



NEWSLETTER

3/97

August 1997

EDITORIAL

One of the disadvantages of an English summer is that sometimes it rains. One of the benefits ? is that you get a Newsletter. For those of you constrained to take a holiday after the schools have broken up, I hope the weather improves.

An early reminder, we are now in the new subscription year and I know some Road Reps. like to make an early start while we still have long evenings. So do not be surprised when you get a ring at the door and your Road Rep. offers to swap this Newsletter for a £5 note. The exceptions are senior citizens and un-waged, they have the option to pay between 5p and £5.

As reported in the last Newsletter, when Elizabeth Davies was elected as our new Chairman she wished to give up the job of being our delegate at the Federation of Bromley Residents' Associations. Happily David Young volunteered to take on that job as well as being our Roads & Traffic Rep. Because Elizabeth also has other commitments which clash with our meetings, it was also agreed that we should have a Vice Chairman to ensure that there would not be a hiatus if Elizabeth were away. Peter Pain agreed to fill that role.

Dates for the Diary

Thursday 4th Sept. Members Meeting 8.Opm Bromley Court Hotel.

Thursday 6th Nov. Members Meeting 8.Opm Bromley Court Hotel.

Peter Pain (Editor)

PLANNING ISSUES

Unitary Development Plans

Lewisham

Although Lewisham formally adopted their Plan last July, it has just become available as a printed document. We have two copies, one is held by Paul Bennett our Planning Officer for Lewisham, the other is held jointly by Peter Pain and Leslie Tucker because of their continuing involvement in Beckenham Place Park (of which more later). If anyone wants an individual copy they are available from the Lewisham Planning Office, but the price is £40 each. Alternatively if you just want to see what it is like, it could be arranged for one of our copies to be loaned out. It is a very comprehensive document and in many ways is better than Bromley's.

Bromley

Bromley are preparing to re-write their UDP which was adopted in March 1994, with the intention of adopting the revised UDP in the year 2000. To facilitate the consultation process they are producing a series of 17 Review Papers which are sent to interested groups and individuals. So far they are up

to number 11 and we have commented on most of them. There is a small Working Party dealing with these Review Papers made up of Leslie Tucker, Paul Bennett, David Young, Richard Thomas and Peter Pain. One of the things we are trying to do (which in our ignorance we did not do last time round) is to not only say what we do not like but to also say what we do like. Statements of support count as much as objections when the UDP is at the Inquiry stage. If anyone wants to know more, either contact Leslie Tucker on 464 4734 or ask the Secretary Roy McCarthy for copies of the minutes of the meetings at which the various Papers were discussed, He can be contacted on 460 7417.

Planning Applications

Lewisham None.

Bromley Laundry Site - Martins Rd / Station Rd

This application to build a 3-storey block for the temporary housing of the homeless on the site of the old Laundry opposite Harris's Mini-Supermarket, produced strong reactions from local residents, not all on planning grounds. In view of the size and style of the proposed new building compared to that of the old, there appeared to be no material planning objections to the replacement building. However Bromley Planning Committee decided otherwise and refused the application. The formal reasons given were that it was an over-development of the site, in that car parking provision was not to the standard required in the UDP and the extra street parking would be detrimental to traffic flow.

BECKENHAM PLACE PARK

Issue 2 of the draft Management Plan has now been produced and a circulating

copy was available at the last Members Meeting. If anyone would like their name added to the circulation list, please contact the Secretary, Roy McCarthy, on 460 7417.

Meantime several actions are in train or being discussed

Lottery Monies

Tenders were invited from 6 companies to produce a feasibility study on Lottery funding for remedial work to both the built and the natural infrastructure of the Park. The Consultants report to include a substantial section on the Park's future viability and likely sources of "match" funding. This is important because Lottery money is not available to just bring the Park and its buildings up to scratch, there must be an ongoing future otherwise the capital investment could be wasted. Similarly because Lottery money is usually about half of what is required they need to know where the rest is coming from. If the source is not credible or it does not materialise, you do not get the Lottery money. In this context we have to realise that Lewisham Council have not got the resources to provide "match" funding.

A selected number of the Working Party (including us) were among the adjudicators of the various tenders. Two firms were short-listed and interviewed on site. The contract has now been awarded to one of the firms, Sinclair Johnson & Partners, who have formed a small consortium with several specialist firms to ensure that all of the necessary skills are available and have an input to the final report. Some of the skills essential to a contract of this nature are; Architects (building & landscape), Structural Engineers, Ecologists, Historians

River Ravensbourne

Improvements are in train to the River Ravensbourne in Summerhouse field. The old National Rivers Authority (NRA) which is now part of a larger body called the Environment Agency (EA) have found sufficient funds to naturalise the river in this section. Already some old potentially dangerous willows have been felled or coppiced. Test bores are also being made to validate records about the type of subsoil and ground water levels. Later it is expected that:

- most of the toe boards will be removed
- scrapes will be made to create marshy area
- riffles will be created to encourage fish,
- the angles of the banks will be reduced in places
- and where necessary the footpath diverted to follow the changed river course.

All of this dovetails with the sections in the Lewisham UDP which relate to creating a naturalised Waterlink Way from Beckenham Place Park to Deptford Creek, using the Rivers Ravensbourne, Quaggy and Pool.

Summerhouse Field

Since Summerhouse Field pavilion was vandalised and had to be pulled down, ways of revitalising this corner of the Park have been explored. The most promising option seems to reintroduce pitch sports.

Initially the pavilion was to be rebuilt and a consortium of local football clubs were putting together a Business Plan to lease the rebuilt pavilion and use the

field for football and cricket. Despite hiring a consultant their first Business Plan was very weak (more a wish list than a reality). No more has been heard of them.

The latest proposal is for a joint venture between Lewisham and the Goan Club. The concept is to again use Summerhouse Field for pitch sports (3 football pitches and 1 cricket square), but to rebuild the pavilion as an extension to the Goan pavilion to bring it up to current standards. It is also proposed to convert part of the Goan field to an all weather surface with floodlighting.

All of this is dependant upon an effective Business Plan being produced, plus a submission to the Sports Council for Lottery funding, which of course will have all of the constraints mentioned earlier. On the basis that the proposal could get off the ground we have already written making the following points

- The pitches to be kept to the railway side and not encroach on the area by the river i.e. the Waterlink Way.
- Parking areas to be no larger than the old pavilion and its original car park.
- The extension to the Goan pavilion should not be larger than the old pavilion.
- Use of the floodlighting should be controlled to reasonable hours.
- Use of the grounds for non-sporting activities should be controlled to minimise noise and traffic pollution.
- The loss of further natural surfaces by the provision of an all-weather pitch is bad news ecologically.

If the Lottery bid is successful, planning permission will be needed for the all-weather playing area, the floodlighting, the extension to the Goan pavilion and the car parking area. We shall be watching carefully to make sure that any planning application fully accords with Lewisham's UDP and does not contravene any of the requirements for Metropolitan Open Land i.e. urban green belt.

A Cry From The Heart - by a Senior Citizen

Everything is further away now than it used to be.

It is twice as far to the corner shop - and I notice they've added a hill.

I have given up running for the bus - it leaves faster than before.

It seems to me that they are making steps steeper than they did in the old days.

And have you noticed the smaller print they are using in the newspapers.

There is no sense in asking anyone to read aloud -
everyone speaks in such low voices today.

The material in clothes is getting so skimpy -
especially around the waist and hips.

Even people are changing.

They are much younger than they used to be when I was their age.

On the other hand people my age are so much older than I am.

I ran into an old friend the other day and he had aged so much
he didn't recognise me.

I was thinking about that whilst shaving this morning and do you know
they don't make mirrors like they used to.

R.V.P.S OFFICERS

Chairman	Elizabeth Davies, 12 Ravensmead Road
Vice Chairman	Peter Pain, 74 Madeira Avenue
Secretary	Roy McCarthy, 16 Ravensmead Road
Treasurer	Brian Sanders, 41 Farnaby Road
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Newsletter Editor	Peter Pain, 74 Madeira Avenue
BR Link / Bromley Committee Rep	
Roads & Traffic Rep.	David Young, 101 Coniston Road
Tree Warden	Arthur Barwell, 14 Grasmere Road
LBBRF Delegate	David Young, 101 Coniston Road
Police Consultative Committee Rep.	Kay Lincoln, 12 Ravensmead Road
BPP Joint Working Party Rep.	Peter Pain, 74 Madeira Avenue
Hon Legal Adviser	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