

RVPS ANNUAL GENERAL MEETING

**Thursday 7th March 2019
8pm Bromley Court Hotel**

Reports

Working with the community

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

1. Chairman's report

Clive Lees

First, I would like to thank all the elected officers, the appointed officers and a small army of road representatives who together are the backbone of the society and make it all work. One particular change to note this year has been that Andrew Storey has stepped down from looking after Roads and Transport after a number of years and I'd like to thank him for his dedication. His place has been ably filled by Markku Syvaniemi – my thanks to him too.

In my report last year, I noted that I hoped to have an update soon on the situation regarding the parking in Crab Hill. I could almost repeat the paragraph this year so slow has the council had been in addressing this issue, but we are finally beginning to make progress. Parking fees will be reduced by 50% soon which will hopefully result in more parking in Crab Hill which will both slow down traffic in Crab Hill and mean less parking in other unsuitable roads such as Ravensmead Road. We continue to seek other improvements such as passing places in Ravensbourne Avenue.

Recently, we have recruited a good number of Snow Friends who have volunteered to clear pavements of snow to make it easier for residents to move around. However, we have several miles of pavements in our area so more volunteers would always be welcome. Salt and shovels are supplied for free and, as you will see from the lack of snow this year, it isn't exactly an onerous task! But do please volunteer to be on standby in case it does snow.

There are two things to mention, again, at the AGM. The first is that our constitution requires me to step down as Chair having filled the post for the last five years in order to allow for a proper election (In years 1-4, in the absence of any other candidate, the current post holder is simply 'rolled over' for a further year, if they wish). However, as allowed by the constitution, I have advised the Secretary that I will stand for election for the post of Chair for a further year – and of course, any member can also put their name forward for this and any other elected post.

Many of you will be aware of discussions regarding the possibility of changing the name of the Society. There will be a vote on whether to change the name of the Society to 'Ravensbourne Valley Residents' – do please take note if this is important to you.

2. TREASURER'S REPORT

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST DECEMBER 2018

	2018	2017
INCOME	£	£
Members' subscriptions	2366.00	2335.00
Other donations	60.00	0.00
Interest from bank accounts	38.27	48.51
TOTAL	<u>2464.27</u>	<u>2383.51</u>
 EXPENDITURE		
Photocopying	381.00	313.00
Office supplies	3.25	45.11
Postage	8.04	0.00
Telephone/internet costs	61.40	0.00
Refreshments	275.00	369.95
AGM	110.00	147.50
Insurance	151.84	142.00
Community Projects	127.77	100.00
Donations	0.00	100.00
Miscellaneous	75.95	183.54
TOTAL	<u>1194.25</u>	<u>1401.10</u>
 SURPLUS	 1270.02	 982.41

BALANCE SHEET

As at 31st December 2018

	2018	2017
GENERAL RESERVE	£	£
Balance at 1 st January	11170	10188
Surplus for year	1270	982
Balance at 31 st December	<u>12440</u>	<u>11170</u>

ASSETS

Cash at National Savings & Investment Account	5160	8122
Santander Current Account	6449	2056
Cash in hand	831	992
	<u>12440</u>	<u>11170</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 Surplus for the Society's financial year ending 31st December 2018 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 31st December 2018

There was an overall surplus for the year of £1270 and the General Reserve was thereby increased to £12440.

On the receipts side:

Subscriptions received for the year are very much in line with those received in 2017

- Interest from National Savings and Investment Account was reduced to £38.00 for the year and was automatically added to that account

On the expenditure side:

There has been a minor decrease in expenditure as compared to 2017

- RVPS still has a £3000 liability for phase 2 of the tree project
- RVPS made a total of £128 Community Project payments towards the cost of plants for Elstree Hill, compost for planting tree pits, and daffodil bulbs for Downs Hill and Ravensbourne Avenue `Triangle`
- Gifts totalling £76 were made to Leslie Tucker and Beatrice Osborn in recognition of services to RVPS and to St Dunstan's College musicians for their performance at the AGM

£3000 was transferred from the National Savings and Investment Account to our Santander bank account to pay the outstanding tree project payment.

£600 has been transferred from petty cash to Santander bank account.

The 2018 accounts have been audited and passed by Mr Alan Williams.

At £12440, the General Reserve remains in a very healthy state, noting we do have a liability to the London Borough of Bromley. 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

Paul Osborne

There have been a number of significant planning applications/decisions: -

- 14 Highland Road – all enforcement conditions relating to parking, refuse storage and privacy screens have been fulfilled and the Breach Notice closed.
- 61 The Avenue – the appeal against the refusal of planning permission for the demolition of the existing dwelling and erection of 2 two storey buildings was allowed with conditions for landscaping and installation of obscure windows. A further application has been made and approved for accommodation in the roof space.
- Flat 39 20 Blyth Road – the appeal was allowed against the refusal of the application for the change of use of ground and first floor from sports hall to residential, incorporating the existing residential unit in the roof space to form a single four-bedroom dwelling, new vehicular access on to Bracken Hill Lane and associated replacement fencing. On the other hand, the appeal was dismissed against the issue of an enforcement notice for the unauthorised erection of an over height fence, enclosure, hardstanding and unauthorised access.
- 13 Calmont Road (Ambleside) – another application for the construction of a single storey building on land at the rear of the property to provide a children's nursery was refused.
- 2 Ullswater Road – the application for a two-storey side extension was refused. A subsequent application for a single storey side extension was submitted and approved which also addressed the enforcement actions relating to the erection of a boundary fence and unauthorised tree works.
- 9 Bracken Hill Lane - the application for the erection of a two-storey two-bedroom dwelling house on adjacent land close to Karen Court and Blyth Road has been permitted.
- Bromley Court Hotel - the appeal against the refusal of the application to allow the driving test centre to remain until 31 March 2019 has been allowed.
- 24 Downs Hill – an appeal was allowed to permit the demolition of the host dwelling and erection of a new detached house. A number of subsequent planning applications relating to conditions and amendments have been submitted and approved.
- 50 Ashgrove Road - the application for the demolition of the building and the construction of 2 two-bedroom maisonettes and 2 four-bedroom houses was allowed on appeal.
- 1 Ethelbert Close - this application, on behalf of Countryside, is within one of the town centre development zones from the draft Masterplan identified as Site 10 (formerly known as Opportunity Site G). The proposal provides for the demolition of 1-40 Ethelbert Close, 2 Ethelbert Road, 102-108 High Street and miscellaneous buildings to the north of Ethelbert Close and the redevelopment of the site to a maximum height of 14 storeys to provide a mixed use scheme including 407 residential units. The decision on this application will be made by Council later this year.
- 94 Ravensbourne Avenue – the appeal against the refusal of the application for the construction of a replacement garage adjacent to the property was dismissed.

- 5 Madeira Avenue – following the refusal for permission for a two storey side extension and roof conversions, a subsequent planning application for a part first floor/part two storey side extension, loft conversion with rear dormer, associated decking/steps to rear, and detached garage to side has also been refused.
- The Royal Bell, 175 High Street – the application for the demolition of the former stable block and external steps, conversion and refurbishment of the former public house including an extension of a 9 storey building plus a basement to provide a 50-bed hotel with a gym, swimming pool and formation of a new entrance with an associated access to the rear from Walters Yard has been granted consent but the final decision notice (including any planning conditions) has not been published.
- 10 Highland Road - the application for the demolition of garages to the rear of the property and the erection of a single three-bedroom house has been permitted.
- 87 Beckenham Lane – the application for the demolition of the existing retail and residential building and the construction of a four storey building comprising a ground and basement retail unit and six upper floor residential flats (3 x two bedroom and 3 x one bedroom) has been refused.
- 48 Farnaby Road - following the refusal of a previous application, a new planning application was refused for the erection of a detached two bedroom dwelling facing Madeira Avenue on land formerly the rear garden of 48 Farnaby Road.
- 46 Ravensbourne Avenue - the application for the erection of a swimming pool/gym and 3 outbuildings (comprising storage container, storage shed and greenhouse) in the rear garden has been withdrawn. There is still planning enforcement pending for the over height building works on the pool/gym buildings.
- The Homestead Beckenham Place Park - a planning application for listed building consent for internal and external refurbishment, repair and reinstatement works to the terrace of three cottages on the north side of the courtyard at The Homestead has been granted.
- “Trees”, Coniston Road – an appeal has been lodged against the refusal of planning permission for the demolition of existing dwelling and detached garage and erection of a three storey terrace of 5 dwellings (2 x 4 bedrooms and 3 x 3 bedrooms) with associated car parking, landscaping, cycle and refuse storage.

Members should be aware that the Bromley Local Plan, which has been under consultation for a number of years, was officially adopted on 16 January 2019. The Local Plan sets out the vision and objectives for the borough to the 2030s and the strategic and more detailed policies used in determining local planning applications together with a policies map and specific site proposals. The plan is available from the Council website.

4. Roads and Transport Report

Markku Syvaniemi

Speeding.

Many residents have great concerns about speeding cars driving through residential streets in great numbers. I have joined The Metropolitan Police Road Watch last summer in order to understand the bigger picture of this problem and how to solve it. The speed checking takes place every week somewhere in LBB area, there are over 100 places on the target list. Ravensbourne Avenue, Farnaby Road, Crab Hill have now been added to the list.

Parking near Ravensbourne Station Area.

The discussions with LBB about how to improve the pay-by-mobile parking scheme have resulted in a site meeting with the council and we are hopeful of some positive improvements soon.

High Trucks and HGVs.

LBB is aware of the inadequate signage and routing of HGVs and trucks from Shortlands Station. These vehicles should be diverted away from Beckenham Lane to the A21 London Road in order to go to Beckenham via Downham. Clear signage is required, and this should be in place this summer.

Shortlands Station.

The future plans for reducing congestion and improvements for pedestrians and cyclists at the Shortlands Station junction are now being finalized. Information can be found at:

<https://share.sustrans.org.uk/share/Handlers/AnonymousDownload.ashx?folder=6060d431>

Ravensbourne Station Area Traffic Concerns.

The growing safety concerns of residents provides an opportunity to remove rat running, promote safe speeds, plan good quality cycling and walking routes for local trips to the station and Beckenham Place Park. Transport has a key role in this neighbourhood, delivering a successful, sustainable and safe environment. Proposals to improve parking and other transport issues in the vicinity of Ravensbourne Station have been delivered to LBB for their consideration. We hope to hear from them this spring.

5. Community Projects and Tree Officer's Report

Monica Wiltshire

Monica and Clive met with Hugh Chapman, the new Arboricultural Manager in Bromley Council on 31st January 2019 to hand over the final payment of £3,000 for the two community tree projects run by RVPS and the London Borough of Bromley (LBB) in 2014/15 and 2015/16. The result of which is 46 new street trees in Farnaby Road, Ravensbourne Avenue, Warren Avenue and Downs Hill. We look forward to continuing our good relationship with the Tree Team and the RVPS Tree Friends acting as the 'eyes on the street' reporting tree problems and issues. Hugh mentioned that the new contractors, Glendale, starting in April this year are keen to engage with residents' associations.

RVPS Tree Friends have met three times this year as a group to plant 24 tree pits in Farnaby Road and Madeira Avenue and carry out further tidying and planting daffodils in the 'triangle' area on the corner of Downs Hill and Ravensbourne Avenue. Building on our experiences and with advice from the Tree Team LBB we plan to plant a few feature tree pits and initiate an Adopt a Tree Pit scheme. We have begun the feature tree pits with two in Crab Hill and one in Farnaby Road and the next Tree Friends group work will be to tidy the tree pits in Farnaby Road, Warren Avenue and Madeira Avenue, and carry out a mailshot of Adopting a Tree Pit guidelines to all residents in these roads. It is hoped that these ideas will spread across the RVPS area.

Another community project planned for 2019 is for RVPS to provide nets for recycling bins in an effort to reduce the street litter on bin collection days. We plan to start this with a trial of 20 households across the RVPS area, monitor its success and proceed accordingly.

There have been no significant tree planning applications and we continue to monitor and comment on applications as appropriate. This year there have been quite a few planning applications to do with re-landscaping front gardens which will enhance the street scene. It is worthy to note that a Beckenham resident who felled three protected trees was prosecuted at Croydon Crown Court and ordered to pay total fines and costs of over £15,000.

6. Beckenham Place Park Representative's Report

Euan McMaster

For the last year Liz Logan and I have been your representatives for matters relating to Beckenham Place Park (BPP) regeneration project. Liz Logan and Val Crowdy have attended several of the forum meetings organised by Lewisham Council and have sent me the minutes. I have made a precis of those and have added further information gleaned from various planning applications, from Lewisham Council's website and from the website of the Friends of Beckenham Place Park.

For background information about what changes are taking place in the park, and why, please refer to the report provided to the AGM last year and/or the links provided below.

The report is in two parts: first the works taking place in the park as a result of the successful bid to obtain funds from the Heritage Lottery Fund's Parks for People programme which, in December 2016, awarded £4.9m to redevelop the park: second the expanding programme of events taking place in the park.

Park Redevelopment

During 2018, the following items from the redevelopment plan have been implemented or work has been initiated:

- reinstatement of the lake;
- refurbishment of the gardener's cottage and stable block;
- a new café and environmental education centre set in the historic stable yard;
- a new playground;
- new paths and upgraded entrances;
- a community garden and volunteering base;
- extended and enhanced gardens and orchard;
- new meadow areas;
- an enhanced setting for the Mansion House;
- a new car park;
- improved tree management.

The Beckenham Place Park flood defence scheme has been cancelled. The Environment Agency decided that the scheme had become too expensive to provide good value for money. As the project developed, the flood modelling showed that the flood alleviation may not be as effective as first hoped, and their estimated costs of delivering the scheme increased dramatically. The Environment Agency concluded that the scheme is unaffordable because the cost increase resulted in a significant funding gap.

As the Environment Agency's flood scheme is no longer going ahead, Lewisham Council have begun again in terms of developing designs and securing funding for the east side of the park.

The council are working hard to get funding and engage partners to make the most of this part of Beckenham Place Park for many years to come.

Further information about all of these, and others, can be found at the following links:

<https://www.lewisham.gov.uk/inmyarea/regeneration/improvements-to-parks/BeckenhamPlacePark/Pages/default.aspx>

<http://www.rvpsbromley.org/beckenham-place-park.php>

Park Events Programme

Numerous events have been held in the park, including:

- Festival of Lights – Christmas celebration;
- Sound Walk – a collection of recordings of park sounds and stories submitted by volunteers that have been woven together in a smartphone app that takes one on a tour of places in the park rich with the memories and personal histories of local people;
- Flower Show and Dog Show;
- bale garden beside the sensory garden;
- regular Park Run;
- regular volunteering opportunities;
- access to the Mansion and outbuildings provided as part of the Open House London event.

Some of these were organised by Lewisham Council, others by the Friends of BPP, a long-standing group of volunteers who are concerned with the upkeep and future of the park. A link to their website is provided below.

Repeats of some of these and similar events are planned for 2019. There is also the possibility of various concerts, in relation to which Lewisham Council granted to Lewisham Council Parks' team (GreenScene) a Premises Licence for the supply of alcohol, live and/or recorded music and open-air cinema for up to 5000 persons, 365 days a year (although expected to be no more than 6 events), 11am to 10pm (11pm on Friday and Saturday) in five areas of the park.

Further information about all of these, and others, can be found at the following links:

Lewisham Council website pages about events and facilities in the park:

<https://www.lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park/Pages/default.aspx>

Home page of the Friends of Beckenham Place Park:

<http://www.beckenhamplaceparkfriends.org.uk/>

A new website recently spotted by our webmaster. It is not clear who maintains the website; it appears to consist mainly of links to activities of a commercial nature taking place in the park. It has a link to our own website (although the acronym is spelt wrongly):

<http://www.beckenhamplacepark.co.uk/>

Another new website listing events in and around the Mansion. It appears to be maintained by the same group as the one above:

<https://www.beckenhamplace.org/>

7. Membership Secretary's Report

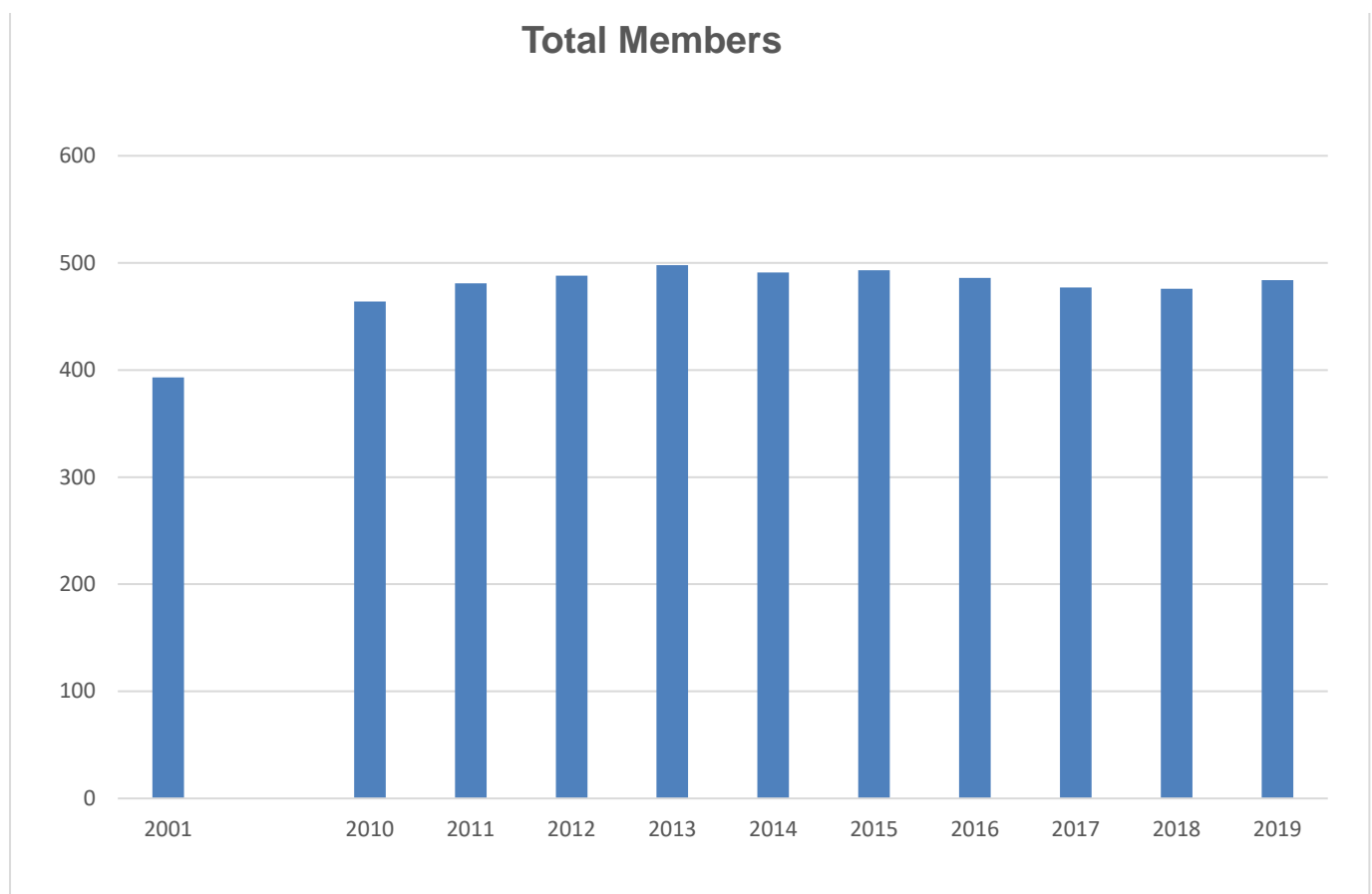
Linda Müller

Membership numbers are slightly up on the last two years but very much in keeping with numbers from the past 10 years. With 484 members and a total household number of roughly 1200, 40 % of the residents in our area are members of the Society. New members come to us by word of mouth via Road Representatives (so please spread the word !), through the yearly roundup newsletter provided to all households, and increasingly via our website.

The number of members happy to receive our Newsletters and other communications by email has reached 328 (70 %) whilst 156 (30 %) still prefer paper copies delivered by hand.

Due to poor health, Val Crowdy was unfortunately unable to take over as road rep for the Bromley Avenue area – we wish her well and hope she'll return to help us in the near future. In the meantime we are delighted that Quinton Schönknecht has become our latest road rep. We wish him lots of success and endurance.

Thanks to the hard work and tenacity of our team, non-payment reached the all time low of 16 members! Sincere thanks to all Road Reps for this amazing result.



MEMBERSHIP SUMMARY by YEAR

	<u>2001</u>		<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1. Bracken H/ Highland <i>Linda Müller</i>			21	24	24	23	23	26	27	26	32	32
2. Bromley A/ Grasmere <i>Quinton Schönknecht</i>	43		31	34	34	37	34	36	34	32	32	33
3. Calmont / Ashgrove <i>Rita Smith</i>	21		22	23	25	26	25	26	25	24	24	25
4. Coniston / Ullswater <i>Sandra West</i>	26		23	26	29	30	29	29	29	29	25	23
5. Downs Hill / Crab Hill <i>Wendy Watmore</i>	58		64	69	70	75	74	71	68	68	72	72
6. Elstree Hill / Hillbrow <i>Mick Pinson</i>	13		16	17	17	19	20	22	25	25	20	20
7. Farnaby Road 1-81 <i>Anna Koffer</i>	39		30	31	31	33	24	24	24	24	25	25
8. Farnaby Road 82 + <i>Kay Shaw</i>	19		23	23	23	21	29	28	27	24	21	21
9. Madeira Avenue <i>Judy Adcock</i>	34		93	93	95	91	90	89	90	90	89	92
10. Oaklands/Spencer <i>David Page</i>	27		24	30	30	31	31	30	28	27	27	30
11. Ravens.Ave/evens <i>Monica Wiltshire</i>	35		39	39	39	41	42	42	41	39	42	43
12. Ravens. Ave/odds <i>Sharon Miles</i>	25		27	23	23	22	20	20	20	20	18	19
13. Ravensmead Road <i>Pete Saunders</i>	33		27	23	22	22	23	24	24	24	25	24
14. Warren Avenue <i>Clive Lees</i>	20		24	26	26	27	27	26	24	25	24	25
<u>TOTAL</u>	393		464	481	488	498	491	493	486	477	476	484