



NEWSHEET September 5th, 1988

As the days shorten and the distraction of summer holidays is past, it is time to bring everyone up-to-date with our activities and perhaps answer some of the questions you no doubt have in mind.

In fact, there have been three bulletins over recent months, which have been delivered to residents of relevant roads, and were on the following subjects -

1. Ashgrove/Calmont/Warren/Farnaby Roads.

The speed of traffic and the use of these roads as a 'rat-run' has been on our agenda for a long time. It was decided to hold a meeting to further our cause especially after a spate of accidents in Ashgrove Road. This was held in June and we invited a representative from the police and Bromley and Lewisham Traffic Departments. The intention was to firstly agree that there is a problem and then find a solution and a date for implementation. Unfortunately, we failed on the first count due to a difference of opinion. Lewisham were prepared to consider Calmont Road for a scheme to install road humps, but Bromley do not perceive a problem. Their view is based on the low accident statistics of only one accident in the past three years and that as London Road runs at capacity in peak times any other roads such as these should be available to take the surplus. The police agreed with this view with the proviso that there should not be excessive speeding. It was admitted that the sight-lines at the junction of Bromley Avenue with Farnaby and Warren Avenue were difficult, but they did not warrant any action. The only successful outcome of the meeting was that the police would monitor speeds more frequently. Our advice to residents is to keep up the pressure on Bromley and request that each accident is recorded. The person to contact in Bromley is Mr. D. Chilver, Senior Traffic Engineer, Technical Services, London Borough of Bromley, Bromley Civic Centre, Rochester Way, Bromley BR1 3UH.

2. Cedarhurst, Elstree Hill.

This also has been on our agenda for a long time. The fourth scheme to redevelop this site into a block of flats we fought with success at the Lewisham Planning Meeting of 18th August. Our thanks goes to all those who wrote and to those who attended the meeting. An action committee is being set up and anyone with suggestions on how best to fight the undoubted appeal (as the developer now owns the site) is welcome to attend a meeting at 27 Elstree Hill on Monday, 12th September at 8 p.m..

3. 6 Madeira Avenue.

Here there is another planned redevelopment of a detached house into a block of flats and again the developer owns the site. A planning decision is yet to be made by Bromley, but our concern is the precedent this development will set for Madeira Avenue.

Other Planning Decisions.

1. 4/6 Warren Avenue.

A developer owns both halves of this semi-detached property. No. 4 has always been in multiple occupancy and hence the scheme to convert to five flats was approved by Bromley. A similar scheme at no. 6 was rejected as this has always been a single family residence and the change of use would cause a dramatic increase in density for this part of Warren Avenue with the resulting problems of on-street parking etc.. The recommendation was for a maximum of three flats. The developer has appealed this decision and a further plan for five flats has been proposed with a garage replacing one of the bedrooms of a ground floor flat.

2. 2 Grasmere Road / 'Kowloon', Highland Road.

The original scheme for redevelopment into 30 units of sheltered accommodation submitted earlier this year was reduced to 25 plus warden accommodation. This revised scheme was approved.

3. 18 Oaklands Road.

Yet another four storey block redevelopment planned for this road, but this time the plans were rejected by Bromley on the grounds that they were an overdevelopment of site and out of character with neighbouring properties.

All the above planned developments we opposed, but there is an inconsistency in the degree of success we achieved. This is possibly reflected in the different way planning matters are decided upon at committee between Lewisham and Bromley. We have learned that the best way to fight planning applications is by writing in quantity, and concerned residents must make this effort themselves by writing to the relevant planning departments and also their ward councillors, whose support in influencing their fellow councillors on the planning committees can be very significant.

A recent article in the Bromley Times indicates that the powers that be in Bromley are at last taking note of the number of block redevelopments within the borough. Councillor Barkway and Chief Architect/Planner Colin Davis are to present a series of talks on this subject to residents associations this autumn. We have not been considered and a letter has been written to Mr. Davis demanding to know why.

South Circular Motorway and Eurotunnel Rail Improvements.

In the Bromley Times at the end of July details were printed of the proposed possible routes for the South Circular Motorway to the North of Bromley. Bromley Traffic Department's view is that these routes would be highly unlikely due to cost. The initial draft report of nine different schemes is being studied by the Department of Transport and a decision is expected next May. Most of the schemes were for varying degrees of improvement to the existing South Circular route.

Similarly, the rail improvements planned for the route to the Eurotunnel was discussed in the same paper. One of four possible routes is through Bromley South, Shortlands to Beckenham Junction to Victoria. Again this is not the favoured route, but we will have to be vigilant of the decision with B.R. being pressured into laying the extra track alongside existing track in time for the tunnel opening in 1993.

Summer Barbeque.

This event held at 4 Bromley Avenue was highly successful. 43 members had a very enjoyable evening and our thanks go to the organisers Pam Brook and Anne Rowswell and also to Chris and Anne Cadzow at whose house the function was held.

Our main problem in holding more social events and meetings is the lack of a community centre or hall that could be hired at a reasonable price. Your comments on this and other issues are welcomed by the Secretary Paul Bennett on 466-1091.

Officers and Road Representatives.

At the end of this month we will be sorry to lose two committee members who have done excellent work for the Society. They are Bob Deller from Calmont Road who has been responsible for many items of news that have appeared in the local press, and also Alan Butterworth our road representative for Madeira Avenue. Both have played an active part in our meetings and their contribution will be missed. We wish them success in their new locations. In consequence, we urgently request one or more volunteers from Madeira Avenue to take up the road representative vacancy.

We wish to advise you of the appointment of Alan Brown of 10 Elstree Hill as road representative for Coniston Road.

Finally, we wish to welcome Bill Jamieson of 7 Bromley Avenue to the new position of Planning and Conservation Officer, which will considerably lighten the load of work undertaken by the Secretary. Bill is a retired architect and therefore well qualified with time available to undertake this important task.