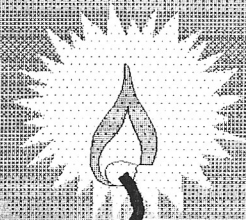
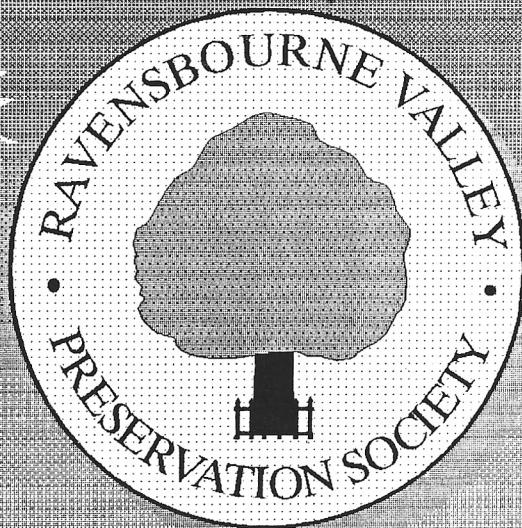


NEWSLETTER

5/96 December 1996



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HAPPY CHRISTMAS  
AND  
BEST WISHES FOR 1997

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## **EDITORIAL**

Following our usual custom this Newsletter is being distributed to all households in the area and not only to those which support us financially.

Fortunately the development mania of the late 80's and early 90's has calmed down and the Society has been able to address wider issues with both Bromley and Lewisham Councils. Some of the more important matters we have become involved in are :

- The Working Party and Management Plan Committee for Beckenham Place Park.
- Channel Tunnel train noise amelioration and Rail Franchising.
- Open spaces & woodlands and more recently Open Space Strategies in both Bromley and Lewisham.
- Roads and junctions.
- Health Authority and Hospital Trust issues.
- Policing and crime in the community.

Issues we are not yet involved in but ought to be are:

- Agenda 21 (read on for more information).
- Marking the Meridian (Longitude 0° for the year 2000 again read on for more information and find out about prizes to be won.

The Society is strictly non-political and everyone involved is an unpaid volunteer. If you do not yet support us and after reading this Newsletter you would like to or would like to tell us which issues the Society should be focusing on, why not complete the enclosed membership slip - join for half price - and put it through the letterbox of your friendly Road Representative.

Finally to all of our readers our best wishes for Christmas and the New Year and a sincere thank you to everyone who has supported the Society, both actively and passively, over the past year.

### **Dates for the Diary**

Thursday 9th January - Members Meeting                      8.0pm, Bromley Court Hotel.

Thursday 6th March - Annual General Meeting,              8.0pm, Bromley Court Hotel.

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Everyone is welcome at both meetings but please check the Activities Board in the hotel foyer to find out which room we will be using.\*

Regarding the A.G.M, we need suggestions for this year's guest speaker. Please also remember that the Chairman is due to stand down after his 5 year stint and we need somebody to volunteer (or be volunteered) to help us keep to the agenda at our bimonthly meetings.

**Peter Pain (Editor)**

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## **PLANNING**

### **Unitary Development Plans (UDPS)**

**Bromley** - Bromley's UDP was formally approved back in 1994 and they are now engaged in a review. This is a long process. Initially they aim to produce 15 consultation documents of which 4 have already been issued. So far there has been nothing too contentious, but it is early days. Next will come the "Deposit" draft which is followed by a Public Inquiry, after which it may be modified before approval by the DoE and finally adoption by the Council. If anyone wants more detail about the consultation papers and the procedures for commenting, please contact Leslie Tucker our Planning Officer for Bromley (see back page).

**Lewisham** - Lewisham completed their UDP, received approval and adopted it earlier this year. They suffered some printing delays but the final version is now available from the Planning Office, Lewisham Town Hall, Catford.

### **Recent Planning Applications**

**6 Madeira Avenue** - This site has been the subject of several planning applications starting with a block of flats via two pairs of semi-detached houses and ending up (to date) with permission for 6 town houses. The town houses have the same number of habitable rooms and occupy a very similar footprint to the two pairs of semis. One strange thing about the permission is that it includes a striated yellow and red brick wall, 6ft high with 8ft piers and trellis between. The wall is on the opposite side of the road at the rear of Nos. 42-46 Farnaby Rd. One wonders whether the future occupants of the town houses will enjoy their outlook.

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**Rear of 184-194 Farnaby Rd** - This application was for retrospective approval for a change of use from a builders yard & offices to a double glazing showroom. The application was refused and an appeal was lodged. The DoE Inspector has made his site visit but the decision has not yet been promulgated.

**Applications previously approved - but not yet built**

**Christ Church, Highland Rd** - Approval for a flank extension. The Church is employing a different architect to modify and improve the original scheme and they are reputedly making good progress with their fund raising.

**The Synagogue, Highland Rd** - Approval for a flank extension. No more is known.

**Applications outside of our area - which may be of interest**

**Valley School, Beckenham Lane** - Earlier this year planning approval was given to replace the existing temporary buildings by a permanent extension. This involved relocating the staff car park, relocating some of the allotments at the rear and side and limited clearance of some trees and scrub. Work is expected to start early in '97.

**Hill House, Beckenham Lane** - An application has been made to refurbish the vacant Hill House and convert it into flats. The scheme also includes the demolition of the industrial building next to Hill House and replacing it with a similar but higher building also for flats. There will be a total of 39 flats in this proposed development.

**Tennis and Leisure Centre, Bullers Wood School playing fields** - This application was refused by Bromley in '95. The developer David Lloyd Leisure (now owned and run by Whitbread) decided to go to appeal. The appeal has been heard but the decision is not yet available.

**Holwood House & Estate, Westerham Rd** - This is one of the largest schemes to come before Bromley. It comes about because after the Seismographic Service moved out, the agents have been unable find another occupier. Currently the London Development Corporation have applied for outline planning approval. The submission proposes to restore and convert the house (a Grade 1 listed building) to a restaurant. Convert an existing large torroidal building, previously used for offices and maintenance, to a leisure centre. Build a new 120 bedroom hotel and create an 18 hole golf course in the grounds. The area is in the Green Belt and from our

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understanding of the various planning rules which impact on Green Belt, all of the proposals except the hotel may be argued to be within the rules. However without the revenue from the hotel, the developers claim that the scheme is not viable. It therefore requires "exceptional reasons" to be proved before permission can be given. Whatever happens there will almost certainly be a Public Inquiry. If Bromley refuse, the developer will probably appeal, if Bromley approve they will have to refer the decision to the DoE for the secretary of State for comment because it will constitute a departure from the Development Plan.

A local action group based at Keston has been set up to oppose the plans. At present this Society is still considering the proposals in detail. To give an idea of the amount of work involved the outline planning papers when stacked measure some 14" high. This one looks set to run and run and we need to strip away the emotion and look coolly at the proposals in the light of our experience at Beckenham Place Park, a similar but by no means identical situation.

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### **Beckenham Place Park**

The Working Party made up of representatives of local associations plus Lewisham Councillors and Officers continues to meet. More importantly the Management Plan Sub-Committee has been beavering away. It has produced a draft plan which has been widely circulated for comment. The first tranche of comments have been considered and where appropriate included. One or two consultees produced comments in depth and these are due to be evaluated before Christmas. Unfortunately Lewisham which was due to produce a section on finance has yet to do so. In view of the importance of finance this is particularly disappointing. Your representatives in company with others are using stronger and stronger language to urge Lewisham to honour their earlier promise.

If all goes well and office support services permit, the result will be a further draft plan for consultation at a public meeting in the first half of '97. Doubtless that will result in further amendments and changes in emphasis before it is presented to the Leisure Services Committee for approval.

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### **TRANSPORT**

**Ravensbourne Ave. / Beckenham Lane Junction** - Earlier in the year the phasing of the traffic lights was adjusted and that seemed to improve the chances of exiting from either Ravensbourne Ave. and Station Rd. At the same time Bromley's Traffic Engineers were hoping to install an island / refuge on the Beckenham side of the

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railway bridge, Unfortunately the concept has been scuppered because Metrobus have introduced a new lowbus on the 358 service. On the survey for the island it was found that when exiting Shortlands Rd the turning radius of the new bus was such that its rear wheels would have run over the island. Bromley accept that there is a problem for pedestrians at the junction and say that they will "continue to seek acceptable means of improving them", but the options appear to be getting fewer.

**Channel Tunnel Trains** - The issue of sound barriers on the embankment in Ravensbourne Ave. continues to be debated by Bromley with Railtrack and Rail-freight.

**High Vehicle Diversion Signs** - Within the past year notices have appeared in Ravensbourne Ave. diverting high lorries destined for Beckenham, which cannot get under the railway bridge at Shortlands. Initially one of the signs appeared to direct the lorries along the unmade section towards the park. That sign has now been altered to direct them up Farnaby Rd. However the signs then peter out and they presumably carry on out to Beckenham Lane. What they do then is anyone's guess.

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## **ENVIRONMENTAL ISSUES**

### **Bromley Local Agenda 21 (L.Tucker)**

Recently I have asked several local people what they think of "Agenda 21". Almost without exception a blank look has been their reply. Doubtless you will know all about it, but Just in case you need a refresher, and if you are sitting comfortably, I will begin at the beginning.

In 1990 there was a meeting of world-wide national leaders which became known as "The Rio Earth Summit". It took place in Rio de Janeiro, and addressed the concerns of environmentalists from all parts of the world on the deteriorating prospects for the future of life on our planet - if there was not a better global recognition of the dangers and if nothing was done to modify certain human excesses.

Various noble aims were identified intended to set a world-wide "Agenda" for the human race to modify its lifestyles to a level that the planet could sustain into the twenty-first century - and beyond. Hence "AGENDA 21". John Major signed up for the UK.

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It now has to be admitted that a lot of old fogies, me for one, were somewhat cynical at the time about the fine words and felt that the politicians had been indulging in bandwagon climbing. Given the passing of a couple of weeks, and the firing of a football manager or two, it was expected that all would be forgotten. Not so; Agenda 21 is still alive and in a Civic Centre near you.

Let us turn from the world stage to Bromley. Like all other London Boroughs and other Local Authorities throughout the land, Bromley has been beavering away, with the involvement of a lot of dedicated locals, considering their, (or our) Local Agenda 21. Recently a seminar was held at which the various "Topic Groups" reported progress.

The six "Topics" addressed were, Transport, Pollution, Energy, Waste, Built Environment and Natural Environment.

A great deal of work had been done in identifying the problems created by present practices and setting out desirable aims to achieve sustainability in future. The factors which can be seen as obstacles to the achievement of the various aims are also referred to - and there are many. What is required is nothing less than a change in the way the world lives. It will take a while, so why not start soon - or even now ?

Our collective bad habits can be changed only with universal understanding of their effects and a general recognition that "something should be done". Although their actions will be vital, reliance on "they" meaning other countries, our Government, industry and Local Authorities, will not be enough. It might well affect YOU and, heaven forbid, even ME !

There is not room here for a complete review of all the topics so it is suggested that future Newsletters will refer, in turn, to the main points in each Topic Group report. In the meantime the message is:-

Under "Travel" - walk when possible. Under "Pollution" walk when possible again. Under "Energy" - save it. Under "Waste" - compost it. Under "Built Environment" make it better. Under "Natural Environment" - look after it. Expect Public Consultation on this by Bromley in 1997. (LT)

**Paper Recycling** - Bromley has been carrying out a selective trial of collecting paper for recycling. They have now decided to extend it to cover Beckenham, Bickley,

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Bromley, Hayes & Mottingham. All households except some flats should have received a leaflet on this, but we have had several reports that this did not always happen. It seems that the people employed to do the delivery were not as punctilious as they could have been. Broadly the idea is to send round a white refuse vehicle every other Monday to collect waste paper from as near to your property boundary as possible. All sorts of paper are acceptable, not just newspapers. The next collections are December 2nd, 16th & 30th. The only stipulation is that the paper should not be in a black plastic sack as that may be collected as normal household refuse. If anyone did not hear about this from Bromley the telephone number to call is 0181-313 4301.

**Water Metering** - Thames Water are proposing to meter water for some households and not just industry as in the past. They have initially written to householders with swimming pools and those with sprinklers, telling them that they will be fitting meters free of charge and giving them the option of trying the meter for a year. If after a year the householder decides to revert to the old rating system, they can. They must also formally agree to stop using a sprinkler or presumably a swimming pool. Doubtless in the long term the scheme will be extended to all users.

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## **MARKING THE MILLENNIUM**

### **A R.V.P.S. Contribution to the Area (L. Tucker)**

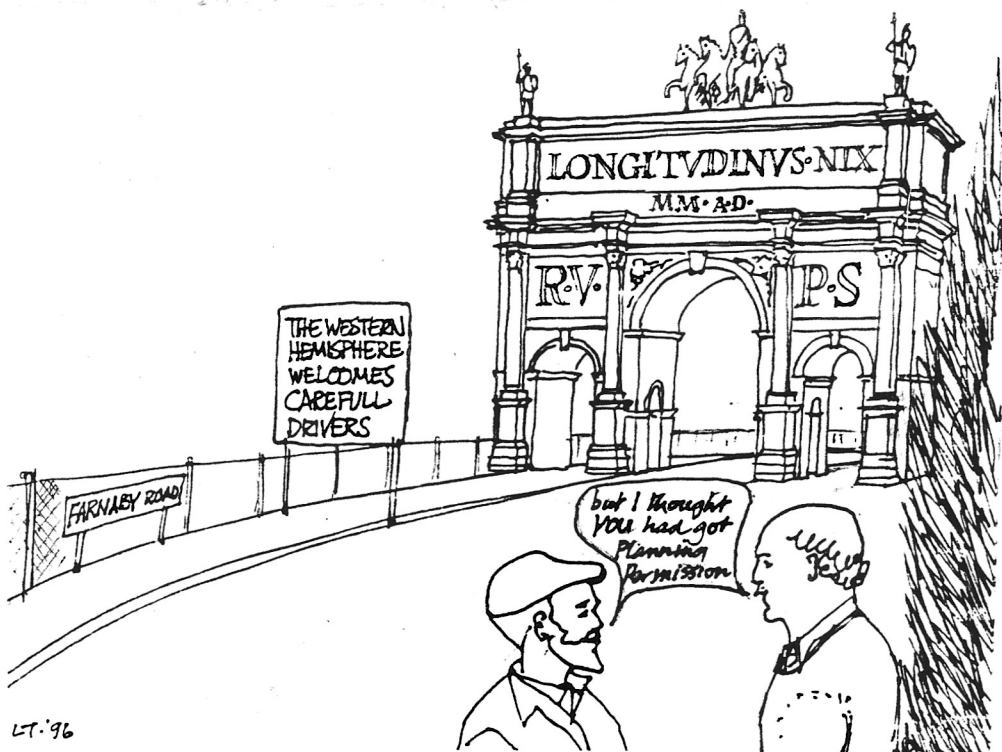
At the last AGM members were asked to confirm the decision reached at an earlier Members Meeting on how the Society could best use some of its accumulating funds.

Since that time two suggestions have been made, but we would welcome other ideas.

The first was to talk to Lewisham about the possibility of contributing towards improving the Children's Play Area in the Warren Avenue playing field. Our wish list for this would include safety surfaces under equipment, the equipment to be refurbished and perhaps added to, a new entrance direct from Farnaby Road, a dog-proof fence enclosing the play area. The whole cost of bringing this up to standard would almost certainly be greater than the amount we could find. Unfortunately Lewisham appears no better off than we are - however the Officer involved will look into the costs of various improvements and will talk to us again. At best something might be included in their 1997-8 budget. If they do agree to spend some of their money it might be worth our while to supplement it with some of ours and turn this rather sad facility into something of local value.

The other thought has been to mark the Greenwich Meridian at the point where it, and the Shortlands Golf Course, cross Farnaby Road. Members may have read of the idea of marking this line by planting a four-hundred mile line of trees on it from the Wash to the Sussex coast. This would be a "Millennium" project. Individual trees could be sponsored but it has yet to be determined if it will be practical to locate any on the line within our area. However Bromley would support us if we decided that we wanted to provide markers of some sort on, or beside, the pavement. More work is to be done and more information is needed before any firm recommendation can be made.

One way of providing a modest meridian marker for the millennium where it crosses Farnaby Road, is illustrated below. If you find anything to criticise in this suggestion please save us some money by giving us YOUR ideas!



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For the best practical idea there is a prize of £10 (ten pounds) worth of Marks & Spencer vouchers.

If you can think of a funnier or more apposite caption to the cartoon there is another £10 (ten pounds) worth of Marks & Spencer vouchers to be won.

The judges will be the Chairman, Secretary, Treasurer and our Planning Officer for Bromley. They are precluded from entering but it is open to anyone else that lives in the Society's area. There is a limit of one entry for each prize per person and entries should be sent to (or dropped in the letter box of) :

**R. McCarthy**  
**Hon Secretary RVPS,**  
**16 Ravensmead Rd**  
**Bromley**

by January 15<sup>th</sup> 1997.

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### **Rights of Way**

If you are interested in footpaths or bridleways, you may like to know that the Countryside Commission has asked all Councils to legally define, properly maintain and publicise all rights of way by the year 2000. Bromley has already started and has recently published a "Rights of Way Strategy & Milestone Statement". This identifies a number of tasks that are necessary such as keeping them clear and unobstructed, to providing assistance to volunteer groups. If you would like a copy of the document, contact Adrian Bell at the Civic Centre, telephone no 0181-313 4402.

### **The River Ravensbourne**

We have recently received a letter from Sir William Halcrow & Partners, Consulting Engineers, seeking information about flooding from the River Ravensbourne. They have been commissioned by the Environment Agency (EA) who are the successors to the National Rivers Authority (NRA) to produce flood plain maps for the Ravensbourne and its tributaries. The maps will be used by the EA and Local Authorities to give a better understanding of the impact of development on river flows and levels.

They are happy to get all sorts of information from any source i.e. Parish records, newspapers and personal or anecdotal recollections. If anyone has such information

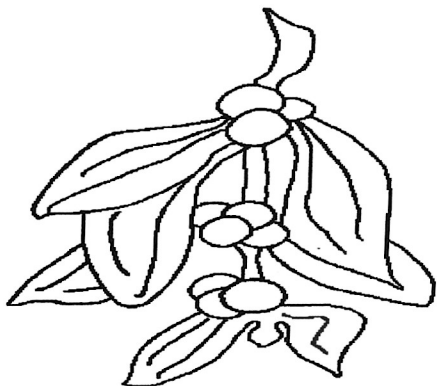
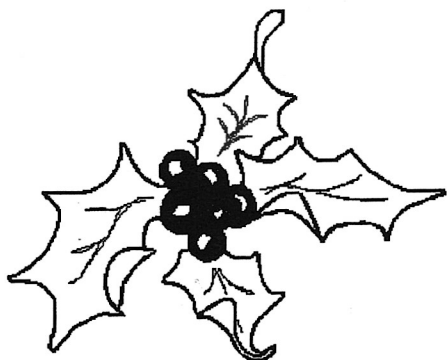
would they please contact Leslie Tucker on 0181-464 4734 who will act as our co-ordinating point. Alternatively if you would prefer to contact the Consulting Engineers direct we can let you have the relevant reference and address.

### **Police in the Community**

The Bromley and Orpington Divisions of the Metropolitan Police have recently held a consultation exercise seeking a public input to their Policing Plan 1997/8. Previously this has been a limited and rushed exercise. This time they started earlier and sent out to various groups representing residents a detailed questionnaire. The main headings of which were : Tackling crime; Responding to demands; Promoting community safety and Public consultation. Inevitably they stressed that they are having to work within increasingly limited resources and it was because of that they were seeking local views on what their priorities should be. With the help of some of our members who are experienced in this field and a consensus of views by others we made our input.

Another initiative has been the introduction of Ringmaster. This is a computerised link between Neighbourhood Watch Co-ordinators and the police. Its main purpose is to give Co-ordinators early warning of criminal activity in an area.

An initiative not yet with us is called "BiteBack". This is a mixture of crime prevention and detection measures aimed specifically at people and properties vulnerable to repeat attacks. Trials elsewhere indicate a cut in burglaries by 25%. We look forward to its introduction



**R.V.P.S Officers** (April 1997)

Chairman  
Secretary  
Treasurer  
Auditor  
Planning Officer-Bromley  
Planning Officer-Lewisham  
Membership Secretary  
Newsletter Editor  
BR Link / Bromley Committee Rep  
Roads & Traffic Rep.  
Tree Warden  
LBBRF Delegate  
Police Consultative Committee Rep.  
BPP Joint Working Party Rep.  
Hon Legal Adviser

*Elizabeth Davies 12 Ravensmead Road*  
~~Peter Pain, 74 Madeira Avenue~~  
Roy McCarthy, 16 Ravensmead Road  
Brian Sanders, 41 Farnaby Road  
Wally Carlross, 28a Parkhill Road  
Leslie Tucker, 5 Bromley Avenue  
Paul Bennett, 12 Elstree Hill  
Paul Bennett, 12 Elstree Hill  
Peter Pain, 74 Madeira Avenue  
George Hodson, 20 Ravensbourne Avenue  
David Young, 101 Coniston Road  
Arthur Barwell, 14 Grasmere Road  
~~Elizabeth Davies, 12 Ravensmead Road~~  
*Kay Lincoln* 12 Ravensmead Road  
Peter Pain, 74 Madeira Avenue  
Richard Thomas, 118 Ravensbourne Avenue

**Road Representatives**

Bromley Ave./ Karen Ct. /  
Grasmere / Highland Rds.

Leslie Tucker, 5 Bromley Avenue

Coniston Rd / Ullswater  
& Hawkshead Closes

Barbara Price, 85 Coniston Road

Downs Hill / Crab Hill

Barbara Brown, 34 Downs Hill

Elstree Hill / Hillbrow /  
Oaklands / Spencer Rds.

Daphne Robeson, 2 Lynton Court, London Rd

Farnaby Rd (1-108)

Audrey Burford, 90 Farnaby Road

Farnaby Rd (109 +)

Maureen Johnson, 69 Farnaby Road

Madeira Avenue

Ray Terrett, 70 Madeira Avenue

Ravensbourne Ave. (evens)

Ann Rowsell, 164 Ravensbourne Avenue

Ravensbourne Ave. (odds)

Ann Huntley, 155 Ravensbourne Avenue

Ravensmead Rd

Kay Lincoln, 12 Ravensmead Road

Warren Ave./Calmont Rd.

Alan Weatherley, 50 Warren Avenue