

MINUTES OF RVR MEETING

Held on Thursday 2nd July 2020
Held On-line via Zoom



Those present:

Judy Adcock	Toni Boardman	Christina Brown
Mark Dempsey	Jenny Dunwoody	David England
Cllr. Will Harmer	Linda Harvey-Shipp	Mark Ladd
Andrew Lancaster	Clive Lees *	Euan McMaster
Catherine Morgan	Alan Mullord	Carole Mullord
Beatrice Osborn	Paul Osborne	David Page
Markku Syväniemi	Leslie Tucker	Monica Wiltshire
Dave Wiltshire	Parisa Wright	

* Chair

1 Apologies: Martin Ruddick. **Absence of officers:** Linda Müller

2 Minutes of last meeting: Approved.

3 Finances:

The Treasurer's report from 1st January 2020 – 2nd July 2020

Receipts:		
Members' subscriptions for the financial year to date		£925.00
NS&I interest		£41.73
Payments:		
Expenses and donations for the financial year to date		£614.39
Surplus/Deficit for the year:		£352.34(surplus)
General Reserve:		
Santander Current Account		£4,402.58
National Savings Investment Account		£5,257.78
Petty cash		£918.07
Total:		£10,578.43

Many members have already paid their subscription by bank transfer following email requests. We need to decide how to spend the contributions this year. Clive would welcome ideas for any tree or covid related projects.

4 Community projects:

a) Greener and Cleaner Bromley and Beyond (GCBB):

New green screen at Valley School is thriving. Air humidifiers are now in front classrooms. Many contributed funds, including RVR, Shortlands RA, GCBB, TfL and LBB. Scrubs (160 sets) made by volunteers for nurses at the PRUH. RVR contributed to the cost of the fabric. Volunteers now needed to sew facemasks for local foodbanks for vulnerable families and for staff at local schools. Contact Parisa Wright if you are able to help.

b) Update on Community Activities:

A review of street trees in our area found that 6 of the new trees have died. Issues raised in a report sent to LBB in February have not yet been acted on. Hugh Chapman will chase the outstanding work with contractors. Cllr. Harmer explained that the department had been understaffed for some time, but now up to full strength. New trees are under warranty so will be replaced at no cost to LBB. A joint site visit has been requested. Many tree pits/verges need attention. A Tree Friends session will be arranged shortly.

c) Shortlands Village Conservation Area proposal:

There is a recommendation that the area should be made a conservation area which offers some protection to current buildings. Due to go to the Development Control Committee for consideration.

5 Planning Issues:

a) Bromley:

2A Downs Hill: Retrospective application for external carport. Previous appeal against enforcement lapsed.

87 Beckenham Lane: Application for ground floor extension to front, sides and rear to create larger single retail unit with servicing area and new access for existing 1st floor flat - refused. Under appeal. Application for a Lawful Development Certificate to proceed with demolition determined as lawful.

17 Ullswater Close: Application for demolition of detached garage and erection of 3 storey side extension to form a 3-bedroom house. Refused as a mature protected oak tree would be removed. Appeal lodged.

1 Ethelbert Close: Application for 410 residential units. We have objected. Council is still consulting. Developers working on application, particularly height.

Site 10 Draft Local Plan (formerly Opportunity Site G): Consultation on draft masterplan for development to include 1230 residential units, offices, retail and transport interchange is closed. No date for determination.

70 High Street (Old Maplins Building): Application to demolish existing buildings and construction of a 16-storey mixed use (retail and residential) tower. Too tall. Numerous objections. No date for determination.

Trees, Coniston Road: The new proposal has been reduced from 5 units to 4, with units 3 and 4 being positioned further from the two protected trees. Awaiting decision.

Oaklands Court, 6 Oaklands Road: Application to construct 2 no. three bedroom 2 storey dwellings and reconfiguration of car parking layout of Oaklands Court. Application for 3 no. 2 dwellings refused in 2018.

Land Rear of 98 Farnaby Road, Madeira Avenue: Erection of a single storey garage. Numerous objections. Refused - lowering of high spatial standards, detrimental impact on pedestrian safety, reduction of car parking.

50 Madeira Avenue: Possible unauthorised change of use to HMO (alleged conversion to 6 double bedsits). Property inspected and all works to the property fall within Permitted Development. The case is now closed.

HMO: Many in Bromley and the majority are for people on low incomes. Cllr. Harmer explained that problems are usually due to landlords not managing effectively. HMO required to be licensed, providing extra control. Council seeking designation to remove the right to convert properties to HMO without planning permission.

b) Lewisham:

26 Hillbrow Road: Demolition of current dwelling and construction of 3 flats and 1 house. Refused. Failure to ensure routes for pedestrians, no step-free access, Unit 5 balcony overlooking garden. New application for Lawful Development Certificate for single storey extension to rear and rear roof slope extension.

34 Ashgrove Road: Application for construction of a first-floor side extension on top of the existing garage and a single storey rear extension together with alteration to the rear elevation and formation of a patio.

c) Tree issues: Application to remove trees at 14 Downs Hill due to subsidence - no objection to be made.

6 Transport issues:

Revised parking scheme expected shortly in Ravensbourne station area. Jenny Dunwoody discussed difficulties of social distancing from September when parents are dropping off and collecting children at Harris Primary Academy which is on a very small site. Cllr. Harmer explained recent funding changes. Annual £1million from TfL for road safety pulled when TfL nearly went into administration. Cycling schemes and Shortlands Friendly Neighbourhood project put on hold. The focus had been on how to get people to transport hubs without driving, but due to the pandemic public transport is now discouraged and the focus has changed. Councils can now apply for funding from two funds for schemes to enable social distancing particularly around schools and town centres and to encourage walking and cycling. Funding received for some parts of the Shortlands scheme. No feedback on area outside Harris Academy. Funding obtained for cycle routes on Valley road and Albemarle Road, filtering on Valley Road and a path at the back of Valley School to allow access from the front and back. Decision on crossing on Station Road pending. RVR to send letter of support. Funding sought for planter in Glassmill Lane.

“Stay Wider of the Rider” signs reported to be very effective and more requested.

Ravensbourne station: funding received for cycle tracks and more seats. Decision awaited on pigeon netting.

Ravensbourne River - Farnaby Road: Vegetation impeding flow of water which could lead to flooding.

Ward boundary changes: Undergoing final consultation. Most members will end up in Shortlands Ward so RVR and Shortlands RA will overlap. Discussions with Mark Dempsey on how we can work together.

7 Councillors' Update: (Cllr. Harmer)

Air Quality Action Plan sets out targets for next 4-5 years, including progress to date and what needs to be done to improve. Consultation closes 27th July 2020. Concerns raised about lack of action from 2010 plan, but pointed out that much has been achieved in LBB, such as the reduction of NO2 levels by over half. Suggested more detail and timescales are put in new plan, such as more monitoring of PM2.5. Restrictions on wood burning requires national legislation, although Council can and does act on troublesome bonfires.

8 London Borough of Bromley Residents Federation (LBBRF): May meeting cancelled. No report.

9 Any Other Business:

Re-wilding grass verges: Parisa is in discussion with LBB about leaving some verges unmown to encourage wild flowers to grow and attract pollinators. Seeking support for trial with explanatory signage.

Queensmead: Recent problems have subsided since weather has deteriorated and pubs re-opened. Thank you to councillors and police for their interventions and Cllrs. Dykes and Cuthbert for their litter picking efforts.

Mark Ladd has taken over as Greens Director at Shortlands Golf Course. They are undertaking measures to improve the environment, such as planting more trees and encouraging bees. The club is trying to build up relations with local residents. Since the start of lockdown 35 new members have joined

10 Next meeting: Thursday, 3rd September 2020.