



Editorial

Firstly my apologies for the delay since the last Newsletter. Preparations for the AGM and latterly an involvement in completing our Proofs of Evidence (of which more later) for the Local Inquiry into objections to the Bromley Unitary Development Plan (UDP) have taken a large slice of spare time. Once again my apologies.

Puzzle Corner

Various members have wondered about the purpose of the gantry like rig and generator in Warren Avenue playing fields. Some believe that they are looking for oil or gas, others that it is storm water works. One non expert believes that the Blackheath beds (gravel) in this valley are rich in minerals - unspecified. Whilst some conspiracy theorists are convinced that they are making sub soil tests for the channel tunnel rail link or even the shelved (?) new 4 lane South Circular. What do you think ? See last page for the answer.

Dates for the Diary

Thursday 2nd July, Members meeting, Bromley Court Hotel  
Shakespeare 1 room.

We have asked the Hotel for the following dates, but they have yet to be confirmed.

Thursday 3rd September and Thursday 5th November.

Peter Pain (Editor)

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The AGM

Those who could not make it missed a very good evening. The facilities at the Bromley Court Hotel were excellent. We are very fortunate that the Owner supports the Society in this most practical way.

The visiting speaker was Roger Perry, the Assistant Chief Engineer for Bromley. He spoke frankly and in detail about the current situation with the proposed Channel Tunnel rail link and most importantly, the consequences in the short term for traffic on the Shortlands to Victoria route (main line) and the Shortlands to Blackfriars route (Catford loop). Both will see an increase in train movements until the new link is built. Present estimates are, over 110 additional train movements a day through Shortlands. About 30 of them will be freight mainly at night. He went on to outline how pressure was being applied to British Rail by Councils and Residents Associations to improve sound protection and compensation.

Roger Perry then went on to describe how by mid-'92 order will prevail over chaos and the Town Centre by-pass will be completed. There was general relief that present traffic jams and road works should end within a couple of months. Let's hope that it all works smoothly from day one, without too much fine tuning.

For the business half of the AGM the most important part was the election of officers. Paul Sharrock (Chairman) and Paul Bennett (Secretary), were due to stand down because they had both served for 5 years. Fortunately for the Society two innocents allowed themselves to be led to the slaughter. Peter Pain and Leslie Tucker had agreed to stand and were duly elected to Chairman and Secretary respectively. There was an audible sigh of relief that not one but two people were prepared to put their heads into the noose of office.

Before leaving the subject, it would be grossly remiss if a genuine and heartfelt thank you were not extended to the two Pauls for their work as Chairman and Secretary. Both were founder members and both have worked hard to ensure the success and effectiveness of the Society as a voice for local residents. At the same time both were holding down full time jobs. Paul Sharrock as a partner in a firm of architects and Paul Bennett as a consultant computer programmer. Theirs is no mean feat and the Society owes them a considerable debt for all that they have done. Happily both continue to take an active interest in the Society and its affairs, their experience and abilities continue to be available.

Alan Marks (Treasurer) who has done a superb job putting our finances on to a sensible footing was re-elected.

A full list of who is doing what is on the last page of this Newsletter.

Two points not covered at the AGM which strictly should have been are : the appointment of an Auditor and subscriptions for 1992/1993.

These two matters were discussed at the last members meeting on 7th May. Fortunately Arthur May had indicated his willingness to continue as Auditor and it was proposed that he should do so. It was also proposed that there should be no change from last year and subscriptions should remain at £5 per household per annum except for senior citizens who would be free to make what contribution they liked, up to £5, that they felt they could afford.

Because these two items were not covered at the AGM we need feedback from the membership at large, that the above proposals are acceptable.

If anyone disagrees that Arthur May should continue as Auditor or that subscriptions should remain unchanged from last year, please write to the new Secretary, Leslie Tucker at 5 Bromley Avenue before the 10th June.

If you agree - sit back and relax.

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### Road Representatives

Oaklands and Spencer Roads. Some of you may know that although Arthur May is prepared to continue as Auditor, he has not been well recently and has had to go into hospital several times lately. Because of this he feels that he can no longer continue as Road Rep. for Oaklands and Spencer Roads. If there is anyone who is prepared to take on the job of delivering Newsletters 5-6 times a year and collecting subscriptions once a year, please let Leslie Tucker know.

Don't be shy all of our members in Oaklands and Spencer are very nice people.

## Coniston Road, Hawkshead and Ullswater Closes

You will recall that Marcus Oliver had to give up as Road Rep. for Coniston and associated roads because of pressure of work and change of job location. Happily Brenda Neave at 119 Coniston has volunteered to take his place. So members in Coniston Road, Hawkshead Close and Ullswater Close should not be surprised when a new face calls later in the year for your subscriptions. Many thanks to Marcus, one of our founding members, for years of solid work, including facilitating the Bromley Court Hotel venue and welcome to Brenda Neave, especially for volunteering.

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## Environmental Issues

### Tree Wardens

We now have two Tree Wardens for our patch, Arthur Barwell and Tim McCarthy. Their role is nothing like Traffic Wardens, they are there to help. Currently they are still going through a training programme which has been laid on by Bromley. The scheme involves all the other residents associations in the borough. Their role will be very much what the membership wants it to be. So far there have been a couple of suggestions.

- To act as a point for queries about trees, particularly in the areas covered by the 3 tree preservation orders which affect our Society. In this respect they will probably have to put the enquirer in touch with the relevant expert in the Technical Services Division.
- To start a tree survey for our area, but this will be a long detailed business and will need the positive help and support of both members and non-members when it comes to trees on private land.

It is perhaps worth noting that the fine for unauthorised lopping or felling of trees in a tree preservation area has recently increased from £200 to £20,000. No that is not a typing error. In case anyone is wondering whether they are affected or whisper it quietly - may have transgressed. All of the area between

London Rd/Bromley Hill and Madeira Avenue/Highland Rd to Beckenham Lane is covered by 3 Tree Preservation orders. They are blanket orders, based on regular aerial photographs, and cover all trees on the Bromley side of the Borough boundary. In Lewisham the trees are individually listed, based on site surveys.

Most members would agree that part of the attraction of living in this part of Bromley is the large number of trees and the semi-rural feel looking over the hillside. one thing is certain if we lose the trees without replanting, the area generally will be less desirable which could affect the value of our properties.

### Street Litter

Some members have noticed an increase in litter, especially on the route of the 351 bus. Your Secretary will be writing to Bromley asking for litter bins near the regular stopping places. However it has been suggested that if everyone tidied up any street litter around their frontage, it would help. It seems to be generally accepted that litter has magnetic properties - it always seems to attract more litter.

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### Planning Issues

#### Oaklands Court, Oaklands Road (92.0824)

Earlier planning approval was for a 4 storey block of 16 flats and 24 garages. The most recent application is for a (presumably) larger block of 20 flats with 37 car parking spaces.

#### 47 Highland Road "The Coppice" (92.0658)

Approval was given some time ago for 5 town houses. The most recent application is for 6 town houses. This has been refused.

#### Christ Church Highland Road (92.0887)

An earlier planning application for a side extension to the Church was refused by Bromley as overdevelopment for the site. The Church has now submitted a revised application which from the plans seems to be a slightly scaled down version of the previous scheme. However the full implications of the new scheme are still being assessed

If anyone wants to write to the Council about these applications, the address is : Planning Office, Bromley Civic Centre, Stockwell Close, Bromley, BR1 3UH. Don't forget to quote the reference number which is shown in brackets.

Each of the three applications is being carefully looked at, bearing in mind the wording and spirit of both the Bromley Plan and the Unitary Development Plan. It has to be said however that of the dozens of planning applications in which the Society has been involved, only two have provoked the membership into vociferous opposition. The first was and still is Cedarhurst, Elstree Hill, the other is Christ Church.

The saga of Cedarhurst continues to run. The battle over development there has now continued for more than 5 years. The latest proposal for 18 or 16 terraced houses was heard at a Local Inquiry chaired by a DoE Inspector just over a week ago. The Inquiry lasted 2½ days and with both sides employing counsel and expert witnesses, the costs must have been substantial.

#### Unitary Development Plan - Bromley

At the consultation draft stage the Society registered 17 comments, 6 were accepted, 3 were supportive so needed no further action, 3 we decided not to pursue further and 5 were registered as formal objections at the deposit draft stage. It was decided that rather than rely entirely on written statements, we would represent ourselves and speak at the Local Inquiry. In order to do that we followed the appropriate procedure and produced a formal "Proof of Evidence" for each of our objections. The Proof of Evidence has to be lodged at least 5 weeks before attendance at the Inquiry. The Council then have to produce their answer in the same format by 2 weeks before the Inquiry and we receive copies.

At the Inquiry both sides present a verbal summary of their case and produce any expert witnesses they wish. Each side then has the opportunity to question the other and finally each side makes a closing submission.

So far we have prepared and lodged our Proofs of Evidence and prepared the opening summary. No more can be done until we see the Councils response.

The key issue we are addressing is the failure to designate Bromley Park as an Area of Special Residential Character. But, we are also addressing :

- the lack of density standards for developments on sites less than an acre (0.4 hectare).
- the lack of amenity space standards for flatted developments
- the methods adopted for calculating site area (which include half the width of adjoining road(s)). And
- the lack of protection for land abutting metropolitan open land (which is generally regarded as similar to green belt except that it is in town rather than country).

A great deal of research, drafting and production of documents has gone into this exercise. It has taken up an extraordinary amount of private time, particularly from Bill Jamieson our Planning Officer and Leslie Tucker our new Secretary. This Society is very fortunate to have such able members who are prepared to commit their time and effort to the neighbourhood. And there is still a lot more to do before the end of the Local Inquiry.

#### Lewisham

Lewisham is running a little behind Bromley in their timetable. So far they have produced a consultative draft and the Society made 6 comments. Interestingly enough we were invited to speak at one of their UDP Committee meetings and we did so. This is quite different to Bromley where residents or associations can only be heard via a Ward Councillor. Lewisham clearly believe in creating a more democratic process, although to be fair to Bromley we have no evidence that there is much to choose between the quality of the decisions that are made.

So far Lewisham have not produced their deposit draft version of their UDP, so we do not yet know whether they will amend it to take account of our comments, or not.



## R.V.P.S. Officers (May 1992)

Chairman	Peter Pain, 74 Madeira Avenue
Secretary	Leslie Tucker, 5 Bromley Avenue
Treasurer	Alan Marks, 78 Madeira Avenue
Auditor	Arthur May, 8 Windermere Ct, Oaklands
Planning Officer/Bromley	Bill Jamieson, 7 Bromley Avenue
Planning Officer/Lewisham	Paul Bennett, 12 Elstree Hill
Membership Secretary	Paul Bennett, 12 Elstree Hill
Newsletter Editor	Peter Pain, 74 Madeira Avenue
BR Link/Bromley Committee Reps.	George Hodson, 20 Ravensbourne Ave Tim McCarthy, 79 Ravensbourne Ave
Tree Wardens	Arthur Barwell, 14 Grasmere Rd Tim McCarthy, 79 Ravensbourne Ave
Press Officer	Vacant

## Road Representatives

Bromley Ave/Karen Ct Grasmere/Highland Rds	- Leslie Tucker, 5 Bromley Ave
Calmont/Ashgrove Rds	- Roger & Iris Legg, 39 Madeira Ave
Coniston Rd/Ullswater/ Hawkshead Closes	- Brenda Neave, 119 Coniston Rd
Downs Hill Crab Hill	- Barbara Brown, 34 Downs Hill
Elstree Hill/Hillbrow	- Carol Davidson, 27 Elstree Hill
Farnaby Rd (1-109)	- Roger & Iris Legg, 39 Madeira Ave
Farnaby Rd (109 +)	- Jo Lightfoot, 136 Farnaby Rd
Madeira Ave	- Peter Pain, 74 Madeira Ave
Oaklands/Spencer Rds	- Vacant
Ravensbourne Ave (evens)	- Ann Rowswell, 164 Ravensbourne Ave
Ravensbourne Ave (odds)	- Tim McCarthy, 79 Ravensbourne Ave
Ravensmead Rd	- Kay Lincoln, 12 Ravensmead Rd
Warren Ave	- Dennis Dyer, 7 Warren Ave

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Answer The work is being done by a contractor for Thames Water. Because of the continuing lack of water resources in the area, they have opened up an old borehole to find out how much water can be extracted. So far they are only getting 2000 gals/hour. This is not enough to justify bringing it back into use. Unless they get more, it will be recapped and abandoned again.