



NEWSLETTER (6/90), 1st November 1990

Editorial

It has become traditional to produce at least one Newsletter each year which is distributed to both members and non-members (hopefully some will wish to support our activities and become members).

The membership fee is still only £5 per annum per household, with no charge for senior citizens. If after reading this Newsletter anyone who is not already a member would like to support the Society, please contact your Road Representative shown in the list on the last page.

This is probably also the right time to remind those Road Reps, who have not yet collected all of this years subscriptions to please hurry up - we are now halfway through our financial year.

The last 2 Newsletters dealt with specific issues and it is nearly 5 months since we had a general Newsletter. It seems timely to bring everyone up to date on the various issues which affect us in this area and what your Committee has been doing.

As this is likely to be the last Newsletter in 1990 it is appropriate - if early - to wish everyone a happy Christmas and a prosperous New Year.

Dates for the Diary

Thursday 1st November 1990 - Committee Meeting) Meetings start
Thursday 3rd January 1991 - " ") at 8 pm.

(Further dates will be announced in the next Newsletter)

Committee Meetings are held in the small hall at Christ Church hall, Highland Rd, and all members are welcome to come and join in the discussion and decision making.

Peter Pain (Editor)

PLANNING AND ENVIRONMENTAL UPDATE

Channel Tunnel Rail Link

Back in May over 150 MPs, including Sir John Hunt, signed an "Early Day Motion" supporting alternatives to British Rail's proposed route (which ran through Bromley, Shortlands and Ravensbourne). There is no doubt that the flood of letters from the members of Societies like ourselves, helped persuade MPs to sign the motion.

Channel Tunnel Rail Link - continued

As a result of the "Early Day Motion", the Government ruled that the new BR Chairman Bob Reid must fully consider the two alternative private sector proposals, before making any submission to Parliament. It was also announced that there would be no government subsidy for a channel tunnel link. These two decisions have effectively stopped BR from trying to steam roller through their earlier plans.

From our point of view, the advantage of the two alternative proposals is that after mid-Kent they are routed into east London via Stratford. The proposers also claim that compared to BR's proposal, their routes have reduced building costs and enhanced operating capabilities.

Since that decision by the Government, publicity about the repercussions of the Tunnel Rail Link has died down. However BR have been quietly pressing ahead with less contentious matters and their plans for 1990 included :

- 1) A detailed environmental, design and costing appraisal of the section between the Channel Tunnel and the North Downs.
- 2) Consideration of the 2 alternative routes between the North Downs and Kings Cross.
(BR's current views on these 2 routes are that the Ove Arup proposal is a concept rather than a project and is based on inadequate traffic and revenue forecasts, nor has it been subjected to a robust costing exercise. The Manufacturer's Hanover/Bechtel proposal apparently commands BR's professional respect, but relies on massive development gain and in BR's view is over optimistic about revenue sharing between BR, SNCF and SNCB.)
- 3) Consideration of the need for an international station in west Kent (Swanley area).
- 4) A fresh look at traffic forecasts for international and national train services.
- 5) A new look at freight routes using existing track.

As part of BR's preparations for the start of international services on existing track in 1993, they are, amongst other things, upgrading the permanent way. Work which will affect people using Shortlands or Ravensbourne stations comprises :

- 1) Renewal of track between Brixton and Shortlands.
- 2) Lowering of the track in Penge tunnel.
- 3) Renewal of track on the Catford Loop line.
- 4) Extensive works in the areas of Bickley and Orpington.
- 5) Track improvements Orpington and Sevenoaks.

Meantime BR's Number 3 Bill which primarily affects mid and south Kent is proceeding through Parliament. Government has also set up a Committee - the Mitchell Committee - to consider noise standards for new railway lines. BR has given an assurance to the Parliamentary Select Committee concerned with the Channel

Channel Tunnel Rail Link - continued

Tunnel Link, that it will observe any new regulations arising from the Mitchell Committee's report. (The Mitchell Committee is a technical committee based at the Transport and Road Research Laboratory).

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Major Road Schemes

Earlier this year the Minister of Transport rejected the various proposals for a new South Circular (one of which directly affected the Ravensbourne valley). Again public reaction influenced the outcome. Since then work has been planned and some put in hand to improve traffic flow at the many bottlenecks on the South Circular.

Local Road Schemes

Oaklands Rd/London Rd/Bromley Hill/London Lane junction

The work aimed at improving traffic flow and traffic calming, referred to in an earlier Newsletter, is now being executed.

Farnaby Rd/Warren Ave/Bromley Ave junction

Councillor Hollobone, who was newly elected last May, has made further representations on this subject to Bromley's Traffic Committee. But no firm conclusions were reached. However, we learn that Lewisham has Galmont Rd on their list of roads for the installation of traffic calming devices - either humps or width restriction. But, they have no finances to do anything for at least 2 years. Additionally any action by Lewisham would require cooperation from Bromley.

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Planning Policies

Unitary Development Plan

The UDP is a requirement by central government for local Councils to rewrite and update their "Borough Plan". Earlier this year we met the Chief Architect/Planner, Colin Davis, and expressed our views about what the UDP should include to clarify it and to give it more teeth than the old plan. We received a favourable reception and as a consequence produced a formal submission to the UDP Sub-Committee. At a later meeting with Councillor Wilkinso who chairs the UDP Sub-Committee he welcomed our contribution and agreed with most of our points and suggestions. We hope to see them incorporated into the consultation version of the UDP which should be available early next year. The document was also sent to Lewisham and there it seemed to get an even better reception. However, Lewisham have neither an existing plan nor a Sub-Committee working on the UDP. They were probably pleased to receive anything which would help them get started.

Area of Special Residential Character (ASRC)

During our meeting with Colin Davis referred to earlier, we were encouraged in our view that our side of the Ravensbourne valley could be designated an Area of Special Residential Character. ASRC's are a new designation being introduced with the UDP. In view of this encouragement your Planning Sub-Committee set about preparing the formal case. The case was ready for the June meeting of Bromley's UDP Sub-Committee and comprised a 5 page Summary and a 66 page Application, complete with colour photographs and scale maps. Because in Bromley (but not in Lewisham) members of the public cannot address committees, our case was presented by Councillor Hollobone. However the UDP Sub-Committee were not able to reach a decision and our case was referred to officers in the Planning Department who were asked to suggest revised boundaries.

The next meeting of the UDP Sub-Committee was in September. For that meeting we provided a 15 page Supplementary Statement again illustrated in colour, this was sent to each elected member of the UDP Sub-Committee as well as the Planning Officers. The Supplementary Statement proposed some changes to our original boundary on the ridge line and amplified our case judged against the 4 criteria which had been previously suggested by Bromley's planning staff and adopted by the UDP Sub-Committee. Councillor Hollobone once more spoke on our behalf.

The Bromley Planner's report on their action point from the June meeting was not available until some 5 days before the September meeting. In that report they suggested a small area in the valley bottom could be considered an ASRC.

Because of that report, it was agreed with Councillor Hollobone in a pre meeting discussion, that he should suggest a compromise boundary at the UDP Sub-Committee meeting. The compromise was very nearly agreed, but some members of the Sub-Committee seemed not to follow the issues which were being debated. As a consequence a decision was again deferred and the Planners were asked to comment on the compromise boundary proposal.

Our application will come up again at the November UDP Sub-Committee meeting. Depending on what is said in the minutes of the September meeting and the Planner's report for the November meeting, we will submit a further statement and once again ask Councillor Hollobone to speak on our behalf.

If we are not successful in November, we will be pursuing the matter through the consultative stages of the UDP and ultimately to the DoE where the UDP has to be approved.

It is of interest that Lewisham's reactions to the same application was more positive and we have been asked to address their newly constituted UDP Sub-Committee. We have also been asked for constructive proposals about other aspects of their embryonic UDP.

Summary Of Planning Applications (Planning numbers in brackets)

Applications Refused (but still liable to developer action)

3,3a,5 Spencer Rd (88.4430 rev'd)

A 4 storey block of 32 flats.

26 Farnaby Rd (89.0274)

Backland development for a detached house.

167a Farnaby Rd (89.0951)

Backland development for 2 bungalows.

2 Grassmere Rd/Kowloon Highland Rd (89.1781)

A 4 storey block of 31 studio flats.

18 Oaklands Rd (89.2477)

A 4 storey block of 9 flats.

98/100 Farnaby Rd (89.2873)

Backland development for a detached house.

Christ Church Highland Rd/Bracken Hill (89.3831)

A flank extension to provide additional space for worship and extra facilities.

43/49 Farnaby Rd (90.1409)

Two 3 storey blocks for 20 flats.

Windermere Ct Oaklands Rd (90.2189)

Two 4th storey penthouse flats on the roof of the existing 3 storey block.

8 Highlands Rd (90.2189)

A 3 storey block of 9 flats. Withdrawn before being considered by the Planning Sub-Committee.

Applications Approved (but not yet built, approval has a 5 year life. These could also be the subject of a fresh application when the market for property improves).

Cedarhurst Elstree Hill (28691)

Vandals fired the house last March and more recently the site (not the house) was cleared by a contractor who managed to uproot many of the trees which were protected by a Tree Preservation Order. This happened despite vigilance by the Lewisham Tree Preservation Officer and local residents.

Applications Approved (but not yet built) - continued

71/77 Warren Ave

Approval for a semi-detached house.

Oaklands Court Oaklands Rd (88.4308)

Approval for a 4 storey block of 16 flats.

8 Oaklands Rd, Brabourne Cottage (89.0863)

Approval for 4 terraced town houses, despite this being a locally listed building.

29a/31 Oaklands Rd (89.2667)

Approval for 4 terraced town houses and a block of 8 flats.

47 Highland Rd, The Coppice (89.4047)

Approval for 5 terraced town houses.

New Applications

6 Madeira Ave (90.1896)

After losing the appeal for a block of flats, the developer has now submitted an application for 2 pairs of semi-detached houses. One pair of 2 storeys the other of 3 storeys.

Bromley Planning Sub-Committee has referred the application back to the developer for reconsideration of the 3 storey pair of semis.

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Other Issues

Ravensbourne Station

The tub in the station entrance was replanted for the summer by Ann Rowswell, who will shortly be changing the display for the winter and spring bulbs.

Midland Bank Sports Ground, Calmont Rd

Following replacement of the old broken wooden paling fence by a new plastic coated chain link fence, there has been concern that a right of way had been blocked off.

Research with Lewisham Council shows no record of any public right of way or footpath across the sports ground.

Other Issues - continued

Boundary Adjustment, Bromley/Lewisham

Those residents who are eagerly expecting to become part of Bromley rather Lewisham, will regretably have to continue to be patient. The Boundary Commission which was appointed some 3 years ago is only just reaching the draft consultation stage.

A large part of the Bromley boundary has been surveyed but they have not yet got to the northern boundary between Bromley and Lewisham. However they should have the draft consultation document ready in the first half of 1991.

Even then it is not likely to be plain sailing as Bromley's proposal to straighten the boundary to include the Bromley Court Hotel, does not find favour in Lewisham. As a result the Boundary Commission will have to arbitrate.

The final report is not due out until 1993.

Copies of our submissions to Bromley and Lewisham for ASRC Status

In the paragraph on progress on designation as an Area of Special Residential Character, reference was made to a Summary (Part 1) and The Application (Part 2). One of our members Roger Legg has kindly agreed to get black and white copies of these documents.

These copies will be available for purchase at £3 the pair.

If anyone would like to buy a copy would they please contact the Editor on 081- 460 2828.

Those who placed their orders at the Special General Meeting in September are already on the list.

List of Officers

Chairman : Paul Sharrock, Shelterdale, Elstree Hill
Secretary : Paul Bennett, 12 Elstree Hill (081-466 1091)
Treasurer : Alan Marks, 78 Madeira Avenue
Planning Officer (Bromley) : Bill Jamieson, 7 Bromley Avenue
Planning Officer (Lewisham) and Membership Secretary: Paul Bennett
Press Officer : John Ealey, 24 Warren Avenue
Newsletter Editor/Meetings Organisor : Peter Pain 74 Madeira Ave
BR Link/Bromley Committee Rep. George Hodson, 20 Ravensbourne Ave

List of Road Representatives

Bromley Ave/Grasmere Rd	Leslie Tucker, 5 Bromley Ave
Calmont Rd/Ashgrove Rd	Roger & Iris Legg, 39 Madeira Ave
Coniston Rd/Hawkshead Rd	} Marcus Oliver, 137 Coniston Rd
Oaklands Rd/ Spencer Rd	
	} Derek Crussel, 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	Roger & Iris Legg, 39 Madeira Ave
Farnaby Rd 109 +	Jo Lightfoot, 136 Farnaby Rd
Madeira Ave	Peter Pain, 74 Madeira Ave
Ravensbourne Ave	Ann Rowsell, 164 Ravensbourne Ave
Ravensmead Rd	Steve 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