



Preserve the best and improve the rest

RVR ANNUAL GENERAL MEETING

Thursday 5th March 2020, 8pm

The Bromley Court Hotel

REPORTS

- 1 Chairman's Report**
- 2 Community Projects and Tree Officer's Report**
- 3 Treasurer's Report**
- 4 Planning Officer's Report**
- 5 Roads and Traffic 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. I said exactly the same thing last year but it is no less true. I would particularly like to thank Markku Syväniemi who will shortly be stepping down from his role as Roads and Transport Officer on account of returning to his native Finland. Markku has been tireless in pursuing improvements in our area, especially around parking and traffic in the Ravensbourne Station area, and will be much missed by me, his friends and colleagues.

Administrative Changes

During the year, we changed our name to Ravensbourne Valley Residents which led to a number of administrative issues. We changed the name of our website to www.ravensbournevalley.org and took the opportunity to modernise it as it hadn't really changed since it was first created about 10 years ago. We also changed our Twitter account name to @RVResidents and have become much more active users of it. Twitter can be accessed by computer or smart phone and is a simple way of getting all our latest news and indeed, this is our primary way of informing members.

Proposed ward boundary changes

It is likely that a large part of our area will be removed from the Bromley Town Ward to Shortlands Ward at the next Council election. More information on our website.

Planning issues

As ever, there has been a steady flow of planning applications, some of which have had a potential to significantly alter our area. In particular we were very pleased that two applications which were appealed were dismissed by the Planning Inspector. The first was for a house on the rear garden of 48 Farnaby Road which would have had a significant negative effect on the leafy street scene in Madeira Avenue. The second was for the development of a number of houses on the corner of Elstree Hill and Coniston Road which again would have impacted on the leafy street scene. However, at this latter site a further application has been submitted and we await its determination.

On the old Goan Playing Field next to the river, there is speculation that a massive development of 312 flats might be built. However, there are no firm plans of which we are aware at the present time but hopefully, the fact that the site is on the flood plain will mean it will never be built.

We are also watching with concern how the Master Plan for Bromley Town Centre develops. Potentially, this could mean high rise buildings all the way between Bromley library and the railway station and then on top of the railway station itself. This would dramatically alter the skyline and the character of Bromley.

Environment Matters

In response to the very clear climate crisis, we have taken some significant steps to play our part in helping to mitigate the worst of it. We helped fund climate change Hustings for the general election which were very well attended (although notably not by Gareth Bacon who has now been elected as MP for Orpington).

We also helped set up a new organisation provisionally called Bromley Climate Alliance which is intended to be a group of local residents' associations, church groups, guides, scouts and all manner of other local groupings with a view to helping, amongst other things, the whole Borough of Bromley become carbon neutral by 2030. Amongst the simplest ways of doing this is to commit to taking fewer long-distance flights.

Trees

Thanks largely to Monica Wiltshire, we remain very active in looking after the street scene. We have encouraged the planting of flowers in tree pits, watering of new trees to ensure they become established and general care and maintenance of trees.

Traffic and parking

Speeding traffic and parking around Ravensbourne Station has continued to be a significant focus of attention. After years of lobbying, the council have now undertaken a significant review of parking arrangements around the station and we await the outcome. We are not yet reassured that sufficient will be done to moderate traffic speeds in Crab Hill and we will continue to campaign for this.

Fix my street

If you see any problems with our area, do please report them on the excellent website www.fixmystreet.com. RVR has reported around 350 issues in the last year alone!

Social activities

We held two well attended social activities during the year at the Shortlands Tavern – look out for the next one in the summer.

Summary

As usual, we have had a busy year with many different and varied activities, most of which are not even mentioned above. If you're not already a member do please join us and help us to maintain our area so it remains a nice clean and safe place to live.

2. Community Projects and Tree Officer's Report

Monica Wiltshire

Trees Friends activities in the last year were mainly around planting and maintaining tree pits in Crab Hill, Farnaby Road, Warren Avenue, Madeira Avenue and Coniston Road. This will be continued in 2020 and on 3rd March a group of Tree Friends met to tidy tree pits in readiness for planting and enjoyed gathering for soup and rolls afterwards.

We also checked on all the new trees in our area and made sure they were in good condition, especially making sure they were not being supported too tightly. We reviewed *all* the trees in our area, reporting any problems to the Council and requested new trees where appropriate.

A trial project was held to offer nets for recycling boxes to reduce litter on recycling days. In all 300 nets were bought and delivered by 5 RVR members in Farnaby Road, Warren Avenue, Madeira Avenue and Ravensbourne Avenue at subs-collection/roundup newsletter delivery time. An information flyer was handed out with the nets and while they were generally received with enthusiasm, on review their usage has not warranted continuing the project for now.

With the support of Councillor Will Harmer we will be resuming our monthly report of street tree issues to the council. The tree team has expressed a willingness to dedicate more time to working with us in 2020.

We continue to monitor, comment on and liaise with the planning department on tree planning applications that cause concern.

3. TREASURER'S REPORT

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST DECEMBER 2019

	2019	2018
INCOME	£	£
Members' subscriptions	2405.00	2366.00
Other donations	0.00	60.00
Interest from bank accounts	55.89	38.27
TOTAL	<u>2460.89</u>	<u>2464.27</u>
 EXPENDITURE		
Photocopying	564.00	381.00
<ul style="list-style-type: none"> - Annual report - 250 Booklets - 250 A4 Flyers - 250 Leaflets - 2000 Newsletters - 250 Recycling nets flyers 		
Office supplies	21.98	3.25
Postage	0.00	8.04
Telephone/internet costs	57.85	61.40
Refreshments	275.00	275.00
AGM	110.00	110.00
Insurance	151.84	151.84
Community Projects	3484.59	127.77
Donations	0.00	0.00
Miscellaneous	10.00	75.95
TOTAL	<u>4675.26</u>	<u>1194.25</u>
SURPLUS	<u>2214.37</u> (deficit)	1270.02

BALANCE SHEET

As at 31st December 2019

	2019	2018
GENERAL RESERVE	£	£
Balance at 1 st January	12440	11170
Surplus for year	2214 (deficit)	1270
Balance at 31 st December	<u>10226</u>	<u>12440</u>

ASSETS

Cash at National Savings & Investment Account	5216	5160
Santander Current Account	3743	6449
Cash in hand	1267	831
	<u>10226</u>	<u>12440</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 2019 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 2019

There was an overall deficit for the year of £2214 and the General Reserve was thereby decreased to £10226.

On the receipts side:

Subscriptions received for the year are very much in line with those received in 2018 at £2405

- Interest from National Savings and Investment Account was increased to £56.00 for the year and was automatically added to that account

On the expenditure side:

There has been a major increase in expenditure as compared to 2018. RVR donated a total of £3484 to community projects which included:

- £3000 to the London Borough of Bromley for phase 2 of the street tree project
- £76 for tree pit planting in Crab Hill, Farnaby Road, Madeira Avenue and Warren Avenue
- £408 for the recycling box net project in Ravensbourne Avenue, Warren Avenue, Farnaby Road and Madeira Avenue
- Operating costs £1191

Total expenditure for the year: £4675

The 2019 accounts have been audited and passed by Mr Alan Williams.

At £10226, the General Reserve remains in a very healthy state. 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)

4. Planning Officer's Report

Paul Osborne

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

- **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 is still to be determined by Council.
- **5 Madeira Avenue** - permission 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 was allowed at appeal.
- **46 Ravensbourne Avenue** - enforcement action for the over height building works on the pool/gym buildings was closed.
- **Beckenham Place Park and Mansion** - most of the planning applications relating to the park are now complete.
- **9 Farnaby Road** - planning permission for the conversion of a semi-detached house to three self-contained 2-bedroom flats together with a lower ground and ground floor rear extension, front porch extension and lightwell was granted.
- **The Chalet, Kirkstone Way** - the planning application for the demolition of the existing building and erection of two semi-detached houses comprising of three bedrooms was refused.
- **Goan Playing Field** - there was speculative interest from a developer's website for the construction of 312 apartments on the playing fields, but no planning application has been submitted.
- **26 Hillbrow Road** - the planning application for the demolition of the current dwelling and construction of a one storey building and 3 two storey buildings is still to be determined by Council.
- **2a Downs Hill** - an appeal has been lodged for the refusal of planning permission for the retrospective application to retain an external carport.
- **Hillary Mount, Crab Hill** - the application for a part one/two storey rear extension, side and flank dormers together with elevational alterations has been granted.
- **Larchmont, Crab Hill** - the application for an extension of the existing garage, demolition of existing rear extension and construction of new rear extension, two storey side extension and elevational alterations has been granted.
- **1 Blyth Road** - the application for the demolition of existing building and construction of a new three-story apartment building with accommodation within the roof space for 10 no. two bedroom units has been refused.
- **70 High Street** - the application for the demolition of the existing buildings (old Maplin's building at 66-70 High Street) with the construction of a 16-storey mixed use building to provide retail floorspace and 68 residential units is still to be determined by Council.
- **37 Coniston Road** - a retrospective application for planning permission for the construction of an outbuilding and decking area in the rear garden is still to be determined by Council.
- **87 Beckenham Lane** - further planning applications were submitted for this site including the demolition of the existing two storey building and single storey side element and for ground floor extensions to the front, sides and rear to create a larger single retail unit with servicing area, together with new access for the existing first floor flat. Both applications were refused by Council and the developer has now appealed the demolition planning application.

- **48 Farnaby Road** - the planning application for the erection of a detached two-bedroom dwelling facing Madeira Avenue on land formerly the rear garden of 48 Farnaby Road has been dismissed on appeal.
- **17 Ullswater Close** - following the previous refusal of planning permission, a new application has been made for the demolition of the detached garage and erection of a three-storey side extension and subdivision of the plot to form a new 3-bedroom family dwelling with associated parking.
- **“Trees”, Coniston Road** - the appeal for the demolition of existing dwelling and detached garage and erection of a three-storey terrace of 5 dwellings was dismissed. A new application was now been submitted for the demolition of the existing dwelling and detached garage and erection of a three-storey terrace of 4 dwellings (comprising 2 x 3-bedroom and 2 x 4-bedroom houses) with associated car parking, landscaping, cycle and refuse storage.

Members should be aware that there is a proposal undergoing public exhibition from the developers Kitewood Estates Ltd for a mixed-use development at 25 Elmfield Road including office floorspace and circa 66 homes. This site has been subject to two previous proposals of 16 storey and 12 storey schemes which had appeals dismissed by the Planning Inspectorate.

5. Roads and Transport Officer's Report

Markku Syväniemi

Shortlands Friendly Village Development

Our concern is that the wider area of the scheme does not extend northwards of Beckenham Lane while it does extend some way to the south. Any changes to the traffic flows near the Shortlands railway bridge will inevitably have a knock-on effect on surrounding roads. In this regard, we are particularly concerned about: Farnaby Road, Bromley Avenue, Grasmere Avenue, Oaklands Road, Ravensbourne Avenue, Crab Hill and Foxgrove Road. Noise, congestion, parking, speeding traffic and pedestrian safety in these areas may be exacerbated by any changes in Shortlands.

Bromley Parking Consultation

Ravensbourne Avenue and Crab Hill residents were asked to participate in a consultation regarding parking in the Ravensbourne Station area. Their proposal was to slow down speeds by reducing the width of Crab Hill by adding more free parking. We are reasonably happy with the proposals, but we remain concerned about two things:

- 1) There are no pedestrian refuges proposed to help pedestrians cross Crab Hill or Ravensbourne Avenue near Ravensmead Road.
- 2) There are no proposed methods to mitigate the high speeds on Crab Hill which occur when commuter parking does not reduce the width of the road and thus slow traffic.

I am expecting a report from LBB by the end of March.

Metropolitan Police Road Watch

During the last twelve months speed checks have been carried out five times in the RVR area in the following roads: Ravensbourne Avenue, Farnaby Road and Warren Avenue.

High Trucks and HGVs

LBB has promised to consider again the inadequate signage and routing of HGVs and trucks from the low bridge at 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.

6. Beckenham Place Park Representative's Report

Euan McMaster

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 and at the Mansion.

Park Redevelopment

Completed Developments

Most of the applied for developments relating to the park are now complete, or nearly so. They include:

- excavation, landscaping and filling of the lake;
- refurbishment of the Stable Block and Gardener's Cottage and establishment of a new café;
- alterations to and refurbishment of Southend Lodge and the Gatehouse;
- demolition of the old toilet structures;
- extensive landscape works including re-contouring of land, re-surfacing of existing paths and provision of new paths;
- new play and gym equipment, boardwalks, lighting and signage;
- a new playground;
- extended and enhanced gardens and orchard;
- new meadow areas;
- an enhanced setting for the Mansion House;
- a new, larger, car park;
 - <https://lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park/parking>

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://lewisham.gov.uk/inmyarea/openspaces/parks/beckenham-place-park>
- <https://www.ravensbournevalley.org/beckenham-place-park.php>
- <http://beckenhamplaceparkfriends.org.uk/>

Planned Developments

There are plans for a new permanent boundary around the lake before the summer. The temporary fencing will then be removed. A substantial part of the boundary is likely to be natural, a sort of hedgerow backed up with wire fencing which will soon be masked by the growth of the hedge. The

hedgerow is likely to utilise a lot of native plants with a reasonable amount of tough thorny stuff to deter those attempting to break in. The aim is to maintain this at a height which doesn't hinder views to the lake and it should provide excellent habitat for birds etc.

The pig sties in the Homesteads are going to be divided up for storage – some to the café, some to Parkrun and some to the Friends of Beckenham Place Park.

£150k Council funding has been secured for basic repairs to the former Foxgrove Club so that it can be let commercially. Quotes will be needed to determine what this could cover and then the Council will market the opportunity. It may be that rather than Lewisham Council doing the work directly the new tenant will get the work carried out with other necessary refurbishments and that the Council will then contribute up to £150k for specific works.

Veolia have awarded £34,200 to refurbish the pond near the Mansion, to include:

- dredging the pond and removing weeds around it;
- new planting around the pond;
 - Idverde are supplying the plants;
 - Ebsford are to do the planting free of charge;
- a bench near the pond to allow study of the wildlife.

Park Events Programme

Events held during 2019

Numerous events were held in the park, including:

- Launch Event in July
 - This included public access for swimming in the new lake. Unfortunately, a child got into difficulty and had to be rescued and access to the lake was suspended until 23rd August. It is now open again with specific conditions:
 - <https://lewisham.gov.uk/lake>
- Flower Show, Dog Show and Art Show in June
 - This was deemed a great success by the majority of those polled, particularly the dog show
- Naked City Festival in July
 - This was also deemed to be successful, although there was some concern about the volume of the music

Also popular have been the Peckish Place Park family-friendly events, running from 4 pm -10 pm every Thursday in summer, featuring workshops inside alongside food, drinks and fun outdoors.

Planned Events for 2020

Repeats of the 2019 events, or similar, are planned for 2020.

The flower show will be on Sunday 19th July:

- <https://lewisham.gov.uk/inmyarea/events/beckenham-place-park-flower-show>

Many concerts, classes and exhibitions are scheduled to take place in the Mansion. They are listed at the Beckenham Place Mansion website, [here](#)

News about events planned in the park itself can be viewed at the Beckenham Place Park website, [here](#) which also has links to other local and London-wide events.

An update on the logistics for lake usage can be viewed [here](#).

Details of most forthcoming events are 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>

7. Membership Secretary's Report

Linda Müller

At 474 households, membership numbers are somewhat down on the last few years as you can see from the attached table. We are now reaching out to roughly a third of the total number of households in our area.

Compared to 2019, we have lost 24 members for the following reasons:

Moved from area:	8
Cancelled membership:	3
Deceased:	5
Moved to nursing home:	1
Other reasons:	7

We have gained 14 new members, a few from word of mouth but mainly via our website.

As regards subscriptions, 24 are still outstanding at the time of writing, which equates to 5% of the membership.

The number happy to receive our Newsletters and other communications by email is 325 (69%) whilst 145 (31%) still prefer paper copies delivered by hand. This almost exactly mirrors last year's figures.

Our dedicated team of road representatives are happily all fit, and steadfastly continue to represent the society and serve its' members. It is sometimes a thankless task, but apart from the obvious benefits of walking our streets and meeting neighbours, I'd ask them to remember that we are forever grateful and couldn't do it without them. Thank You!

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>	<u>2020</u>
1. Bracken H/ Highland			21	24	24	23	23	26	27	26	32	32	31
2. Bromley A/ Grasmere	43		31	34	34	37	34	36	34	32	32	33	34
3. Calmont / Ashgrove	21		22	23	25	26	25	26	25	24	24	25	26
4. Coniston / Ullswater	26		23	26	29	30	29	29	29	29	25	23	23
5. Downs Hill / Crab Hill	58		64	69	70	75	74	71	68	68	72	72	71
6. Elstree Hill / Hillbrow	13		16	17	17	19	20	22	25	25	20	20	15
7. Farnaby Road 1-81	39		30	31	31	33	24	24	24	24	25	25	25
8. Farnaby Road 82 +	19		23	23	23	21	29	28	27	24	21	21	26
9. Madeira Avenue	34		93	93	95	91	90	89	90	90	89	92	88
10. Oaklands/Spencer	27		24	30	30	31	31	30	28	27	27	30	25
11. Ravens. Ave/evens	35		39	39	39	41	42	42	41	39	42	43	46
12. Ravens. Ave/odds	25		27	23	23	22	20	20	20	20	18	19	17
13. Ravensmead Road	33		27	23	22	22	23	24	24	24	25	24	21
14. Warren Avenue	20		24	26	26	27	27	26	24	25	24	25	26
<u>TOTAL</u>	393		464	481	488	498	491	493	486	477	476	484	474