



Editorial

Having just taken on the job as Editor for the Society's Newsletter, I hope that what follows will be informative and interesting.

This Newsletter will be going to both members and non-members alike because we need to attract some more volunteers to help with the wider range of activities in which we are becoming involved. The RVPS was formed some 2 years ago to address specific planning issues, but it also adopted a wider vision, which may be best summed up as "To keep the best and improve the rest".

Because of the wider range of activities over the past few years the overall workload has also increased and despite sterling work by Bill Jamieson on planning matters plus the work of the Road Reps, much of the increase has fallen to Paul Bennett, the Secretary. Not unreasonably he would like to bring that load back into proportion. As a result, Alan Marks has agreed to be Treasurer, I have agreed to do the Newsletters, John Ealey has taken on the job as Press Officer, Mr & Mrs Legg, Mrs McFall and Mr Crussell have volunteered to help with door to door deliveries etc.. However, more volunteers are still needed and this is covered in the section on Planning Policies.

Subscriptions Now for the good news. Despite inflation and increased activity by the Society, it has been decided to hold the subscription down to last year's level. That is just £5 per household and there is no charge for OAPs. Shortly the Road Reps will be calling on members for their 1989 subscription. Anyone who has not joined yet and would like to do so, please contact your Road Rep - shown on the list at the end of the Newsletter.

Dates for the Diary

- 11 October 8pm Christ Church Hall, special meeting when the Working Party on "Conservation Areas" will report back.
2 November 8pm Christ Church Hall, normal bi-monthly meeting to discuss issues affecting the area.

Please note The car parking area at the top entrance is actually the Vicarage drive and is not available for casual parking. All cars should be parked by or in the lower entrance. The Vicar also has 3 young children, some of them will be in bed by 8pm and all will be in bed by the time we leave. In fairness it is important that we leave quietly and do not make any unnecessary noise. Your cooperation would be appreciated not least by the Vicar and his family.

An update on Planning and Environmental issues is attached.

Peter Pain (Editor)

PLANNING & ENVIRONMENTAL UPDATE.

Planning Policies

Site Densities For some time we have been corresponding with the Bromley Planning Dept. about the proper interpretation of that part of the Bromley Plan which deals with developments on sites of less than 1 acre (almost all cases we deal with are in this category). Progress was slow and sometimes frustrating. However, we have now involved Cllr Barkway, Leader of the Council, who has responded personally to our letter and we have asked for a meeting with him together with someone from the Planning Dept..

Unitary Development Plans The Government has asked all Councils to revise the Plans for their areas and this means that the present Bromley Plan will have to be rewritten. That presents us and similar associations with a golden opportunity to try to influence the outcome, including our views on appropriate site densities, "conservation areas" and "areas of special residential character". Both put constraints on what a developer may or may not do. This Society intends to grasp the opportunity.

However, we need help from members and non-members as we will have to do quite a lot of research and produce a supported petition to the Planning Dept.. The petition will not only need signatures but also documentation, photographs, maps and a narrative giving a reasoned argument to justify any claim for "an area of special architectural or historical interest". If we are to do this successfully we need volunteers who can help in a variety of ways, for example photography, knowledge of local history, presentational skills, or access to etc..

So far we have set up a working party to come up with ideas and material to hopefully identify the direction of future work on this subject. The working party will make its first report on 11th October. If anyone has an interest in this project and can contribute please come along to that meeting. If you cannot attend but would like to help, please telephone the Secretary and let him know how you can assist.

Planning Applications

There are several live planning applications which affect this area and they are summarised below.

2 Grasmere / Kowlbou, Highland Rd There have been 3 planning applications for this site. All of them involve flats and substantial over-development of the site. The first application is now history. The second was rejected by Bromley Planning Committee, but the developer has appealed to the DoE. The appeal will be a paper enquiry and we have written to the Inspector restating our objections and supporting Bromley's decision. The third application is still being dealt with by the Planning Dept and we have also written objecting to this scheme.

29a/31 Oaklands Rd The developer had approval to build a block on this site early last year. Having cleared it no further action has been taken. Recently a further scheme has been submitted for a block with smaller sized units and 4 town houses. We have again submitted our objections to the Planning Dept on grounds of overdevelopment of site and rear of site parking.

18 Oaklands Road Several plans have been proposed for this site over the past 18 months. The latest application also proposes flats and a considerable over-development of the site. We have written to Bromley Planning Dept. giving detailed reasons for our objections. It has not yet been considered by the Planning Committee.

47 Highland Rd "The Coppice" The developer proposed town houses for this site and we raised no objections. However the garage which fronts onto the footway is being used for unauthorised steel fabrication. This has been brought to the attention of the Planning Dept..

Brabourne Cottage 8 Oaklands Rd This application was for 4 town houses and a detached house. We wrote objecting to the demolition of one of our few "Locally Listed" buildings. In the event approval was given for the 4 town houses but not the detached house. So Brabourne Cottage has now been condemned to be demolished.

Oaklands Court Oaklands Rd We wrote objecting to the scale of proposed flats and the density. The application was approved with a lower roof line.

3-5 Spencer Rd The developer has submitted 2 applications, the second being even larger than the first. Objections have been lodged against both. Neither have yet gone before the Planning Committee.

British Rail Channel Tunnel Link We continue to send representatives to both the Bromley Council Sub-Committee and the Federation of Bromley Residents Sub-Committee. The key issue for this area is that the Tunnel will be open 5 years before the new high speed rail link is completed. During that time most Channel rail traffic - both passenger and freight - will go through Shortlands. British Rail's estimate of what this means is that some 150 extra trains a day will pass through the junction at Shortlands. Clearly there will be an increase in noise and potentially an adverse effect on commuter services.

Road Schemes

Local Schemes Last year we reported on our efforts on the rat-run along Ashgrove Rd/Calmont Rd/ Warren Ave/Farnaby Rd and also our efforts to obtain improvements at the junction to Bromley Ave. The traffic is no doubt worse due to the Bromley one-way system. If anyone feels particular concern about this, they should write to Mr. D. Chilver, Senior Traffic Engineer, London Borough of Bromley Technical Services, Rochester Way, Bromley BR1 3UH (copy to the Secretary please).

We have also shown our concern regarding the traffic light phasing at the junction of Ravensbourne Ave/Beckenham Lane. It is potentially dangerous and does not allow pedestrians to cross to go to Shortlands Station from Ravensbourne Ave.

Recently Bromley's Traffic Planners have proposed to make the northern part of Oaklands Rd one-way from London Rd. This scheme is unlikely to proceed until the next financial year.

Major Road Schemes The Department of Transport has commissioned 2 firms of Consultants to study South London's traffic problems. The studies are: "The South London Assessment Study" and the "South Circular Corridor Assessment Study". The final reports are expected this Autumn, but preliminary reports suggest several major road schemes quite near to home.

One envisages an extension to the M23 to join a new South Orbital route just west of Beckenham.

Another proposes a new South Orbital route running between Burnt Ash Lane and Sundridge Park, crossing London Rd somewhere near Park End/Highland Rd and the curving down to Beckenham Lane to cross the railway between Shortlands and Ravensbourne Stations. There is not a lot we can do until the final reports are published and we find out which proposals have been dropped and which retained. We shall be keeping a very close watch on this matter.

List of Officers and Road Representatives

Chairman : Paul Sharrock, Shelterdale, Elstree Hill
Secretary: Paul Bennett, 12 Elstree Hill (466 1091)
Treasurer: Alan Marks, 78 Madeira Ave
Planning Officer (Bromley): Bill Jamieson, 7 Bromley Ave
Planning Officer (Lewisham) and Membership Secretary: Paul Bennett
Press Officer: John Ealey, 24 Warren Ave
Newsletter Editor/Meetings Organiser: Peter Pain, 74 Madeira Ave
BR Link/Bromley meetings reps: Mark Towse, 18 Ravensbourne Ave
George Hodson, 20 Ravensbourne Ave

Bromley Ave/Grasmere Rd	Lesley Tucker, 5 Bromley Ave	— ?
Calmont Rd/Ashgrove Rd	Mr & Mrs Legg, 39 Madeira Ave	— ?
Coniston Rd/Hawkshead Rd/	Marcus Oliver, 137 Coniston Rd and	
Oaklands Rd/Spencer Rd	Derek Crussell, 29 Oaklands Rd	
Crab Hill/Downs Hill	Barbara Brown, 34 Downs Hill	
Elstree Hill/Erin Close/Hillbrow	Carol Davidson, 27 Elstree Hill	
Farnaby Rd (1-108)	Mrs McFall, 48 Madeira Ave	
Farnaby Rd (109+)	Jo Lightfoot, 136 Farnaby Rd	
Madeira Ave	Peter Pain, 74 Madeira Ave	
Ravensbourne Ave/	Ann Rowsell, 164 Ravensbourne Ave and	
Ravensmead Rd	Steven Westcott, 33 Ravensmead Rd	
Warren Ave	John Ealey, 24 Warren Ave	

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