



Editorial

The two previous Newsletters this year dealt solely with specific issues, namely British Rail and our AGM. This one aims to review and update all the issues in which the Society is active.

Before getting into detail, a brief review of the AGM may be useful for those unable to attend. Despite a wet and blustery evening, between 70 and 100 households were represented. We invited candidates from the 4 political parties fighting the Martins Hill and Town Ward of Bromley. Of these 3 attended, one of whom Mr. Hollobone was duly elected. Apologies were received from Cllr Wilkinson and others who could not attend.

Paul Sharrock (Chairman) opened with a presentation of our submission to the local authorities regarding Local Planning Procedures. This forms the basis of our input to the Unitary Development Plan, which local authorities have to prepare for the DoE later this year. The submission and its progress are covered in more detail later in the Newsletter.

After a break for refreshments, Bill Jamieson gave a "teach-in" on the planning process and how to make effective objections. The financial report from Alan Marks was accepted, and at the same time it was agreed that the level of subscription should remain unchanged at £5 per household per year, with no charge for Senior Citizens. It was also agreed that a small Sub-Committee should review the Society's constitution. If any member has experience in this field and can help, please get in touch with me. If after reporting back to the main Committee, it is decided that some changes are desirable then a Special General Meeting will be called to put them to the membership for acceptance or rejection.

All the officers except Paul Bennett, the Secretary, were prepared to stand for re-election and were duly elected. There were no volunteers, or even pressed persons, prepared to take on the job of Secretary. Although he could not make the AGM, Paul Bennett has recently agreed to continue (sighs of relief all round).

Dates for the Diary

Tuesday	3 July 1990	-	Committee Meeting
Thursday	6 September 1990	-	" "
"	1 November 1990	-	" "
"	3 January 1991	-	" "

All Committee Meetings are in the small hall at Christ Church Hall and all members are welcome to come along.

Peter Pain (Editor)

PLANNING AND ENVIRONMENTAL UPDATE

British Rail Channel Tunnel Link

Newsletter 1/90 updated members on the change of mind by British Rail not to tunnel from Swanley to the London terminus on cost grounds, but to go overground - certainly as far as Peckham. BR has also sought and obtained a year's deferment, to Nov 1990, before presenting their Bill to Parliament. The change of plan and the delay are both a threat and an opportunity.

The threat is that BR will not only send the passenger and freight Channel Tunnel rail traffic via Bromley and Shortlands before the rail link is built, but afterwards as well. This could come about as their latest statement on the matter was that they "would follow the original line as far as Swanley and then work the trains through South London on existing routes using both existing and new track". That could mean resurrecting the proposal to build a flyover to cross the Shortlands Junction some 50 to 60 feet above Ravensbourne Avenue.

The opportunity is that it gives time to mount resistance to BR's plans by creating support for alternative routes. Newsletter 1/90 referred to the proposals by Ove Arup, the international design and consultant engineering group. There is also another major player proposing an alternative proposal and that is Bechtel, the largest engineering and construction business in the world and they are supported by Manufacturers Hanover a major American Bank with offices at Stratford. The two alternative schemes are known respectively as Kent Rail and Rail Europe.

Both of the alternative routes take a northerly course after mid Kent, and cross the Thames near Gravesend with a terminus at Stratford and a link to Kings Cross.

More recently, over 150 MPs, including Sir John Hunt, have signed an Early Day Motion, number 692, titled Channel Tunnel Link (Stratford) requiring "That this House urges British Rail to give full and thorough consideration to proposals for a Channel Tunnel Rail Link based on a terminus at Stratford, and to enter into professional discussions with those proposing the Stratford alternative before presenting their Bill to Parliament for a decision". An Early Day Motion is a Parliamentary device for gauging support for a particular view on a subject. Unlike a Private Bill they are not usually debated. Nevertheless, they do indicate to the Government of the day the strength of cross party feeling. In this respect the experts say that over 150 signatures is good and they would expect the Secretary of State (Mr. Parkinson) to take note politically. To those of you who wrote to your MP following Newsletter 1/90, many thanks.

STOP PRESS... The Early Day Motion has resulted in the Government ruling that the new BR Chairman Bob Reid must now fully consider the two alternative private sector proposals before making any submission to Parliament.

Major Road Schemes

The stage 2 report of the South Circular Orbital Study by Travers Morgan, engineering consultants, commissioned by the Ministry of Transport, showed as one of the options a dual carriageway road routed through this area. That particular option was not included in the final report, although one of the six final options was for a new trunk road south of the present South Circular (exact route unspecified). Ultimately the Minister of State decided that the best course of action was to improve the existing South Circular. Maybe he recognised that a proposal to build a new trunk road round South London, with the outcry about BR's proposals, plus other changes not related to transport would be unlikely to enhance the political fortunes of his party. A pragmatic decision. However the fact remains that the "report" is on the record and any of its recommendations could be resurrected in the future.

Planning Policies

Unitary Development Plan (UDP)

The earlier correspondence on site densities with Bromley Planning Department has continued to develop. After referring our frustrations to Councillor Barkway, your Planning Sub-Committee had a meeting with Colin Davis, the Chief Architect and Planner for Bromley. On technical grounds it was quite a fruitful meeting, but on policy grounds it fell short of our expectations, mainly because the professionals are controlled by the politicians. The outcome of the meeting with Colin Davis was that we rewrote our case in the form of a submission for inclusion in the UDP, with particular emphasis on sites of less than one acre in residential areas. That submission has been favourably received by Cllrs Barkway and Wilkinson and Colin Davis. The net result is a meeting with Councillor Wilkinson who is not only a Councillor for Martins Hill and Town Ward, but is also Chairman of the Development Control Committee. That meeting is scheduled for May 24th. All we now want is a chance to make direct representations to the UDP decision makers before the general consultation process.

Area of Special Residential Character/Conservation Area (ASRC/CA)

During the meeting referred to above, Colin Davis made encouraging noises about the possibility of designating our area as an Area of Special Residential Character. Clearly the case has to be made by us and it has to be a good one. That work is now well in hand. A substantial part of the second draft was handed out at our last Committee Meeting for comment by 17th May. The penultimate draft has been prepared and Bromley's Senior Planner (Conservation) has kindly offered to comment and make sure that we have not overlooked any material information that should be included. A copy has also been sent to Lewisham Planning Department. The final version of the submission will be produced and sent to both Bromley and Lewisham in the next month. If successful the decision will be included in their respective Unitary Development Plans and should put a variety of constraints on future redevelopment proposals.

Ravensbourne Station

The spring bulbs planted in the tub at the station are now due for change. Within the next week or so Ann Rowsell will be redesigning the tub for the summer.

PLANNING APPLICATIONS

Applications Approved But Not Yet Built (approved applications have a lifespan of 5 years from the date of approval)

Cedarhurst, Elstree Hill (planning ref 28691)

Approval given for a terrace of 7 houses and 4 detached houses in April 1989. No building work has started, but in March vandals set fire to the unoccupied house on the site causing severe damage, but this has made the house totally uninhabitable for squatters.

The Coppice, 47 Highland Road (Planning ref. 99.4047)

Approval given for 5 town houses in April 1989. No building work has started yet.

Brabourne Cottage, 6 Oaklands Road (Planning ref. 89.0863)

Approval sought for 4 town houses and 1 detached house. Approval given for the town houses only in July 1989. The approval agreed the demolition of Brabourne Cottage a locally listed building. No building work has started yet.

29a/31 Oaklands Road (Planning ref. 88.1817 and 89.2667)

Approval given for a block of 10 flats with semi-basement parking in July 1988. A later application was made for 4 town houses with a block of 8 flats and this was approved in March 1990. No building work has started yet.

Oaklands Court, Oaklands Road (Planning ref. 88.4308)

Approval was given for a 4 storey block of 16 flats in March 1989. The property is empty but no building work has started yet.

71/73 Warren Ave

Approval was given for a semi-detached house to be built by a housing association in March 1989. No building work has started yet.

Applications Rejected By The Local Authority

18 Oaklands Road (planning ref 89.2477)

Having failed with their first application, the developer submitted a second proposal, this time for a 4 storey block of 9 flats. That was rejected by Bromley in October 1989 on the grounds of over-development of the site.

167a Farnaby Road (Planning ref 89.0951)

An application for 2 detached bungalows to replace a single bungalow was refused in July 1989. No further activity known.

98/100 Farnaby Road (Planning ref. 89.0951)

An application to develop the rear gardens for a single detached house fronting onto Madeira Avenue. The Society did not object but some local residents did. The application was refused in April 1990.

3, 3a, 5 Spencer Road (Planning ref 88.4430 and 88.4430 revised)

The first application was superceded by a revised application increasing the number of flats from 16 to 32. The revision was rejected by Bromley in July 1989 on the grounds of overdevelopment and contrary to Policy H2 of the Bromley Plan.

Appeals to the Department of the Environment

6 Madeira Avenue This was rejected by the DoE Inspector on May 1989. Nothing has happened since then and the owner is now talking about town house or detached housing.

2 Grasmere Road/Kowloon, Highland Road The first application for sheltered accommodation was approved by Bromley. However, the developer then submitted 2 further but slightly different applications for 30 studio flats. These were rejected by Bromley and the developer went to appeal. The DoE Inspector dealt with the two appeals together and rejected both in January 1990. 2 Grasmere Road (Harcourt House) is now being repaired and refurbished.

New Planning Applications

Christ Church Highland Road/Bracken Hill Lane (Planning ref 89.2873) An application to extend the church sideways into the landscaped area of Bracken Hill Lane. The purpose being to provide extra seating in the church plus additional facilities. Regretfully, the Society had to object primarily on grounds of over-development and loss of amenity space. However, using the services of two of our members (an architect and a quantity surveyor) we submitted a feasibility report to the Church Committee which not only met their requirements in a different way but also at less cost.

(Editors note. The following paragraph briefly summarises a delicate situation. Happily the tact of our members and the Christian understanding of the Church Committee ensured that this was achieved without acrimony. Although we understand that some members of the congregation have some reservation about non-planning aspects of the proposal, the Society's Planning Sub-Committee felt it was inappropriate to become involved outside of planning matters. This is especially so as members of the congregation have their own avenues for expressing concern when the proposal is submitted to the Diocesan Advisory Committee and notice of that is posted in the Church.)

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 rep: George Hodson, 20 Ravensbourne Ave

Bromley Ave/Grasmere Rd	Leslie 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

Planning Sub-Committee

Paul Sharrock, Shelterdale, Elstree Hill
Paul Bennett, 12 Elstree Hill
Bill Jamieson, 7 Bromley Ave
Peter Pain, 74 Madeira Ave
Leslie Tucker, 5 Bromley Ave