



Preserve the best and improve the rest

## **RVR ANNUAL GENERAL MEETING**

**Thursday 3rd March 2022, 8pm**

**Meeting online via Zoom**

### **REPORTS**

- 1 Chairman's Report**
- 2 Treasurer's Report**
- 3 Planning Officer's Report**
- 4 Community Projects and Tree Officer's Report**
- 5 Beckenham Place Park Representative's Report**
- 6 Roads and Transport Officer's Report**
- 7 Membership Secretary's Report**

## **1. Chairman's report**

Clive Lees

I always need to start by thanking all the people who help run the society and give us their support. These are obviously our elected and appointed officers and our road reps. Their help is invaluable. I also want to thank our Councillors and in particular Councillors Tickner, Dykes and Harmer. I would also make the point of thanking Cllr Michael who has provided me personally with a lot of support over the last year in her capacity as Chair of the council's Development Control Committee.

It also occurs to me to mention Bromley council staff. I have worked with many of them over the last year and they are unfailingly professional, helpful and caring (and possibly on occasion, forbearing!).

### **Admin matters**

This has been the first full year of using our digitised membership system. It is now a useful and impressive database although learning how to use it most effectively has been challenging at times. It is helping us to keep more accurate and complete records, communicate with members more effectively and to record who has (and who hasn't!) paid their subscription. Members (well, strictly speaking, households) also have their own unique membership number.

This year, we rolled out the option for members to pay subscriptions by standing order or funds transfer as well as by the traditional cash. More than ¼ our members made non-cash payments this year (a statistic easily provided by our new database!)

Twitter continues to be an effective and popular way of communicating with members and residents. We currently have 637 followers which is more than double what we had before the pandemic arrived. We tweet on average twice a day with information relevant to the local area.

### **Some issues probably not mentioned elsewhere in our report...**

#### **Ravensbourne Avenue (unmade section)**

During the year, a significant issue came to the fore regarding the unmade section of Ravensbourne Avenue. Because of the paid parking scheme in Crab Hill, parking has been displaced into the unmade section of Ravensbourne Avenue. This is causing considerable difficulties for the residents there. Legal opinion has been obtained which indicates that there is no legal right to parking because the road is not a Public Highway. At the time of writing, LBB contest this but have not yet produced any legal argument to substantiate their claim. Either way, we hope it will be possible to resolve the parking issues in this area soon.

#### **Ravensbourne Station**

We were delighted that the station had a number of upgrades in the year: benches, signage, flowers and an attractive wall mural.

#### **Constituency Boundary**

Constituency boundaries change in the May 2022 Local Elections – make sure you know who you can vote for.

## **River**

We were delighted that after striving for 2 years the river at Farnaby Rd was finally dredged with 45 tons of silt being removed.

## **And finally...**

This is my last report as Chairman. Eight years as Chairman feels enough and 'retiring' now before members tell me I have been in post long enough seems a good idea! It has been a great pleasure to meet so many of our residents as part of this role and on occasion having the opportunity to help them as well. I shall however, subject to being appointed by the AGM, be continuing as the Planning Officer and Road Rep for Warren Avenue.

## 2. TREASURER'S REPORT

### INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31<sup>ST</sup> DECEMBER 2021

	2021	2020
<b>INCOME</b>	£	£
Members' subscriptions	2063.50	1327.50
Other donations	0.00	00.00
Interest from bank accounts	37.85	41.73
<b>TOTAL</b>	<b><u>2101.35</u></b>	<b><u>1369.23</u></b>
<b>EXPENDITURE</b>		
Photocopying & Printing	374.00	599.00
Office supplies	0.00	0.00
Postage	0.00	0.00
Internet costs	129.91	122.91
Refreshments	0.00	0.00
AGM	0.00	110.00
Insurance	151.84	151.84
Community Projects	0.00	842.00
Donations	0.00	0.00
Miscellaneous	74.45	75.49
<b>TOTAL</b>	<b><u>730.20</u></b>	<b><u>1901.24</u></b>
<b>SURPLUS</b>	(surplus) <b><u>1371.15</u></b>	(deficit) <b><u>532.01</u></b>

## BALANCE SHEET

As at 31<sup>st</sup> December 2021

	2021	2020
<b>GENERAL RESERVE</b>	£	£
Balance at 1 <sup>st</sup> January	9694	10226
Surplus for year	(surplus) 1371	(deficit) 532
Balance at 31 <sup>st</sup> December	<u>11065</u>	<u>9694</u>
<b>ASSETS</b>		
Cash at National Savings & Investment Account	5295	5258
Santander Current Account	4842	4003
Cash in hand	928	433
	<u>11065</u>	<u>9694</u>

Signed by the Hon. Treasurer: (David Wiltshire)

Date:

---

Signed by the Chair: (Clive Lees)

Date:

---

### ***Report by Auditor:***

I have obtained all the information I consider necessary to audit these accounts. The Income and Expenditure Account and the Balance Sheet agree with the accounting records and give a true and fair view of the Deficit for the Society's financial year ending 31<sup>st</sup> December 2021 and the state of its affairs as at that date.

Signed by the Hon. Auditor: (Alan Williams)

Date:

---

## **TREASURER'S REPORT**

### **On the Accounts for the year ending 31<sup>st</sup> December 2021**

There was an overall surplus for the year of £1371 and the General Reserve was thereby increased to £11065.

#### **On the receipts side:**

Subscriptions received for the year were an improvement on the previous 'covid years' at £2063 but slightly down on pre-covid income by about £400.

Payments direct to Santander via 'Electronic transfer' at £708 represents just over a third of income for the year, which is a success. However, key to this method of payment is that each member must include their membership number so the payment can be logged correctly.

Interest from National Savings and Investment Account was decreased to £37.85 for the year and was automatically added to that account

#### **On the expenditure side:**

There has been a decrease in expenditure as compared to 2020 with only operational costs being funded at £730

The 2021 accounts have been audited and passed by Mr Alan Williams.

At £11,065 the General Reserve remains in a very healthy state and the Society is committed to seek opportunities to spend much of this reserve to support local projects and charities.

As such, there is no requirement to increase our income and I therefore recommend that the present level of subscriptions, at £5 per household, be maintained with senior citizens and members in special financial circumstances subscribing as they feel appropriate.

David Wiltshire (Hon. Treasurer)

### **3. Planning Officer's Report**

Last year was a very busy year for building in Bromley. We have seen some significant proposals - the principal ones are detailed below: -

#### **8 Madeira Avenue**

Amazingly, LBB records show that the current owner first tried to get planning permission 19 years ago and the saga still rolls on. In the last year there have been two applications and we are currently waiting for an Appeal to be heard. Even if the Appeal is dismissed, the owner does have an approved application 'in his pocket' already so eventually this site will be developed.

#### **Billingford, Elstree Hill**

It is a great shame that over the last five years or so the very rural nature of the top part of Elstree Hill has been significantly diminished. Unfortunately, this is likely to get worse. The planning application for three houses close to the highway in Elstree Hill was granted having been reduced from four houses (which would have been even worse.) We remain vigilant regarding this application as it has yet to be determined what the actual materials will be. It is still possible that with the correct choice of materials, three attractive properties could be built.

#### **2 Warren Avenue**

The proposed development at this site wins the gold medal for the least popular planning proposal we have ever seen, judging by the number of objections. It was proposed to demolish this characterful property and replace it with an extremely inappropriate Identikit glass cube block of flats. Fortunately, this application was dismissed forcefully by LBB and subsequently, a second proposal was put forward which was better in design terms but still far too large and inappropriate. This too was refused by Bromley. At the current time we wait to see what the owner does next.

#### **Goan Playing Fields**

A fascinating development during the year saw this land sold to a company with a large number of far east investors, apparently. We believe they purchased shares in the company with the hope of 'making a killing' getting planning permission on this land. However, we think it is more likely that they spent £23M on a white elephant. It is unlikely that planning permission would be forthcoming because the site is Metropolitan Open Land (MOL) and on a flood plain. I would mention, however, Company House records seem to indicate that ownership has now been consolidated principally in the hands of one individual.

With regard to the well-used footpath across the field, this is in fact misaligned. However, we have asked Lewisham, and they seem amenable, that the current alignment be formally and legally recognized, as current alignment is preferable.

#### **The Chalet, Kirkstone Way**

During the year, the owner's Appeal was dismissed. At the time of writing, we do not know what is intended for what is becoming an increasingly scruffy and unpleasant eyesore.

#### **61 The Avenue**

This development is now more or less completed and sold. The way they have made blocks of flats look like large houses is attractive and overall, the development is a success, I think. The

appearance would have been even better but Covid restrictions made getting the preferred (and posher) tiling impossible to obtain.

At the current time, LBB is investigating whether part of the grassed area abutting the carriageway has been reinstated as intended. This grassed area in fact belongs to the owner of the road which is not the same as the owner of the freehold of 61 The Avenue. Indeed, it is believed LBB are investigating whether this grassed area should be an area available for vehicles to drive over.

## **2 Bromley Avenue**

At the time of writing, LBB have still to determine whether this unpopular proposal for a very large block of flats will be permitted. Our concern is that it is too big for the street scene and provides poor quality accommodation.

## **79 Coniston Road**

This was an unusual planning application in that it was less to do with the physical development of the property but rather about its occupancy. It was proposed to create a large HMO but the council turned it down for various reasons much to the relief of residents living nearby. As an interesting aside, the application drew attention to the property and LBB are now investigating whether there have been breaches of planning regulations with regard to an outbuilding, the creation of a dormer window and the construction of the driveway.

## **37 - 45 Oaklands Road**

This proposal would have seen a very large intrusion into the 'leafy' area next to the A21 Bromley Hill. It turns out that there is an agreement between TFL and the landowner that TFL might use this piece of land to widen the highway if necessary and this completely precludes any new building. We are pleased that it has been refused permission.

## **Shortlands Village Conservation Area**

During the year, LBB confirmed the creation of the Shortlands Village Conservation Area. This will lend an additional level of protection to the historic fabric of the area. It does not stop development but does require owners to get planning permission more often than would otherwise be the case. If in doubt please check whether you need permission.

## **Shortlands Station**

Network Rail are very keen to enable 'access for everyone' at their stations. A few years ago, they obtained planning permission for relatively unobtrusive lifts at the station. Unfortunately, these have proved completely impractical to build. The proposed alternative solution is to build three very prominent five storey high towers. The initial design was for basic boxes – which appeared to be the simplest shape available in the computer assisted design software. We objected to the appearance and we are promised an improved design. In any event because the station is now in a Conservation Area it is necessary that any design should 'protect or enhance' the appearance of the Area.

## **Enforcement**

LBB has been very active regarding enforcing planning regulations. Most visibly has been the removal of unauthorised Amazon Lockers at the Station.



We wait to see whether retrospective planning permission will be granted in respect of decking in Farnaby Road – if not it is likely the decking will have to be removed.

During the year, we also complained that LBB itself was not looking after properly its own Grade II building, namely the old Bishop's Palace, and hadn't been doing so for a number of years. When our complaint was escalated to the Development Control Committee, the problem was resolved immediately!

### **Bromley Town Centre**

Two very significant developments have been in the air this year. A 16 Storey tower at 70 High Street (the old Maplins site) is currently at appeal and we await the outcome. Separately, the massive development at the Churchill Quarter (next to the Central Library) still grinds forward - we expect to see an application for a very unpopular and very large group of tower blocks unless the council can be persuaded to rewrite their specification for the site.

## **4. Community Projects and Tree Officer's Report**

Monica Wiltshire

Our Tree Friends activities this year have all started with a coffee and social catch up at Ravensbourne station. We started the year with a hot-spot litter picking session parallel to the unmade-up part of Ravensbourne Avenue in Beckenham Place Park. 5 of us collected 10 bags of litter. This was followed by a street litter picking session and subsequent session tidying the tree pits and street trees in 3 roads and the Triangle on the corner of Ravensbourne Avenue and Downs Hill.

Following a specific request from a member to clear the brambles, holly and ivy on the Beckenham Place Park fence in Crab Hill we have met 5 times to achieve this, including the unmade part of Ravensbourne Avenue and the station side of Crab Hill. The result has been both satisfying and rewarding. With growth halfway across the pavement in some parts it was clearly a hazard to children in buggies and people in mobility scooters, not to mention reducing walking space. We have had 3 new members join the group with a total of 12 tree friends at the session on 18<sup>th</sup> January. More high-viz jackets have been ordered due to demand.

Two planning applications that we objected to this year have been refused. We also obtained an apology from an insurance company regarding an application to fell a tree wrongly implicated in a subsidence claim.

After 8 years I will be standing down from the planning role as tree officer. This will now be carried out along with building planning issues and I will continue with street friends activities – these will include litter picking, tree pits, fence clearing and basal pruning.

## 5. Beckenham Place Park Representative's Report

Liz Logan

### Park Redevelopment

The park has been a success for the community during lockdown and still events for all ages continued outside – regulations permitting.

It won a green flag award 2020 and came top in “*Good Parks for London 2021*” report, across the 32 boroughs. And now it is in the planning application stage for the East side of the park with the Mayor of London and the Environment Agency footing some of the bill and remainder of funding come from Lewisham Council.

The major plan is to prevent flooding in Lewisham and the residential part of the east side from the River Ravensbourne, so water will be collected in a storage area called Attenuation Pond – and some contours in the landscapes i.e. small mounds – will collect the run-off from this.

New additions will be: a café to replace the existing changing rooms; an upgrade and widening of the footpaths; a new bridge over the river; new playground equipment and gym; and promotion of biodiversity with meadow planting for insects, and a nature pond with a platform (similar to the one at Stumps hill).





## Community activities, volunteers and events

Volunteers of all ages have helped with park runs, litter-picking and the Community Garden and beehives totalling 4900 hours or 700 working days. Vegetables have been grown in the Community Garden - mostly onions, potatoes, tomatoes and courgettes - and these were then donated to Downham Gleaning Pantry for struggling families.

A Community Day in the summer had the services of Dr. Bike, who repaired some 40 bikes, and other events such as Nordic walks and story-telling walks for children, and free paddle-boarding sessions for locals.

Activities for schools run by the Field Studies Council have added to conservation projects such as the butterfly project, bat walks and birdwatching. It has been reported that the hobby bird has nested and enjoys dragonflies and insects from the pond and lake.

A photography competition outside showing human activities was arranged and of 165 entries some of the results were shown last month and a filmmaker is making a film about the park from Renegade Productions to be edited soon.





There were outdoor activities in May and the dog and flower show was a success with some 850 people in attendance.

In August, an outside cinema showing “*Grease*” and in September music festival weekends were held. These were arranged by Krankbrother Ltd and many nearby residents complained of noise. There were hotlines set up for complaints and in November the owners of the festival conducted a zoom meeting to address complaints. They have an undertaking now to position speakers away from Beckenham homes and check decibel levels. Toilets and rubbish to be cleared and signage need more attention for the next event. [Beckenham Place Park Events \(krankbrotherbppevents.com\)](http://krankbrotherbppevents.com).

More festivals will be arranged in September 2022 and leaflets have been dropped to Ravensbourne-Beckenham-Downham area residents. Details of these events can be found at [community@krankbrotherbppevents.com](mailto:community@krankbrotherbppevents.com). As was the case last year, residents can enter a ballot for free tickets. The application deadline is 15<sup>th</sup> July – please see [community@krankbrotherbppevents.com](mailto:community@krankbrotherbppevents.com)

Vintage – So Last Century and Food Festival stallholders are regular events outside the Mansion house and a Funfair arranged over half-term holidays. There are activities for children this half-term check events on website [www.beckenhamplacepark.com](http://www.beckenhamplacepark.com) and sign up for

## **Mansion House and Homestead**

Inside the Mansion house various classes from yoga to Pilates and meditation and fitness are regularly held.

Rooms and studios are for hire and the Artists had a weekend event selling their work



Many weddings and receptions have taken place with catering and music concerts.

A regular church service on Sunday has been set up since September called Grace Church.

The Homestead café is a good meeting place and, in the summer, an extra coffee van is parked in the grounds. <http://www.thehomesteadcafe.co.uk>

A variety of films were shown in the summer for *Sunset Screenings* in the Courtyard and classical music concerts were held in July

## Car parking

Prices are still a contentious issue and extra spaces on the lawns and trucks for festivals and funfairs cause the ground to muddy. This happened last year and Glendale contractors worked in October and November to re-seed and re-turf certain areas.

General information about the park, planning activities and event schedules can be found at one of the following weblinks:

- <http://www.beckenhamplaceparkfriends.org.uk/>
- <http://www.beckenhamplacepark.co.uk/>
- <https://www.beckenhamplace.org/>
- <https://www.lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park/Pages/default.aspx>
- <https://www.lewisham.gov.uk/inmyarea/regeneration/improvements-to-parks/BeckenhamPlacePark/Pages/default.aspx>
- <https://www.ravensbournevalley.org/beckenham-place-park.php>
- <http://beckenhamplaceparkfriends.org.uk/>

## **6. Roads and Transport Officer's Report**

Nicholas Ansdell-Evans

Cllr Tickner has responded to an email from the residents of Crab Hill regarding speeding.

He has asked Angus Culverwell, the Council's Assistant Director for Traffic and Parking, to advise when a review of the parking bays and usage in Crab Hill is due to be completed. He urges residents to contact the police directly about speed enforcement. He advises that residents can participate with the police in operations to monitor speeds using hand-held cameras.

The experimental contra-flow cycle lane between the junctions with Westgate Rd and Downs Bridge Rd will be removed. This will mean the whole of Albemarle Road will return to two-way traffic.

Bromley Council's Assistant Director for Traffic and Parking has notified us that the traffic engineering team will be starting their assessment of parking in Ravensbourne Avenue and Crab Hill in April.

## 7. Membership Secretary's Report

Linda Müller

After many years of aiming at the 500 members mark, it is very pleasing to note that membership numbers have now reached 504, an increase of 30 over last year's report. Well done to all concerned and warm greetings to all new members. We are always delighted to welcome newcomers so please pass on the good news about RVR to friends and neighbours.

After many months of difficult Covid circumstances, our Road Representatives were finally given the go ahead to deliver the yearly 'Round Up' Newsletter and collect subs in person last Autumn. Personal contact is so meaningful in these times of isolation.

Regarding subscriptions, we note only a 76 % payment success. As we are today able to accept payment in cash or online, it will probably take a while for members and road reps to adjust to the new system.

A third Road Rep area has been split into 2 Rounds meaning we have now divisions in Farnaby Road, Ravensbourne Avenue and newly, Madeira Avenue. These 3 roads account for 40 % of our members and happily we now have 2 road reps for each. If any member would like to combine walking/ fresh air/ meeting neighbours on just a few occasions each year, we thoroughly recommend taking on a Road Representative role and would love to hear from you.

As always, a very big thank you to our wonderful road reps for their time and efforts.

### **Road Representatives**

Bracken Hill Lane and Close / Highland Rd.  
Bromley Ave./ Grasmere Rd./ Park Hill Road  
Calmont Rd./ Ashgrove Rd./ Belgravia Gardens  
Coniston Rd. / Ullswater Close  
Crab Hill / Downs Hill  
Elstree Hill / Erin Close / Hillbrow Rd.  
Farnaby Road (1- 81)  
Farnaby Road (82-194)  
Madeira Avenue (evens)  
Madeira Avenue (odds)  
Oaklands Rd./ Spencer Rd./Hawkshead Close/  
Lullington Garth  
Ravensbourne Ave. (evens)  
Ravensbourne Ave. (odds)  
Ravensmead Road  
Warren Avenue

Linda Müller  
Jane Willcocks  
Rita Smith  
Sandra West  
Wendy Watmore  
Mick Pinson  
Jaki Moody  
Cathy Davies  
Judy Adcock  
Anne Lancaster

David Page  
Monica Wiltshire  
David MacKenzie  
Pete Saunders  
Clive Lees

**If you wish to contact your road representative, please email the RVR Secretary at [secretary.rvr@outlook.com](mailto:secretary.rvr@outlook.com) or write to: RVR, 35 Downs Hill Beckenham BR3 5ET**



**MEMBERSHIP SUMMARY by YEAR**

	<b><u>2001</u></b>		<b><u>2010</u></b>		<b><u>2015</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>
1. Bracken Hill/Highland Rd			21		26	26	32	32	31	34
2. Bromley Ave/Grasmere Rd	43		31		36	32	32	33	34	36
3. Calmont Road/Ashgrove	21		22		26	24	24	25	26	27
4. Coniston Road / Ullswater	26		23		29	29	25	23	23	26
5. Downs Hill / Crab Hill	58		64		71	68	72	72	71	73
6. Elstree Hill / Hillbrow	13		16		22	25	20	20	15	20
7. Farnaby Road 1-81	39		30		24	24	25	25	25	28
8. Farnaby Road 82 +	19		23		28	24	21	21	26	29
9. Madeira Avenue/evens	34		93		89	90	89	92	88	52
10. Oaklands/Spencer	27		24		30	27	27	30	25	27
11. Ravensb.Ave/evens	35		39		42	39	42	43	46	48
12. Ravensb. Ave/odds	25		27		20	20	18	19	17	17
13. Ravensmead Road	33		27		24	24	25	24	21	28
14. Warren Avenue	20		24		26	25	24	25	26	27
15. Madeira Avenue/odds										32
<b><u>TOTAL</u></b>	<b>393</b>		<b>464</b>		<b>493</b>	<b>477</b>	<b>476</b>	<b>484</b>	<b>474</b>	<b>504</b>