



# NEWSLETTER

## 4/94

August 1994

### EDITORIAL

This edition contains a report on the latest situation at Beckenham Place Park (BPP) and members are urged to read it and let their views be known. Either by telling your Road Rep or by coming along to the next meeting on 1st September.

It also belatedly (my apologies) gives the current list of Officers and Road Reps.

Whilst on the subject of Road Reps, it is timely to remind everyone that our Financial Year started on 1st July and your Road Rep will be calling soon for your subscriptions - or donation if you are a pensioner. To maximise our income, it would be helpful if everyone did their best to get the money side finished by the end of September.

### Dates for the Diary

Members Meeting 1st September, 8.0pm, Bromley Court Hotel in  
the Farnborough room.

Members Meeting 3rd November, -----ditto-----

Peter Pain - Editor

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### BECKENHAM PLACE PARK

Following the good news that the Secretary of State supported his Inspector and refused David Lloyd Leisure (DLL) planning approval to build a giant indoor tennis complex, a double decker driving range and a 9 hole golf course (in addition to the existing 18 hole) in Beckenham Place Park. We now learn that

David LLOYD Leisure have decided not to go to the Court of Appeal to try to overturn the decision.

However despite an on the record statement that he was losing money over his present management contract with Lewisham for the existing golf, DLL have decided not to invoke a get out clause in the contract (only applicable if planning permission was refused) and to see the contract through its full 4 year term. The contract also has a clause for the extension of that term for a further 2 years, but it is early days for a decision on that point.

This means that until May 1997 at least, DLL will be managing the golf and the associated activities in the Mansion House plus a responsibility for running repairs to the Mansion.

In view of the forced changes to their original plans for the Park, Lewisham have now decided that it would a good thing to set up a Working Party to consider the future direction and management of the Park. A similar Working Party exists for Blackheath.

To start this off Lewisham invited representatives from all the opposition groups at the Inquiry, plus other interested parties to a meeting at the Civic Centre on Tuesday 26th July. At that meeting all agreed that a Working Party should be set up and most agreed that a "Friends of Beckenham Place Park" organisation should be created.

Your representatives at that meeting Chairman, Secretary and Paul Bennett (Lewisham Planning Officer) supported the concept of a working party. Not least because regardless of what may have happened in the past, the chance to put our members views about the future of the Park and try to influence the outcome should not be casually dismissed. There are however dangers.

- The working party may be sidelined into comparatively minor issues such as signs and litter bins. (There are signs of this at Blackheath.)
- The disparate groups in the working party may fail to work together for the greater good of the Park. (There were signs of this at the initial meeting. But we have to bear in mind that the only common factor between the different groups, was a dislike

of the changes proposed by the failed planning applications.)

- That over time the working party may find itself too closely identified with Council needs and solutions and lose credibility.
- That cash limits on the Council and limited revenue from the DLL contract will limit action to no cost or voluntary service solutions.

If you have views about whether we should or should not become involved in the working party or,

If you have views about what improvements or changes ought to be made, to make the Park a better place for the users

Then do please let your Road Rep know, or better still, come to our next meeting on the 1st September and have your say.

If you cannot do either of those then drop a line to our Secretary.

At this stage nobody can make any promises. But your Officers do need to know what people think and which aspects are of greatest concern. After all they are mere mortals, not mind readers.

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#### PLANNING ISSUES

40 Madeira Avenue. Application for 2 detached but linked houses. This application was rejected before the Committee stage as it did not conform to requirements in the UDP. The notice displayed on the site refers to that application. So far fresh plans have not been submitted.

Billingford, Elstree Hill. The application for 4 houses on the site has been withdrawn.

Oaklands Court. Following demolition of the maisonettes the developers are building the largest of the 3 approved schemes. Comment has been made about the nearness of the development to the pavement. We have checked with the Council and the approved plans and the building line is and should be 20' from the footway. Although this does not line up with the building line of the house on its right, it does line up with the flank wall of Brabourne Cottage on the corner.

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## ROAD TRAFFIC ISSUES

### Commuter Parking near Shortlands Station.

The proposal to introduce a 1 hour ban during the middle of the day has been considered by the Traffic Committee and it was decided not to extend the scheme to Shortlands Station.

### Beckenham Lane/Ravensbourne Avenue - Traffic Control.

Correspondence continues with the relevant Traffic Engineer. We have also written to our two new Councillors, asking for a meeting. Judging by the subject matter covered in their Campaign newsletter "Focus" one of their principle interests is traffic matters. So we would intend to raise the problems of the junction at the meeting. It is to be hoped that they respond more promptly to this letter than they did to one last April - which still has not been answered.

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## ROAD REPRESENTATIVES

We have 2 new Road Reps. Dennis Dyer who looked after Warren Avenue and Calmont Road has moved away from the area. Happily Alan Weatherley has agreed to take over. Our thanks to both of them for the work they have done and the work they are about to do - respectively.

Ray Territt has also taken over from Peter Pain as Road Rep for Madeira Avenue. Thanks to Ray for easing Peter's commitments.

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## TREE WARDENS

At one time we had 2 enthusiastic Tree Wardens. For various reasons we now have none. In a predominantly urban area like ours, the direct involvement is quite light. And there is the opportunity to attend the bi-monthly meetings at High Elms. At these meetings the subject of trees and other countryside matters are covered in both theory and practice. If anyone is

concerned about trees and is interested in becoming a Tree Warden, or wishes to know more, please come to the next meeting and have a word with the Chairman.

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#### CHANNEL TUNNEL RAIL LINK

Towards the end of June, George Hodson and Phil Winter represented us at a multi association, multi Council lobby of Parliament. The lobby was led by Councillor Barkway the Leader of Bromley Council and its main aims were to stress to MPs of all Parties residents concerns about :

- The environmental damage which could be caused by the new line, adequate compensation and noise protection for those affected.
  - The environmental effects of running channel tunnel passenger and freight traffic over existing tracks in London. nearby residents to be eligible for the same levels of compensation and noise protection as those alongside new lines.
- Freight trains not destined for London to be routed around the Capital. Only 25% of the freight traffic from the channel tunnel will terminate in London.

They reported a good turnout of lobbyists, but not such a good turnout of MPs. In particular they were disappointed that some of the MPs seemed to want to turn the protest into a political issue. In reality the issue is cross party and this is recognised by those MPs whose constituencies are affected.

Bromley continues to take the lead in raising public awareness about the effects of the proposals to use both existing and in due course new lines for this traffic. The latest development is that they have arranged 2 public meetings for local residents to express their dissatisfaction and concerns.

The first meeting will be held at Crofton Hall, Orpington on Thursday 6th October, starting at 7.30pm.

The second will be held in the Great Hall, Bromley Civic Centre on Wednesday 19th October, starting at the same time.

The issues to be covered are noise, vibration and compensation.

Apart from local residents who will be affected, invitees will be local MPs, Councillors from the Wards in question and representatives from Railtrack the channel tunnel rail link operating body, who of course have been very much in the news lately because of the industrial dispute with their signalmen.

The point that concerns residents near the line is that when fully operational half the Tunnel's freight traffic and some 96 passenger trains will travel daily along existing track in Bromley. From a very local viewpoint that means that all of the foregoing will travel between Bromley and Shortlands stations.

After Shortlands the passenger traffic will go up the main line to Beckenham and the freight will follow the Catford loop via Ravensbourne station.

If you are likely to be affected, you should make a note of the date of the second meeting in particular and do your utmost to attend.

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#### HELP

You will gather from this and previous Newsletters that our involvement in local affairs and issues is getting wider and wider. This means that a comparatively small number of people are following up matters about which they have limited knowledge. Consequently from time to time they feel at a disadvantage when dealing with experts. With a Society like ours there is inevitably a wide cross section of skills and knowledge among the members. It would be very helpful to your Officers if they were able to turn to someone, not to involve them directly, but to ensure that the right questions were asked and that the wool was not pulled over their eyes. Unfortunately they do not know who to consult.

The need is for any member who has any skills or knowledge which

they would be prepared to share with the Society's officers - if and when the need arises - to make themselves known.

Please do not be shy about your capabilities, any skill from acoustics and accountancy to water management and woodlands could be helpful. We can promise you that all we want to do is get advice or guidance from our own resources if at all possible. No one will be committed to anything other than talking to the Secretary or Chairman on a subject that they are interested in or familiar with.

If you can help the Society in this way, please let us know. Either by handing the enclosed sheet to your Road Rep or if you prefer direct to our Secretary, Leslie Tucker. His address is 5 Bromley Avenue and his telephone number is 464 4734. Many thanks in anticipation of your help.

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#### CONSERVATION AREA REPRESENTATIVE - DOWNS HILL

A representative for the Downs Hill conservation Area is needed to sit on the Bromley Advisory Panel for Conservation Areas (APCA). The panel is in 2 parts, a basic panel of regular members drawn from various professional bodies and special interest groups. Plus representatives from each of the Conservation Areas. As Bromley has some 40 Conservation Areas, the panel would become unwieldy if everyone attended every meeting. So the basic panel forms the nucleus with the individual representatives being invited as and when their Conservation Area is on the Agenda.

If anyone is interested and wants to know more about what would be expected of them, please contact Mr Rynd Smith, Conservation Assistant in the Planning Department at the Civic Centre. The telephone number is 464 333 extension 5739.

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