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Issue 4/2022

RVR
Newsletter



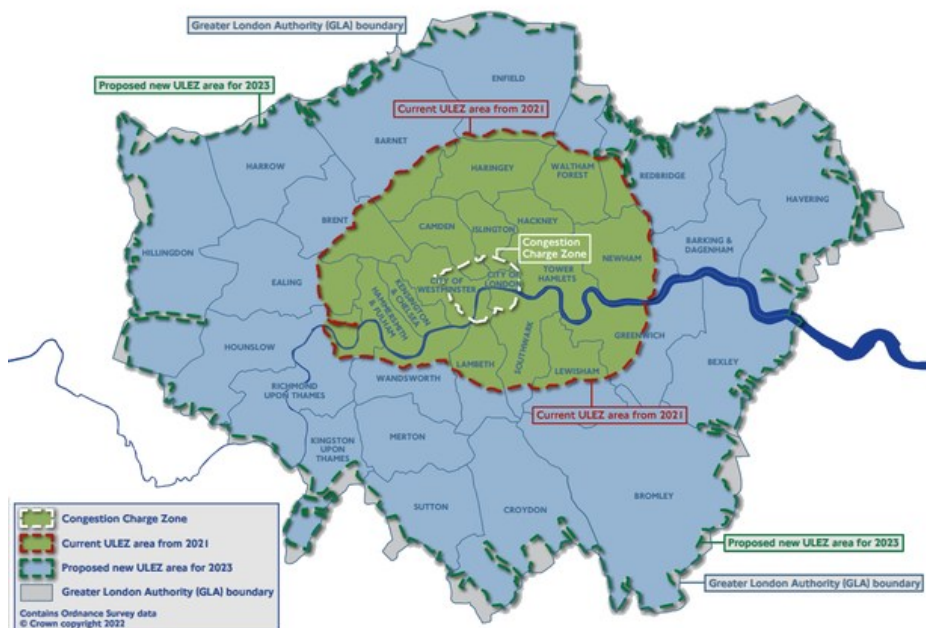
Preserve the best and improve the rest

Welcome to our latest newsletter. If you are reading a printed copy and wish to follow the underlined web links you will have to download the PDF from our website.

Do please visit our website (address above) where you will find the latest planning application news and much other recent information about our area. Please also follow us on Twitter: account name [@RVResidents](#) If Twitter fails, please see our website for our substitute social media.

Bromley Town News

From 29 August 2023, the Ultra Low Emission Zone (ULEZ) will expand to the whole of Greater London, including Bromley borough. The Mayor of London says ultra-low emission zone has been 'transformational' and expansion will benefit 5m more people. An article detailing the Mayor's claims and describing the implications is at this link: [ULEZ Details](#). The article also details the charges that will be imposed on drivers of vehicles that don't meet the emissions standards and has details of a scrappage scheme for Londoners receiving certain disability and means-tested benefits. Those who qualify will receive a grant payment, or a grant payment plus one or two Annual Bus & Tram passes.



Bromley Council unsuccessfully lobbied against the expansion to Bromley based on the fact that Bromley is, geographically, the largest London Borough and contains many rural areas which have little public transport and where, unlike inner London, residents are dependent on their cars. Their view is that the imposition of a daily charge to drive in the borough will be an additional financial burden to those already facing substantial increases in fuel costs.

Bromley Town Development

A significant issue in the Town Centre is that there is no overall 'Masterplan' which would regulate and shape future development in this area. As a result, major developments in the form of large towers are being presented piecemeal and not as a coherent whole. One consequence of this is, sadly, that an Appeal was lost regarding 70 High Street, which means that a 12 storey tower is likely to be built on the old Maplin's site.



The Planning Inspector's [report](#) did however dismiss the Appeal for the 16 storey version of the development.

Although not a draft Masterplan, the council has commenced a [consultation](#) on publishing detailed guidance on building development in the town centre, which consultation is open for comment until 27th January 2023. Please make your views known via the link above.

Planning Issues

Further information and, in some cases, the history of the following applications can be found on our website by clicking on the title. Thanks go to our planning officer for tracking the applications in our area and providing the images, plus the article on Goan Field.

New Applications

[14 Highland Road](#)

This application for 2 houses in the back garden of 14 Highland Road wins 2 prizes: the first for unpopularity – more than 65 objections; the second for being the worst presented application we have ever seen. The applicant's documents were full of errors and omissions. We await a decision.



[2 Ravens Gate Mews, Meadow Road](#)

We believe the proposed roof additions would be incongruent with the existing roofscape in Meadow Road and an intrusive and alien feature within the Conservation Area which it would neither maintain nor enhance. Details can be found [here](#).



[2 Crab Hill](#)

A planning application to fell two trees. Full details [here](#)

Our objection [here](#)

Sadly, this was approved.



Appeals

Three Appeals have been decided in quick succession.

The demolition of 2 Warren Avenue to be replaced by a block of flats has had its Appeal dismissed. The Inspector laid heavy emphasis on the heritage value of the building and its contribution to the street scene. At the time of writing we await a decision on the application to enlarge the size of the existing building. Details [here](#).

The proposed block of flats on land adjacent to 37-45 Oaklands Road has also been dismissed at Appeal. On this occasion, the Inspector felt that the proposal was too damaging to the leafy aspect of the site and its contribution to the street scene. Details [here](#).

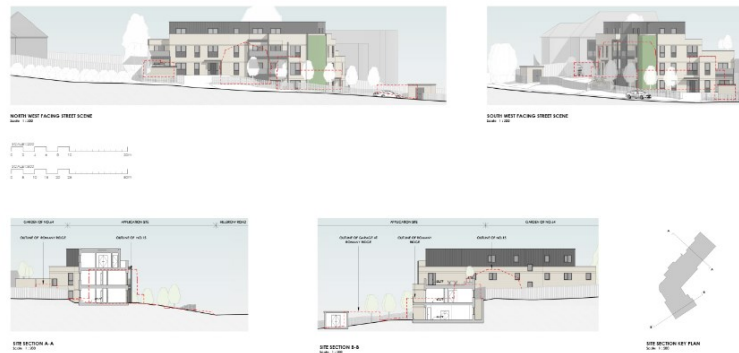
Finally, the Appeal for the block of flats at 2 Bromley Avenue was upheld. The issue here will be to ensure that the development uses the highest quality of materials and proceeds exactly according to plan. A significant issue will be to ensure soft landscaping is introduced – which developers frequently try to skip. We usually spot this and as a result the council commences enforcement action to ensure shrubs and trees are planted correctly! Details [here](#).

Planning Issues (Continued)

UPDATES

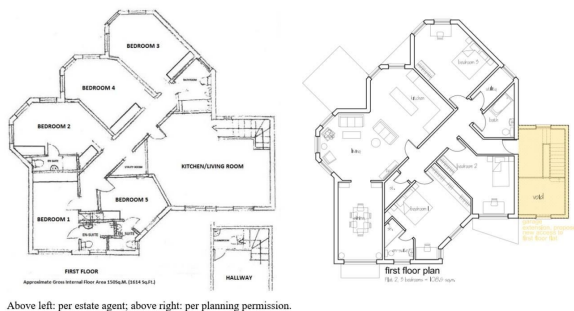
Romany Ridge and 15 Hillbrow Road

Application refused - absolutely crushed: [Report](#) and [Decision](#).



18 Hillbrow Road

This property had permission for enlargement to provide two separate flats. In the event, 3 separate flats have been created with an internal layout that gives the impression that they will be used as HMO's, which use would also require permission. These properties were recently advertised for sale by an estate agent (George Proctor) but when we pointed out the lack of planning permission, the properties were withdrawn. Lewisham is currently investigating the matter from an enforcement perspective.



79 Coniston Road

An [application](#) (ref: 22/04552) for a Certificate of Lawful Development has been submitted to allow for a class C4 HMO (up to 6 unrelated people sharing facilities) with 6 units within the existing building. We have [objected](#) to this application. Any comments must be made by 23rd December.

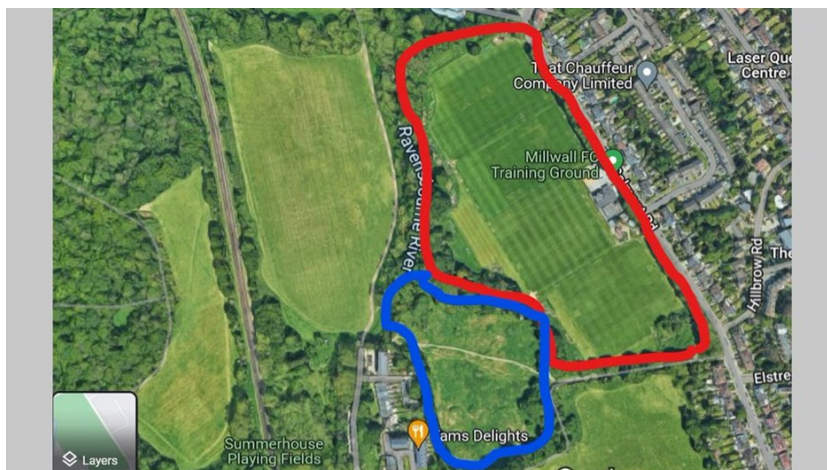
Goan Field Update

Following the flattening of the Goan sportsground we have written an extensive piece about the history of Goan which you can find on our website [here](#)

Further details of the speculative but unlikely development of the site are also on our website [here](#).



In addition it is interesting to compare Goan with the neighbouring Millwall Training Ground. Millwall have a Lease on their ground which expires March 2026.



The freeholder of Millwall's Ground is St John's College Oxford which paid £1.85m in March 2006. Let's call that £4m in today's money. What is remarkable about that? Well, if you consider the relative sizes of Goan and Millwall (Goan shown in Blue: Millwall, red) then the £23m paid for Goan in 2018 by its current owners was way too much and you have to wonder what they now feel about that!

Finally, we know Millwall want to move their training ground, so expect changes in March 2026 when the current lease expires. However, because the land is protected by Metropolitan Open Land ('MOL') designation, redevelopment is unlikely.

Community Projects

RVR Funded Bench for Beckenham Place Park

On 9th December 2022 Linda Muller and Monica Wiltshire from RVR met with staff from Beckenham Place Park to discuss RVR funding a park bench. It is recognised how many members enjoy the park and the well-being that can come from enjoying views when sitting on a park bench.

The regeneration of the east side of the park and the wet woodland area is to start in the spring next year and it is likely RVR would fund a bench in one of these areas. There will be several benches by the river and it was discussed that we could fund one of these. Our choices are either one made by volunteers from ancient wood from the park or a manufactured bench made from wood or a substitute material with a back to display a plaque either engraved or carved into the wood. The cost would be in the region of £500 - £800. Currently there is only one bench on the east side of the park, funded by RVR many years ago.

We have much to look forward to in this regeneration project which will include a new pond 70 metres long and a new playground.

The next stage will be for RVR members to choose a location for the bench in late spring/early summer 2023. The installation of the bench would be after the landscape work with heavy machinery is completed around March 2024. It feels exciting to be involved in this in a small way and no doubt we will celebrate with an RVR picnic in the park then.

Nets for recycling boxes

Unfortunately, our application for funds to supply recycling box nets to as many RVR members who want them has been unsuccessful. Veolia are unable to fund this project as nets are available for all residents from local libraries. We recommend you get your own nets from the library. They cost £1.20 each and help to reduce street litter caused by overflowing bins, foxes and wind.

Street Friends

Monica Wiltshire, RVR Street Friends Coordinator was invited to the first Street Friends meeting at Bromley Civic Centre with Bromley Council and Veolia on December 2nd. It was an opportunity to meet officers and other street friends, talk about the work we do in keeping our local streets clean and discuss ways officers can support us, the first of which will be to give us a basic health and safety checklist. These meetings will be held quarterly to share information and updates on several topics related to Street Friends. They were very appreciative of our efforts and referred to us 'recycling heroes' for our litter picking work.



Street Friends mulled wine and mince pie party hosted by Monica after our latest efforts on 29th November:

Roads and Transport

The RVR Road Safety Group met on 14th December with Councillors Felicity Bainbridge and Michael Tickner.

- 1) Problem spots discussed with the Councillors included Bromley Ave (speeding and safety at the junctions with Grasmere Rd and Madeira Ave) and visibility at the junction of Madeira Ave and Highland Rd.
- 2) Due to lack of police resources, the current number of police speed checks is very low, only two per month in the whole three-ward cluster of Shortlands and Park Langley, Bromley Town and Beckenham Town. This is far fewer than the two checks per ward per month promised by Mayor Sadiq Khan. Cllr Bainbridge has raised this with Peter Fortune, our local GLA member.
- 3) The Community Roadwatch (a scheme involving local volunteers) has many volunteers from the RVR area, but despite requests there have been no Roadwatch checks allocated to the RVR area yet. We will keep trying.
- 4) Cllr Tickner reported that the proposed mini-roundabout with pedestrian and cycle crossings at the Southend Rd/Park Rd/Foxgrove Rd junction will be funded in 2023. Although there is no sign yet of the Albemarle Rd/Westgate Rd mini-roundabout, it has been agreed and will also happen at some point.
- 5) The Councillors were sympathetic to the grave concerns of residents about general traffic speeds, volumes and behaviour across the RVR area. They were asked, and agreed, to meet with the Portfolio Holder to look at creating a plan for the area.

Obituary

Leslie John Tucker

20 September 1927 – 4 December 2022

Leslie grew up on a farm, attended Cirencester Grammar School and trained to be an architect in Leicester. He worked for the same practice for 39 years, focusing on a few very large projects, particularly public buildings. However, his favourite project was the design and build of his family home in Bromley Avenue. He and his artist wife, Pat, found the plot of land in 1956 and purchased it for £525. They cleared the site themselves, built a modern up-side-down house and he constructed all the interior cupboards, including the kitchen, himself.

Leslie enjoyed 30 years of retirement, much of which was devoted to his family, the arts, and his neighbourhood. He served as Chairman of the Croydon Arts Society. He was part of the original team who founded the then-named Ravensbourne Valley Preservation Society. He tirelessly reviewed countless planning applications over the years, designed the Millennium Meridian Marker situated in the 'golf course section' of Farnaby Road, and enjoyed writing articles for RV newsletters. He also took over as acting editor of the newsletter during 2012 and 2013. He was particularly proud of his active involvement in working with the authorities to transform Beckenham Place Park from an under-used golf course to one of London's newest parks. He had a calm, constructive approach to problems, good attention to detail and his quiet sense of humour made him easy to work with. In recognition of his contribution he was made a Life Member of our Society in 2015.

At 95, Leslie had become quite frail and died surrounded by family after a short illness. He will be sadly missed by his friends in the neighbourhood but his contribution to the character of the Ravensbourne Valley area lives on.

Society Matters

Meeting Details

Meetings are held on the first Thursday, every other month, at 8pm at Bromley Court Hotel. All members and prospective members are welcome. The meetings usually last about 90 minutes and focus on local community and planning issues. There is normally at least one, often several, of our local councillors in attendance to answer questions and log concerns. We have been delighted to have received so much help from our local councillors recently. In particular:- Aisha Cuthbert, Felicity Bainbridge, Julie Ireland, Graeme Casey, André Bourne, Oana Olaru, Michael Tickner and Chloe-Jane Ross.

Councillors give their time and effort freely to help improve the area, for which we are very grateful.

The next few meetings are:

Thursday 5th January 2023 - members' meeting

Thursday 2nd March 2023 - AGM

Thursday 4th May 2023 - members' meeting

Society Goals

On our website there is a section titled "Who we are and what we do". It provides information about the history of the society, the constitution and an overview of our recent and current activities. You will find it [here](#):

The news section of the website is updated regularly. Please keep an eye on it as some of the items are likely to affect you directly.

CONTACTS

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Hon. Legal Advisor	Richard Thomas	
Auditor	Alan Williams	

Road Representatives

Bracken Hill Lane and Close / Highland Road	Linda Müller
Bromley Ave / Grasmere Rd	Jane Willcocks
Calmont & Ashgrove Roads / Belgravia Gardens	Rita Smith
Coniston Road / Ullswater Close	Sandra West
Downs Hill / Crab Hill	Emma Fagg
Elstree Hill / Erin Close / Hillbrow Road	Mick Pinson
Farnaby Road (1-81)	Jaki Moody
Farnaby Road (82-194)	Cathy Davies
Madeira Avenue (Evens)	Judy Adcock
Madeira Avenue (Odds)	Anne Lancaster
Oaklands Road / Spencer Road / Hawkshead Close / Lullington Garth	David Page
Ravensbourne Ave. (Evens)	Monica Wiltshire
Ravensbourne Ave. (Odds)	David MacKenzie
Ravensmead Road	Peter Saunders
Warren Avenue	Clive Lees

If you wish to contact your representative please email the RVR Secretary or write to:

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Beckenham
BR3 5ET