

May, 2017  
Issue 2/2017



## Editor's Update

The number of planning applications and updates has been higher than usual recently. Those we believe to be of most interest are included below. If there are others that you believe to be of particular interest to all or part of the membership do please

bring them to our attention. If anyone would like to volunteer to assist Richard Thomas, our Planning Officer, to monitor the applications in our area we would be very pleased to welcome you and explain the task.

## Chairman's Remarks

The most important thing to say is please water any new trees outside your house. These valuable new trees will struggle in very dry weather. If the tree is equipped with a green watering bag, this can be filled using a hose or watering can via a small slit (sometimes under a white label) near the top of the bag. Using the bag enables the water to trickle slowly into the ground over time rather than simply running off down the road. Thank you.

## Other News

### Flat 39, Blyth Wood Park, 20 Blyth Road

Readers will recall that a new access and driveway was created at this property without planning permission. An Enforcement Notice has now been issued to reverse these changes in quite onerous terms. The owner of the land must: -

- Remove the vehicular access;
- Remove the hardstanding;
- Reduce the fencing surrounding the land to 2 metres in height;
- Remove all materials associated with 1 – 3 above and reinstate the land.

The moral of the story is to ensure you get planning permission before you undertake major works!

### Other Driveways

We have noticed that a number of driveways have been installed without the necessary planning permission and given the above story this is important. You will not need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. **Many concrete blocks are not considered permeable.**

If the surface to be covered is more than five square metres **planning permission will be needed** for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

Many driveway installers cut costs by not providing for water to run to a permeable area and if they do this and the council discovers it, it is the home owner who will have to pay for rectification. Make sure your driveway installer is reputable!

### Sunset Hill, Hillbrow Road

This development is approaching completion but not unfortunately in accordance with the agreed plans. We have made an official complaint and as a result, we are hoping that additional plants and trees will be planted in order to soften the impact of this imposing development on the street scene.

## Planning Issues

### NEW APPLICATIONS

#### **81 Ravensbourne Avenue**

An appeal was filed on 10th February on the decision to refuse the application, ref. No. 16/04574/FULL1, for the partial demolition and the erection of *two* three-bedroom semi-detached dwellings with external works and landscaping, including formation of hardstanding for car parking.

However, a further application, ref. No. 17/01137/FULL1, has been made for the demolition of the attached garage and part of the single storey rear extension and the erection of *one* four-bedroom detached dwelling with landscaping, including formation of hardstanding for car parking in front of the proposed dwelling.

#### **2 Downs Hill**

Application, ref. No. 17/01562/TREE to remove one Mountain Ash in the rear garden and one Rowan and three Conifers in the front garden has been accepted in spite of several objections.

#### **16 Downs Hill**

An application, ref. No. 17/01322/FULL6 has been made for a single storey rear extension.

#### **24 Downs Hill**

An application, ref. No. 17/00812/FULL1 was made in February for the partial demolition of the host dwelling and erection of a new detached house. Following pre-application advice from the council, a substantially revised application was submitted in April which involves complete demolition and re-build.

#### **Bromley Court Hotel**

The retrospective application, ref. No. 17/00422/FULL2 has been accepted for change of use of part of hotel to driving test centre (Sui Generis) for a temporary 12 month period. This is in spite of a number of concerns raised by local residents. It is not clear what will happen at the end of the period.

### UPDATES

#### **61 The Avenue**

The application ref. No. 16/05164/FULL1, for the demolition of the existing dwelling and erection of 2 two-storey detached dwellings, with accommodation in roof space, and the formation of additional vehicle access has been granted, subject to various conditions.

#### **Rear Oaklands Court, 6 Oaklands Road**

The application, ref. No. 16/05397/FULL1, for the erection of 3 two-bedroom dwellings with undercroft parking has been withdrawn.

#### **16 Crab Hill**

The application, ref. No. 17/00407/TPO, to fell 3 pine trees in the front garden, has been refused.

#### **Upfield, Hillbrow Road**

Planning permission has been granted on the revised application, ref. No. 16/04910/FULL1, for the demolition of the existing four-bedroom detached dwelling and redevelopment of the site to provide 6 two-bedroom apartments and 1 bedsit

#### **13 Calmont Road**

An appeal (Lewisham ref. No. W/16/3164610) against the refusal of application ref. No. DC/16/098248 for a single storey dwelling on land to the rear has also now been refused.

#### **74 Madeira Avenue**

A number of conditions have been approved in relation to this planning permission. Application ref. No. 15/05259/CONDIT

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If these plans affect you please make your own individual objection and encourage your neighbours to do so as well

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## Tree Friends Update

Our thanks to Julian Fowgies, Bromley Council Arboricultural Manager, for the following explanation of the state and future prospects of our horse chestnut trees.

In a relatively short period of time, since around 2003, a large proportion of the UK's horse chestnut population has gone in to significant decline. The dual threats of Bleeding Canker (*Pseudomonas syringae* pv *aesculi*) and Horse Chestnut Leaf Miner (*Cameraria ohridella*) are now being understood by arboriculturists.



**Bleeding Canker**



**Horse Chestnut Leaf Miner**

The National Inventory of Woodland and Trees, conducted by the Forestry Commission in 2001 and 2002, estimated that there were 473,000 *Aesculus* trees in the UK (excluding Northern Ireland). The majority of these are situated in non-woodland situations along streets, in parks and in gardens. In the UK the most common species are *A. hippocastanum* (Horse Chestnut) and *A x carnea* (Red Horse Chestnut), a natural hybrid of *A. hippocastanum* and *A. pavia*.

Until 2007, such *Phytophthora* bleeding cankers were considered to be uncommon and were only seen in the south of England. However, in recent years, the number of reports of *Aesculus* trees, especially *Aesculus hippocastanum*, with 'bleeding cankers' has increased markedly. Symptoms visible on the heavily affected trees include extensive bleeding areas on their stems and scaffold branches. The increased incidence of stem bleeding on horse chestnut is not just limited to the UK; the Netherlands, Belgium, France and Germany are also experiencing a similar upsurge.

Within the last 5 years investigation of the bleeding cankers on horse chestnut has revealed that *Phytophthora*, while still a potentially significant causal agent, is no longer the primary causal agent. Instead a completely different pathogen, *Pseudomonas syringae* pv *aesculi*, is responsible for the increase in these symptoms appearing on *Aesculus* species.

*Cameraria ohridella* was first found established in the UK in Wimbledon, London in July 2002 the first moths having probably arrived in either 2000 or 2001. From this initial area of infestation, the moth has spread rapidly, and it is now present across most of south-central England, East Anglia and the Midlands. The current distribution (November 2006) extends to the north Norfolk coast, and to Derby, Shrewsbury, Cardiff and Somerset, 190-230 km from the site of the original infestation. The rate of spread in the UK (40-60 km/year) is similar to that seen on the continent.

So what does the future hold ?; with no practical treatment measures available for large stocks of *Aesculus* species and very few new trees being planted, the future for these popular ornamental trees is bleak. *Aesculus indica*, which share the majority of *A. hippocastanum* features, are being planted as alternatives in small numbers, however, uncertainties with reference to their resistance to HCLM currently limit them as an out and out replacement species.

Therefore, it can only be concluded that horse chestnuts will gradually disappear from the UK landscape within the next 50 years. There will of course be individual trees, varieties or cultivars which prove resistant to one of the two threats. However, it is unlikely that many will be resistant to both at once. Despite the likely small population of trees proving resistant to the dual threats, selection and development of resistant stock seems to represent the most likely solution to the return of these majestic ornamental trees.

My study was conducted 3-4 years ago and I'm afraid that the prognosis for horse chestnuts is no better today. The dual threats weaken the trees with the common final cause of death/decline being secondary infection from wood decaying pathogens.

## General News

### Beckenham Place Park

#### **Lewisham and Catford flood alleviation scheme, update from Lewisham Council**

Works are proposed which would reduce the risk of flooding to Lewisham and Catford. You may already be familiar with the proposals following the public consultation that was carried out in the summer of 2014, when the scheme was at an earlier stage of development. In brief, the scheme enables flood waters to be held in Beckenham Place Park in very high water conditions for a few days, before being released downstream. It is envisaged that the flood gates on the river, causing water to back up in the park, will have to be closed once or twice every couple of years (more often than previously envisaged as the council will have to respond to early warning signs).

We are now starting to undertake detailed design and there will be another public consultation this summer when there will be a further opportunity to see the latest proposals and influence the design.

Contractors working on our behalf will be at various sites close to the river Ravensbourne over the next month to check ground conditions.

#### **Park Regeneration Heritage Lottery Fund scheme**

The proposed changes comprising the regeneration scheme in relation to the west side of the park are listed and updated on the following Lewisham planning application:

[DC/16/099042](#) | The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alterations to and change of use of the Gardener's Cottage for volunteer use (D2); alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting. (Please note Listed Building Consent Ref: [DC/16/099043](#). | LAND AND BUILDINGS, BECKENHAM PLACE PARK, BECKENHAM, BR3

Proposed changes in relation to the east side of the park will be lead by the Environment Agency in conjunction with the flood alleviation scheme. However, the HLF regeneration is very much for the whole park and the project manager, Alison Taylor, is working to ensure the two applications sit together well, so that the park can be enjoyed as one whole rather than two sides of the railway.

#### **Park Amenities**

Activities to encourage more use of the park include:

- Schools work in the park is expanding, with Sedgehill and Conisborough pupils now using the park regularly for learning. Lewisham Council is keen to work with more schools and forest school leaders to expand the educational work in the park;
- Improved BMX track - a brand new BMX track will be built in the park, funded by Access Sport. This will be open by the end of July this year! A BMX club will be based here, and bikes will be available to borrow;
- A series of free summer events in the park including small scale music events and outdoor cinema;
- New trails and interpretation will be developed over the next couple of years as part of the park's regeneration. The first initiative is the development of a sound walk to include sounds of the park and local people's memories of the park over the years to be launched in September. Please share your stories by signing up to Lewisham's enewsletter at the link below and responding when asked.

#### **Information Sources**

Further details of the information above can be found:

- on our own website - [www.rvpsbromley.org](http://www.rvpsbromley.org);
- on the park friends website - [www.beckenhamplaceparkfriends.org.uk](http://www.beckenhamplaceparkfriends.org.uk) - their latest newsletter contains an updated history of the origins of the park;
- on Lewisham Council website - [www.lewisham.gov.uk](http://www.lewisham.gov.uk) (search for Beckenham Place Park). For the enewsletter at <https://r1.dotmailer-surveys.com/d7402e3-1b1venb2>