

MINUTES OF RVR MEMBERS' MEETING

Thursday 3rd March 2022 (online via Zoom)



In attendance:

Clive Lees	Wendy Watmore
Dave Wiltshire	Cllr Tickner
Monica Wiltshire	Nicholas Ansdell-Evans
Euan McMaster	Brigitta Ansdell-Evans
Leslie Tucker	Jacqueline St. Quinton
Judy Adcock	Peter Saunders
Carole Mullord	Dolores Ealey
John Ealey	Susie Wells
David Mackenzie	Andrew Storey
Emma Fagg	Richard Fagg
Paul Osborne	Andrew Lancaster
Helen Storey	Liz Logan
Gonul Hussein	Richard Hodgkiss
Linda Harvey-Shipp	

The information in this document reflects the items discussed at the AGM as well as some of the information contained in the RVR Officers' reports produced earlier this year. The RVR Officers' reports can be found [here](#)

1	Apologies, acceptance of apologies, absence of Officers
	Apologies for absence received from Linda Müller, Beatrice Osborn
2	Approval of minutes of last meeting and discussion of matters arising
	The minutes were approved and there were no matters arising from these.
3	Finances
	<p>The Treasurer presented the finance report for year ending 31st Dec 2021. The 2021 accounts were audited and passed by Mr Alan Williams.</p> <p>There was an overall surplus for the year of £1371 and the General Reserve was thereby increased to £11065 – a healthy state. The Society is committed to seek opportunities to spend much of this reserve to support local projects and charities. At present, there is no requirement to increase our income. It is therefore recommended 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.</p>
a)	Appointment of New Chair Peter Saunders was proposed and seconded for this post: he has now been appointed with immediate effect.
4	Community Projects/Issues
a)	Update on community activities
	<p>Tree Friends: Although Monica Wiltshire is relinquishing tree-planning tasks, she will continue to deal with tree friends activities such as litter picking, tree pits, fence clearing and basal pruning.</p> <ul style="list-style-type: none"> The group has 3 new recruits and the work party on 18th January totalled 12 volunteers. The impressive effort by the RVR tree friends to clear undesirable vegetation (brambles, ivy etc) from the BPP fence at Crab Hill has continued. There was a street litter picking session and a session to tidy the tree pits and street trees in 3 roads and the Triangle on the corner of Ravensbourne Avenue and Downs Hill.
c)	Beckenham Place Park & Mansion House/Homestead
	<p>The BPP continues to hold community activities and events. Among these were park runs, litter-picking, the growing of vegetables by the community.</p> <ul style="list-style-type: none"> Produce from the Community Garden was donated to the Downham Gleaning Pantry to assist struggling families.

	<ul style="list-style-type: none"> • Activities run by the Field Studies Council have added to conservation endeavours such as the butterfly project, bat walks and birdwatching. • The results of a photography competition were shown in January and a film about the park by Renegade Productions is currently in progress. • Krankbrother Events organised an open-air film-showing of 'Grease' last August, and in September they ran music festivals. Complaints about noise, litter and toilet facilities by residents were raised and noted by Krankbrother Events. For future events, they have undertaken to better position speakers and check noise levels. They have also undertaken to attend to the clearing of rubbish, cleaning of toilets and improving signage. • The Mansion House hosts fitness, yoga and Pilates classes regularly. Additionally, music concerts and weddings receptions can be held. • A regular Sunday church service – Grace Church - was set up last September. • The Homestead café continues to be a good meeting place. • Car parking is now restricted to designated areas - the grass verges are now protected by bollards.
5	RVR – local issues
	<p>Constituency Boundary: Boundaries will change in the May 2022 Local Elections – as shown in the presentation shown during the AGM.</p> <p>Ravensbourne Station: The station had a number of upgrades in the year: benches, signage, flowers and an attractive wall mural.</p> <p>River clearing: After striving for 2 years, the river at Farnaby Rd was finally dredged with 45 tons of silt being removed.</p>
6	Planning Issues Below is a summary of Clive Lees' PowerPoint presentation shown at the AGM.
a)	Bromley applications
	<p>2A Downs Hill: The demolition of the car port was successfully enforced. However, there may be further action taken regarding the illegal felling of trees.</p> <p>2 Bromley Avenue: 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.</p> <p>37-45 Oaklands Road: A proposal to develop this area has been refused permission as TFL may require the land to widen the highway, if necessary,</p> <p>8 Madeira Avenue: LBB records show that the current owner first tried to get planning permission 19 years ago and the issues continue. In the last year there have been two applications and we are currently waiting for an Appeal to be heard. However, even if the appeal succeeds, it is likely that this site will be developed as the owner already has an approved application.</p> <p>Billingford: This application has been agreed for this sensitive site for the construction of three houses (instead of the four houses in the original application) close to the highway in Elstree Hill.</p> <p>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, a successful development.</p> <p>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.</p> <p>Goan Playing Field: The company which holds this land sold it to many Far East investors who may not appreciate that development might be extremely unlikely given the metropolitan open land status of the land and the fact that it is on the flood plain. The well-used footpath across the field is misaligned. We have requested of Lewisham, and they seem amenable, that the current alignment be formally and legally recognized, as current alignment is preferable.</p> <p>Garages behind 150 Farnaby Road: some clearing of the site has been carried out, but more work is required. 4 garages are still blocked. Two people own the whole site and rent out the garages. The garage occupiers are not at fault - it is the owners who a) allow access to fly tippers, and b) do not clear up after any such fly tipping. It is not clear when the owners will complete this work.</p> <p>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.</p> <p>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. An improved design was promised. However, because the station is</p>

	<p>now in a Conservation Area it is necessary that any design should 'protect or enhance' the appearance of the Area.</p> <p>LBB Regulations enforcement: The Council has been very active regarding the enforcing of planning regulations. Most visibly has been the removal of unauthorised Amazon Lockers at Ravensbourne Station.</p> <p>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.</p> <p>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. When our complaint was escalated to the Development Control Committee, the problem was resolved immediately.</p> <p>Bromley Town Centre: Two very significant developments have been in the air this year: (1) A 16 Storey tower at 70 High Street (the old Maplins site) is currently at appeal and we await the outcome. (2) Regarding the massive development at the Churchill Quarter (next to the Central Library) - 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.</p>
b)	Lewisham applications
	<p>79 Coniston Road: Planned conversion to an HMO for up to 16 residents where people have their own bedrooms but share toilets and kitchens. The Council turned it down for various reasons. Interestingly, the application drew attention to the property and LBB are now investigating whether there have been breaches of planning regulations regarding an outbuilding, the creation of a dormer window and the construction of the driveway.</p>
c)	Tree-related applications
	The assessment of tree-related planning applications will be carried out by the RVR Planning Officer.
7	Transport Issues
a)	Albemarle Road traffic scheme update
	The experimental contra-flow lane between Westgate Rd and Downs Bridge Rd will be removed. Therefore, the whole of Albermarle Road will return to two-way traffic.
b)	Speed monitoring
	In response to the concerns of Crab Hill residents, Cllr Tickner has asked the Council's Assistant Director of Traffic and Parking to advise when a review of the parking bays and usage in Crab Hill is due to be completed. Cllr Tickner urges residents to contact the police directly about speed enforcement. He also advises that residents can participate with police in operations to monitor speeds using hand-held cameras.
8	Any Other Business
	<p>Archiving of RVR newsletters: The RVR Editor (Euan McMaster) flagged that he has all copies of RVR newsletters produced over the years. Euan has already scanned a large number of these but there remains some 10 years' worth of newsletters to do. This scanning effort will probably require 2 days to complete. He invited nominations from the AGM attendees for a student who might wish to earn some pocket-money.</p> <p>Non-political items of interest:</p> <ul style="list-style-type: none"> • Cllr Tickner reported that at the last LBB AGM the next Mayor of Bromley has been nominated as Cllr Hannah Grey. Cllr Grey is a West Wickham councillor. She had been elected as Mayor previously but, due to pandemic restrictions, was unable to achieve the aims of the role - she has therefore been put forward again for next year to enable her to pursue the charitable aims of the office. • LBB Council (not the whole borough) had aimed to be carbon-neutral by 2029 but due to good progress on this, the LBB AGM decided to bring forward this deadline to 2027. Towards achieving this deadline 5,000 street trees will be planted. To date 1,000 have been planted. RVR members are urged to inform councillors of any empty tree pits or areas on the public highway that need a new (or replacement) tree. Although the planting of trees may not be immediate, the Council need information to plan this endeavour. • Tree planting is a means of off-setting carbon. However, the Council aims to be carbon-zero – e.g., using electric vehicles for refuse collection, and replacing heating systems in Council buildings. The Council website contains information regarding the Council's carbon-reduction plan and evidence of progress. • Monica Wiltshire recounted the hard work carried out by Clive Lees during his 8-year chairmanship of the RVR. AGM attendees were happy to express their appreciation to Clive Lees. Clive was very pleased to receive the gifts presented to him on behalf of the membership.
9	Next meeting – 12th May 2022 – at the Bromley Court Hotel,

The meeting closed at 9:15pm