

## MINUTES OF RVR MEETING

Held on Thursday 3<sup>rd</sup> September 2020

Held On-line via Zoom



Those present:

Judy Adcock	Christina Brown	Val Crowdy
Dolores Ealey	John Ealey	David England
Mark Ladd	Clive Lees *	Euan McMaster
Karl Martin	Linda Müller	Carole Mullord
Beatrice Osborn	Paul Osborne	David Page
Vishal Patel	Josefa Mosqueira Rañón	Andrew Storey
Cllr. Michael Tickner	Dave Wiltshire	Monica Wiltshire

\* Chair

**1 Apologies:** Anna Koffer, Martin Ruddick. **Absence of officers:** None

**2 Minutes of last meeting:** Approved

### **3 Finances:**

The Treasurer's report from 1<sup>st</sup> January 2020 – 3<sup>rd</sup> September 2020

<b>Receipts:</b>		
Members' subscriptions for the financial year to date		£1,200.00
NS&I interest		£41.73
<b>Payments:</b>		
Expenses and donations for the financial year to date		£720.27
Surplus/Deficit for the year:		£521.46(surplus)
<b>General Reserve:</b>		
Santander Current Account		£4,677.58
National Savings Investment Account		£5,257.78
Petty cash		£822.19
<b>Total:</b>		<b>£10,757.55</b>

Subscriptions direct to Santander via online banking: £1,035. Subscriptions via Cash/cheque: £165

### **4 Community projects:**

#### **a) Update on Community Activities:**

Tree friends met on 20<sup>th</sup> July and 6<sup>th</sup> August to tidy tree pits and common areas. It does make a difference as well as being an enjoyable social occasion. New tree friends are welcome. Clive ordered 10 high-vis vests so passers-by know who we are, volunteers are safe and we advertise RVR! Litter pickers are still available. Local tree issues are reported monthly, but communication from LBB tree department remains poor, which is very frustrating. Cllr. Tickner will discuss with Cllr. Alexa Michael, Chair of Development Control. One suggestion for spending some of this year's subscriptions is to plant trees on grass verges in Bromley Ave.

#### **b) Bromley Environment Alliance:**

Discussions being held tonight to decide on the constitution. RVR can then decide what involvement we want.

**Farnaby Road bridge:** Vegetation in river should be cleared soon.

**Beckenham Place Park:** Plans for east side have gone out to consultation. Links will be put on website. Please contribute. Park Run will start from mansion in future and be entirely on west side of railway line. Restart date not yet known. 6occer Academy, a commercial firm, has been given permission by Lewisham to use east side of BPP. Not known if 6occer Academy is paying. Kestrels spotted in park and they have had some offspring!

**Bromley Town Centre SPD consultation:** Please look out for information on website/Twitter and contribute.

#### **c) Shortlands Village Conservation Area (CA) proposal:**

Historic Area Assessment (Feb. 2020) came out in favour of additional controls which would place some restrictions on types of development and control over demolition of unlisted buildings. To date, RVR has approved in principle, published draft response to LBB consultation, tweeted to 450 followers and included in newsletter to 1500 households. We recommend the formation of a CA and suggest the proposed boundaries are extended, adding Farnaby Rd., the whole of Ravensbourne Ave., the whole of the golf course and the synagogue, an historic building that was the Children's Church. Queen's Mead area could combine with Bromley Town Centre CA. Cllr. Tickner suggests making the CA as large as possible to prevent development under new planning regulations, such as Upwards Extension PD. Members agree with proposal.

Val Crowdy advised the meeting that some Bromley Ave. residents have received a mailshot from developers wanting to purchase houses for development into blocks of flats.

#### **d) Use of 2020 Subscriptions:**

Suggest spend half on trees and rest on Covid Charities. Could be distributed through Community Links Bromley. They have considerable experience and processes to monitor use of money and outcomes. Agreed.

#### **5 Planning Issues:**

##### **a) Bromley:**

**10 Highland Road:** Application for demolition of existing garages and to build new four-bedroom house.

**2A Downs Hill:** Retrospective application for external carport. Previous appeal against enforcement lapsed. Appeal dismissed due to harm to a protected tree. Scaled back but needs permission or demolition.

**87 Beckenham Lane:** Application for ground floor extension to front, sides and rear to create larger retail unit with servicing area and new access for existing 1<sup>st</sup> floor flat - refused. Under appeal. Allowed to demolish.

**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.

**The Chalet, Kirkstone Way:** Demolition of existing chalet house and construction of a pair of semi-detached houses. Refused. Would be overdevelopment of site with adverse effect on privacy of neighbouring property.

**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. Appears to have been withdrawn.

**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. Approved.

**Oaklands Court, 6 Oaklands Road:** Application to construct 2 three-bedroom 2-storey dwellings and reconfiguration of car parking layout. Approved. Wouldn't have significant effect on neighbourhood.

**8 Madeira Avenue:** Demolition of existing house and garage and erection of 2 three-storey five-bedroom houses and garages. Refused. Overdevelopment and significant harm to character/appearance of the area.

##### **b) Lewisham:**

**26 Hillbrow Road:** New application for Lawful Development Certificate for single storey extension to rear and rear roof slope extension. Permitted.

**34 Ashgrove Road:** Application to construct a first-floor side extension on top of existing garage and a single storey rear extension. Refused-would have an unacceptable impact on amenity of 36 Ashgrove.

##### **c) Tree issues:** Nothing to report.

#### **6 Transport issues:**

Markku has sadly moved back to Finland. We would like to thank him for all his hard work for over the years. Brendan Donegan will be taking over. Problems with noisy cars and motorbikes with modified exhausts persist. Important to get evidence for police, such as a picture of registration and record date and time of incident.

#### **7 Councillors' Update:** (Cllr. Michael Tickner)

**Air quality Action Plan:** Final plan has been published and will go to council for vote.

**Bromley Park: Area of Special Residential Characteristic (SPC) and /or Conservation Area (CA):**

May be able to get additional protection. Need to consider each road and area. Last looked at in 2004. The more protection we have the better to prevent inappropriate development. Agreed to take ideas forward.

**Covid-related road changes:** Bromley did win funding for Covid measures in Shortlands. There are plans for a path to the back of Valley School and a cycle path on Albemarle Road. Cllr. Tickner said there are concerns over making Albemarle Road one-way. No date for implementation.

**"Gear Change" A bold vision for cycling and walking (Department for Transport):** Cycling needs to be made safer without slowing down traffic and increasing pollution. Cyclists want more places to park bikes safely-more racks needed in more locations. Shortcut routes suggested so that cyclists avoid roundabouts. Bromley Cycling Group contributes to planning.

**Over-height fences:** Lots of issues. Should only be one metre high at front of property. Suggest council publicize, perhaps in next newsletter. Enforcement legislation is quite weak. Include in next RVR newsletter.

**Parking near Ravensbourne Station:** Plans approved earlier in the year, but not yet implemented. Cllr. Tickner will try to get more information.

**Update re LBBs approach to Article 4 for HMOs:** LBB reviewing and report being done.

#### **8 Any Other Business:**

Query about noisy motorist in Madeira Ave. Not known if resolved. Only police can enforce.

Val Crowdy and Jane Wilcox put together a questionnaire to gather opinions as to how to manage traffic issues in Bromley Avenue. Brendan is dealing with it and will report back.

#### **9 Next meeting:** Thursday, 5<sup>th</sup> November 2020.