

# NEWSLETTER

3/2005

August 2005



## EDITORIAL

This Newsletter marks the beginning of this year's subscription collecting. Some Road Reps will have already started, but many will wait until the end of the school holiday period. If you are out when your Road Rep calls they will probably put a reminder slip through your letter box. Please respond to it - and save him or her another journey.

Alan Weatherley who was the Road Rep for Warren Avenue, Calmont Road, Ashgrove Road and Belgrave Gardens intends to move to Lincolnshire to be near his family. His successor is Clive Lees of 38, Warren Avenue.

Our grateful thanks go to Alan who has cheerfully and enthusiastically done the job for over 14 years - we wish him and his wife Pauline, all the very best on their move. Also a warm welcome and thanks to Clive whose first job will be to deliver this Newsletter and collect the next subscriptions. Our members in Warren Avenue, Calmont Rd. et al will therefore meet him very soon.

## DATES FOR THE DIARY

Thursday 2<sup>nd</sup> September 2005 - Members' Meeting 8.00pm, Bromley Court Hotel.

Thursday 4<sup>th</sup> November 2005 - Members' Meeting, 8.00pm Bromley Court Hotel

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Peter Pain (Editor)

## PLANNING

### Bromley Unitary Development Plan (UDP)

The Inspector completed the Public Inquiry at the end of last year and has now issued her report on Bromley's 2<sup>nd</sup> Deposit Draft. We purchased the CD Rom giving her very detailed recommendations for Bromley's consideration. Having studied the report there was nothing that we wished to take issue with at this stage. Within the constraints of Government guidance which will largely determine its eventual contents, we were relieved to note that in many cases the Inspector suggested policies be strengthened rather than relaxed.

### Lewisham Unitary Development Plan

As reported earlier after the Public Inquiry, Lewisham have formally adopted their plan. They are now working on their "Local Development Framework". The first is "Transport for Lewisham" and a public conference on this issue has been scheduled.

### Planning Applications (Bromley)

**28a Highland Road:** (Land next to the Reform Synagogue). There have been 3 applications for this site. The first, which was later withdrawn, was for three two bedroom apartments. Then there came one for a semi-detached pair of three bedroom houses, which was rejected by Bromley as over-development of the site but is now the subject of an appeal. Currently Bromley are considering a further application for a single detached house on the site. We had objected to each of the first two proposals principally on the grounds of serious overlooking of the rear of houses in Farnaby Road as well as over-development on this very shallow site. The current scheme has been redesigned completely to avoid any habitable rooms overlooking the Farnaby Road houses and, being a single unit, the charge of over-development is more difficult to sustain. This would be much less damaging to the amenities of the neighbouring properties than the proposal which is the subject of the appeal and as such we have not objected to it in such strong terms.

**48, Farnaby Road:** This application was concurrent with the first proposal for 28a Highland Road described above and raised similar concerns regarding the overlooking of the rear of houses in Farnaby Road.. We supported the many local residents who objected on those grounds and the application was disallowed.

**2, Crab Hill:** This bungalow which is in the Downs Hill Conservation Area has been the subject of two applications for firstly 6 three bedroom apartments and then for 10 two bedroom apartments; both were refused by Bromley, both went to appeal and both appeals were dismissed. Since then there have been two further applications; one for 2 detached five bedroom houses and another for one five bedroom house. In all cases we have objected. For the two apartment blocks the main reason was that they would have been an over-development of the site and that they were inappropriate in the Conservation Area. In the cases of the more recent house applications, the 2 houses were considered to be an over-development and the design was weak on detail. For the single house, we considered the drawings to be totally inadequate for a proper decision to be possible. Bromley's decision is awaited.

**37, Ravensmead Road:** This application was for a new house on a very narrow site in the garden of an existing house. We objected on the grounds of over-development. Bromley rejected the application.

**Telecoms Masts - Shortlands Golf Course** The application by T-Mobile has been the subject of an appeal after its rejection by Bromley. The inspector has disallowed the appeal on the grounds that the existing Vodafone mast nearby is enough considering the fact that the site is designated as Metropolitan Open Land.

**100/102 Madeira Avenue:** This is a very recent application for a four storey block of flats comprising fourteen 2 bedroom flats in place of the two existing detached houses on the site. The plan shows a large rectangular building with its lowest floor at the same level as the existing pavement and open at the front for car parking and the main entrance, The remainder of the 21 car parking spaces shown are outside in front of the building.. Above this lowest level are three floors of flats. The site is steeply sloping up from the road and the building would require considerable excavations and as would the terraced garden behind which would also involve the loss of trees. These excavations could put the adjoining properties at risk. To confuse the issue the

application quotes several sections of Bromley's 2<sup>nd</sup> deposit Draft UDP with parts underlined. Out of context those sections are not particularly meaningful and the underlining was made by Bromley to indicate additions made since the previous draft.

The proposal has caused a great deal of concern in Madeira Avenue and nearby roads as it would be quite out of keeping with any of the properties in the vicinity. The society has written formally objecting and many residents have also written to object. A local petition against the flats has been well supported and submitted to Bromley.

## **TRANSPORT**

In the last Newsletter we reported that a very useful traffic island in London Road (A21) near its junction with Warner & Oaklands Roads, had been removed for no apparent reason. Although we have never had any reply to our letters to Transport for London or from our member of the Greater London Assembly (Bob Neill) we were pleased to be surprised again when the island was reinstated. The event remains a mystery - one theory is that it was a belated action to reduce traffic delays when lorries were delivering materials to a building site a few yards from the island. Belated, as by the time the removal took place, most deliveries had ceased! The other on-going mystery is, although the block of flats appears to be complete there is no sign of any marketing activities. They remain closed up and empty.

## **BECKENHAM PLACE PARK:**

In the last newsletter we reported that Lewisham had received the consultant's report. Lewisham found it disappointing and sent it back as they felt it lacked clear options and conclusions. The revised report has now been received and we are waiting to learn Lewisham's reactions to it.

We also reported on several minor works that had been proposed. In the event, due to price increases, the budget allocation only allowed for the disabled toilet and the access ramp at the Mansion to be done. Work is expected to be complete by the end of August.

## **GENERAL**

**Rogue traders:** Bromley's Trading Standards Office has set up a "rapid response" helpline to combat and prosecute rogue traders who cold call householders. These traders, often driving around in vans with ladders, continue to cold call on vulnerable members of the community offering to do house repairs such as fixing loose roof tiles or laying a new driveway. In the worst cases, scare tactics are used to pressurize the householder into employing them. The initial price given is cheap but increases once work has begun. Often the work carried out is unnecessary or done to a poor standard at an inflated price. There is little or no redress once work has been done and written guarantees are usually worthless as the address given is likely to be false. Sometimes elderly victims are driven to the bank to withdraw large sums of cash. If someone calls offering to sell goods or services exceeding £35 they must, in law, provide a written notice detailing the purchaser's right to cancel the contract. If this is not provided the contract is unenforceable and a criminal offence has been committed. It has been established that "distraction burglary" is often linked to doorstep crime. Anyone cold calling in the area should be reported to the Trading Standards rapid response team on - 07949 166668 or 07949 166669 or 07949 158458.

## **R.V.P.S. OFFICERS (August 2005)**

Chairman	Elizabeth Davies, 12 Ravensmead Road, BR2 OBT
Vice Chairman	Peter Pain, 74 Madeira Avenue, BR1 4AS
Secretary	Tom Griffin, 9 The Chestnuts, Oaklands Rd. BR1 3SJ
Treasurer	Brian Sanders, 41 Farnaby Road, BR1 4BL
Auditor	Wally Carlross, 28a Parkhill Road, BR2 OLF
Planning Officer-Bromley	Leslie Tucker, 5 Bromley Avenue, BR1 4BG
Planning Officer-Lewisham	Paul Bennett, 12 Elstree Hill, BR1 4JE
Membership Secretary	Paul Bennett, 12 Elstree Hill, BR1 4JE
Newsletter Editor	Peter Pain, 74 Madeira Avenue, BR1 4AS
Railway Rep.	George Hodson, 20 Ravensbourne Avenue
Roads & Traffic Rep.	Arthur Barwell, 14 Grasmere Road, BR1 4BA
Tree Warden	Arthur Barwell, 14 Grasmere Road, BR1 4BA
LBBRF Delegate	
Police Consultative Com. Rep.	Kay Lincoln, 12 Ravensmead Road, BR2 OBT
BPP Joint Working Party Rep.	Peter Pain, 74 Madeira Avenue, BR1 4AS
Hon. Legal Advisor	Richard Thomas, 118 Ravensbourne Ave, BR2 OAX

### **ROAD REPRESENTATIVES**

Bromley Ave./Karen Ct./ Grasmere / Highland Rds. Brackenhill Lane	Leslie Tucker, 5 Bromley Avenue, BR1 4BG
Consiton Rd / Ullswater & Hawkshead Closes	Barbara Price, 85 Coniston Road, BR1 3BZ
Downs Hill / Crab Hill	Barbara Brown, 34 Downs Hill, BR3 5HB
Elstree Hill / Erin Close / Hillbrow	Roger Legg, 39 Madeira Avenue, Bromley BR1 4AP
Farnaby Rd (1-108)	Audrey Burford, 90 Farnaby Road, BR1 4BH
Farnaby Rd (109 +)	Maureen Johnson, 69 Farnaby Road, BR1 4BN
Madeira Avenue	Brian Atkinson, 94 Madeira Avenue, BR1 4AS
Oaklands / Spencer Rds.	Daphne Robeson, 2 Lynton Court, London Rd.
Ravensbourne Ave. (evens)	Ann Rowswell, 164 Ravensbourne Avenue, BR2 OAY
Ravensbourne Ave. (odds)	Ann Freiter, 128 Ravensbourne Avenue, BR2 OAX
Ravensmead Road	Kay Lincoln, 12 Ravensmead Road, BR2 OBT
Warren Ave./Calmont Rd / Ashgrove Rd./Belgravia Gdns	Clive Lees, 38 Warren Avenue, BR1 4BS