

Jim Kehoe
Chief Planning Officer
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
Kent BR1 3UH

19 May 2017

Dear Mr Kehoe,

17/01641/FULL1 | Change of use of ground floor from Hairdressers and Beauty Salon (Class A1) to Sports Bar (Class A4) at 37 Mottingham Road, SE9 4QZ

I write to place on record my objection to application 17/01641/FULL1 at 37 Mottingham Road, which includes a single storey rear extension and the demolition of an existing outbuilding at the rear. I am aware that many local residents have already raised their own objections to this application, and I share their concerns, as well as those put forward by the Mottingham Residents' Association (MRA), that a development of this nature would have an unreasonable impact on the amenity of neighbouring households.

While the applicant commits to sound insulating parts of the premises, it is difficult to see how this relatively small property could adequately cater for the number of customers envisaged without spill-out at the front of the building, on to a narrow street and the busy Mottingham Road, or at the rear, which backs on to other residential gardens. The noise generated from such an establishment, operating until midnight seven days a week, would unduly affect a number of homes in the vicinity. Of particular concern is the sheltered accommodation adjacent, which houses a number of people with significant mental health needs, as well as the locally listed library, three properties to the north.

It is insufficient to state that there will be low traffic generation due to drink and drive restrictions. The premises would be operating from 11.00 every day, and if used for other activities such as bingo and lunch time events, as proposed, it is not unreasonable to expect that a portion of the bar's clientele will be looking to drive to the property. 37 Mottingham Road has no commercial parking provision, and as the MRA have pointed out, the parking space the applicant makes reference to is in fact designated for the emergency services and refuse collection.

The applicant makes numerous references to the Porcupine Pub, and incorrectly states that the site was 'considered suitable for a Lidl development.' I would stress that the Porcupine has remained vacant precisely because it was deemed unsuitable, both by Bromley Council and the Planning Inspectorate, for a supermarket of that size. When I supported the local community in fighting Lidl's application, it was because the Porcupine was a genuine, much-loved social hub in the area, as recognised by its status as an Asset of Community Value. There is no such call for a sports bar in Mottingham as is being proposed by the applicant, which would not serve the wishes of the local community.

This appears to be a highly speculative application of a very poor quality, littered with mistakes. Although I understand that a number of letters of support have been received in its favour, I see that many of these have been replicated, are from outside the local area, or have been submitted from addresses not identified by the Post Office. This damages the credibility of the application, and for many local residents, calls into question how seriously the applicant would adhere to any planning conditions imposed on the site were it approved.

For the reasons outlined above, I trust this application will be rejected by the Council. I would be most grateful if you would circulate this letter to Members in advance of a decision being made.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Bob Neill', with a stylized flourish at the end.

Bob Neill
Conservative Parliamentary candidate