

# LEE MANOR SOCIETY



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**Next Regular Meeting**  
**7.30pm on 11<sup>th</sup> September 2013**  
**at: 105 Burnt Ash Road**

*Open to all residents in the area. Formalities end 9.00pm - refreshments afterwards*

## Notes of our Meeting on 10th July 2013

**Present:** Charles Batchelor (Chairman), Ralph White (Deputy Chairman), David Plumer, Sylvia Ling, Elisabeth Caulfield, Jenny Lowen, Frances Migniuolo, Patti Byford and Sheila Peck (Secretary)

**Apologies:** Veronica Simmonds, Jason Dalrymple, Rita Craft, Dan Griffin, and Lorraine Burton.

### New Society Leaflet

The Leaflet Sub-Committee, (Charles, Ralph, Barbara and David) have had a further meeting to discuss and agree a correction to the plan on the existing edition of the leaflet. Most of the other amendments suggested at our last Group meeting have also been incorporated. Charles and Barbara will have one more meeting to agree the final version of the leaflet and will then arrange for 5,000 prints to be produced. We will deliver one copy of the new leaflet to each house/property within the Conservation Area and the remainder will be kept for general distribution or sale at functions/events.

### Listing of Lee Manor School

We have filed an application for listing of the school which adjoins the conservation area and which was built in two stages in 1904 and 1911. The school, originally known as Manor Lane School, was built in a “pavilion” style with individual single-storey classrooms spread over the site and retains many attractive architectural features. An acknowledgement has been received from English Heritage who have confirmed that the application is receiving attention.

### Planning Matters

Two appeals against the refusal of planning permission for roof extensions have been rejected by planning inspectors. The Society, acting through the Amenity Societies’ Panel, had objected to the applications on the grounds they were unsympathetic and inappropriate in a Conservation Area. The council’s planning department took a similar view and refused permission. This view has now won the backing of planning inspectors. Roof extensions are

one of the most common methods of obtaining extra living space but it is vital that they respect the scale and style of the original building.

The original appeals were against: a decision to refuse consent for the construction of a hip to gable extension and an extension to the rear roof slope at 92 Brightfield Road and a decision to refuse an application for the construction of an extension to the rear roof slope at 64 Manor Lane.

### **Annual Autumn Social Evening**

Charles confirmed that he has made arrangements for us to use the Boone's Chapel for our Annual Social evening on Friday 27<sup>th</sup> September at 7.30 pm. Elisabeth has volunteered to take charge of the catering.

### **Leegate**

With the aid of Rory Batemen as draftsman, Cllr Jim Mallory has written to St. Modwen's head office complaining about the lack of action and delay in response to our request for a meeting to discuss their proposals. The letter was copied to Killian Morris (our local contact at St. Modwen) who has responded by telling us that they 'remain in discussions with the food retailers and with other hotel, leisure and retail operators potentially interested in locating to Lee Green' subject to the Council agreeing to a redevelopment plan that secures viable trading conditions. Killian reminded us that the current economic climate is still not so good and the environment for retailers remains challenging but assured us that they are still working to achieve a viable scheme. We are awaiting a response to the letter to St. Modwen head office.

### **Hither Green Triangle**

Ralph explained that the Hither Green Triangle (HGT) is a Nature Reserve which is situated between platforms 4 and 5 of Hither Green Station. It is an extensive triangular plot reaching from the station to the railway yard off Manor Lane. There is a pond, a tributary of the River Qwaggy, mature trees and meadowland, which can be viewed from platform 5 and the footbridge. Historically the land was left undeveloped as a Green Corridor for wild-life. Network Rail have permitted the Friends of HGT to access the reserve from the Platform 5 entrance. Morgan Sindall, who were working on extending Platforms 5 and 6, gave much appreciated assistance in building steps to give access from Platform 5. However, access is only allowed to authorised volunteers at agreed times. Morgan Sindall suggested that the Friends apply to Network Rail for an award for 'Best Collaboration' and this was prepared by Jess Kyle of Lewisham Council's Nature's Gym - and it has reached the shortlist!

### **Faye and Steve**

Faye Carney and Steve Griffiths, who have both been long serving and valued members of our group, have now moved away from London. Steve was our Treasurer for many years and Faye was the 'refreshments' organiser at all our social events. Both Faye and Steve were always in charge of the plant stall at our Annual Plant Mart. We will miss them greatly and would like to say a huge 'thank you' for their support and assistance over many years.

*We would like to thank Elisabeth for hosting the meeting*