

MINUTES OF RVR MEETING

Held on Thursday 7th January 2021

Held On-line via Zoom



Those present:

*Chair

Judy Adcock	Jonathan Baker	Christina Brown
Brendan Donegan	Dolores Ealey	John Ealey
David England	Emma Fagg	Richard Fagg
Ian Fellingham	Linda Harvey-Shipp	Joel Kibazo
Mark Ladd	Andrew Lancaster	Clive Lees *
Denise Macdonald	Euan McMaster	Nicola Martin
Bill Mitchell	Jaki Mood	Catherine Morgan
Linda Müller	Carole Mullord	Beatrice Osborn
Paul Osborne	Vishal Patel	Cllr. Michael Rutherford
Peter Saunders	Leslie Tucker	Wendy Watmore
Jane Willcocks	Dave Wiltshire	Monica Wiltshire
Damian Winstanley	Yasmin Winstanley	

1 Apologies: Martin Ruddick **Absence of officers:** None

2 Minutes of last meeting: Approved

3 Finances:

The Treasurer's report from 1st January 2020 – 7th January 2021

Receipts:		
Members' subscriptions for the financial year to date		£1,327.50
NS&I interest		£41.73
Payments:		
Expenses and donations for the financial year to date		£1901.24
Surplus/Deficit for the year:		£532.01 (Deficit)
General Reserve:		
Santander Current Account		£4,003.24
National Savings Investment Account		£5,257.78
Petty cash		£433.06
Total:		£9,694.08

Accounts are currently being prepared for audit.

4 Community projects:

a) Update on Community Activities:

Tree friends: There have been no group activities due to current restrictions, but a lot of litter picking has been done. Unfortunately, with extra walkers during restrictions there has been more litter.

'Shortlands Local Hero' award: Last year an award was given to Dee at Shortlands Station for her charitable work. This is now going to be an annual award. RVR has agreed to contribute between £50-£100.

b) Shortlands Village Conservation Area update:

Shortlands Historic Area Assessment done in February 2020. Awaiting proposals - no timetable at present.

c) Use of 2020 Subscriptions:

Donation of £600 has been made to Community Links Bromley for Covid charities, £110 for scrubs for nurses at the PRUH maternity unit and £200 for tree related expenditure.

5 Planning Issues:

Ian Fellingham was introduced as the new planning officer who will take over after the AGM.

a) Bromley:

192 Farnaby Road: Application for two-storey side extension with first floor terrace.

70 High Street (Old Maplins Building): Demolition of existing buildings (no.66-70 High Street) and construction of 12 storeys to provide retail floorspace on the ground floor and 47 residential units above. Revised application from that of 2019. It is still too high and of poor design, visually intrusive and over dominant on the landscape and neighbouring properties. There are 300 objections on the website already.

87 Beckenham Lane: Application for ground floor extension to front, sides and rear to create a larger retail unit and new access for existing 1st floor flat refused. Under appeal. Still awaiting the plans for redevelopment. Would be included in Shortlands Conservation area if approved. As soon as implemented the building couldn't be demolished.

The Chalet, Kirkstone Way: Application for the demolition of existing chalet house and construction of a pair of semi-detached houses. Refused. Would be an overdevelopment of the site. Under appeal.

50 Madeira Avenue: Retrospective application for erection of a 1.3m, 3-door bin store bordering the pavement. Bin is actually 1.49m. Refused because of size and may have to be removed.

10 Highland Road: Application for demolition of existing garages and to build a new 4-bedroom dwelling house. Permitted.

b) Lewisham:

34 Ashgrove Road: Application for construction of a two-storey side and single storey rear extension together with installation of a rooflight to the front.

26 Hillbrow Road: (1) Application for demolition of property and construction of a one-storey building and 3 two-storey buildings comprising 3 self-contained flats and 1 house. Refused in May 2020. Appeal lodged.

(2) Application for construction of a single storey rear extension and additional storey to provide 2 three-bedroom houses with cycle and bin stores. Objections due to issues around road and traffic.

42 Belgravia Gardens: Application for a 2-storey side and single storey rear extension to change a small HMO to a larger 8-bedroom HMO. Refused due to loss of an existing house, lack of provision of cycle parking, bin storage and on-site parking. Development would be overbearing with loss of amenity to neighbours.

c) Tree issues:

4 Kimberley Terrace: The application to fell an oak tree has been changed to pruning overhanging branches by 4-5 metres.

10 Crab Hill: The application by an insurance company to fell a holly tree as it is implicated in a neighbour's subsidence claim has been deferred as it is not certain that the tree is the cause of the subsidence. Further investigations will be carried out.

6 Transport issues:

a) Member surveys:

A survey is planned to look at traffic issues such as speeding and dangerous driving. The plan is to distribute to residents in Farnaby Rd., Ravensmead Rd. and Bromley Ave. The survey has been distributed in Bromley Ave., but further distribution stopped due to new restrictions. The rest will be delivered when safe.

b) Ravensbourne Station Improvements:

Cycle ramp still not positioned correctly and is unusable.

Blue Amazon storage locker installed outside station where phone-box used to be. Not certain if permission was required before installation. Enquiries to be made.

7 Councillors' Update: (Cllr. Michael Rutherford)

Bromley Palace and grounds, formerly Bishops Palace: (Grade 2 listed building). Concern raised about the old ice house next to the lake which has been damaged as a result of vandalism by youths gathering after hours. Most damage was done two years ago. English Heritage has deemed that it is at risk.

. Cllr Rutherford explained that this is a long-term project, but work has been delayed as additional spending is required. Part of the problem is that the building is empty and if the ice house is renovated it might attract new anti-social behaviour. Recognised that the work needed a timeline. Regarding the Grade 2 Palace itself, Railings have been put on the roof without permission and were for temporary use only. A planning enforcement complaint has been made by a resident.

LBBs approach to Article 4 for HMOs: Hoping to see progress soon. Neighbours should have the right to comment on proposed conversions.

Article 4 - new planning rules: Imposition by central government that 2 additional storeys could be added to certain buildings without requiring permission (ie permitted development rights). Clive involved in discussions to exclude buildings in the Ravensbourne Valley area. Councillors have asked for it to be included in the next Development Control Committee meeting.

Open space consultation: Residents views have been sought. The aim is to produce an updated strategy for open space within the borough to better plan resources to conserve and enhance parks and open space. We have asked for Warren Avenue playing Fields to be included in the strategy

8 Any Other Business:

150 Farnaby Road: Fly-tipping on drive to garages is a continuing problem. New larger garage recently built which may require planning permission

2 Ravensbourne Ave: Denise reported that the trees recently taken down were dead and didn't require permission to be felled.

9 Next meeting: AGM: Thursday, 4th March 2021