC/16/099042) remain to be approved or submitted for approval:

Condition 3(c) - Archaeology closure report

Condition 5(c) - Contamination closure report. Condition 5(b) in relation to specific instances of discovered condition has been discharged pursuant to DC/18/107764 and DC/19/110865.

Condition 6 - Materials

Condition 8 - Hard landscaping

Condition 9 - Tree protection plan

Condition 10 - Soft landscaping

Condition 11 - Boundary treatments

Condition 12 - Bird and bat boxes

Condition 13 - Ventilation plant details

Condition 14 - Lighting

Condition 15 - Deliveries and servicing plan

Condition 18 - Highways works

Condition 20(b) - Electric vehicle charging points

Condition 21 - Drainage

Condition 22 (if applicable) - Impact driving/land stability

Condition 23 - Landscape and ecological management plan

Condition 25 - Parking management plan

- C. Once a Travel Plan Coordinator is appointed by the applicant to monitor the delivery of and adherence to the travel plan (including wayfinding strategy and cycling management plan) hereby approved, the contact details of that person/agency shall be provided to Council's Planning and Highways teams. Please email planning@lewisham.gov.uk, and hdev@lewisham.gov.uk, citing the reference number of this Approval of Details (DC/19/111610).