

Consultee Comments for Planning Application

19/03072/FULM

Application Summary

Application Number: 19/03072/FULM

Address: 2, 4, 6 And 8 Danson Road Bexleyheath Kent DA6 8HB

Proposal: Demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70 bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

Case Officer: Ian Smith

Consultee Details

Name: Mr John Matthews

Address: Footscray Offices Maidstone Road, Sidcup, Bexley DA14 5HS

Email: John.Matthews@bexley.gov.uk

On Behalf Of: Waste & Street Services (L.B.Bexley)

Comments

The details submitted by the applicant indicate that the proposed facility is likely to be a care home property type and will therefore not be classed as a residential property. If this is the case waste and recycling collections may not be the responsibility of the Council and will be undertaken by a private sector provider and this application will not need to meet the Council's requirements for residential collections.

However, refuse collection vehicles (RCVs) will still be visiting the location in order to make collections and I have concerns about the proposed access arrangements. The design and access statement makes reference to vehicle tracking analysis for both fire tenders and RCVs however I have only managed to find the tracking analysis for a fire tender which is a two-axle vehicle and therefore smaller than an RCV. I have concerns that RCVs will not be able to achieve the manoeuvre shown and described in the design and access statement.

An alternative would be to make collections from Danson Road but this would be problematic as vehicles would need to stop in very close proximity to the signal controlled junction with Park View Road and would block the dedicated left-turn lane while collections are undertaken - this would cause considerable disruption and would be prejudicial to road safety.

I also have concerns about vehicles emerging from the site and attempting to enter the right-urn lane at the signals or turning right to travel along Danson Road in a southerly direction. - both of which could be dangerous and cause delays. Even RCVs turning left and entering the left-turn lane would likely need to swing across both Northerly lanes of traffic in order to achieve this manoeuvre which again, could be dangerous and cause delays.

