

LEE MANOR SOCIETY



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Next Regular Meeting:

**7.30 pm on Wednesday 15 April 2015
at 105 Burnt Ash Road, SE12 8RA**

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

Notes of our Meeting on 11th March 2015

Present: Charles Batchelor (Chairman), Ralph White (Deputy Chairman), David Plumer, Veronica Simmons, Diana Stevenson, Sue Byford, Judy Cole, Frances Migniuolo, and Sheila Peck (Secretary)

Apologies: Jenny Lowen, Lorraine Burton, David Ford, Pauline Hatfield and Anita Whitfield – Anita has now moved from the area and we thank her for her steadfast support over many years

Leegate

As already reported on our website, St. Modwen has now formally lodged their Planning Application with Lewisham Council for the proposed redevelopment of Leegate Shopping Centre. Copies of the relevant documents and plans are available either in the foyer of Manor House Library or on-line at: http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS_DCAPR_76951. There are 225 documents in all, so it's a long read. We have carried out an analysis of the proposals which reduces it to a few pages. This can be viewed on our [website](#). We urge you to read it and write/email in person to Lewisham Council by 15th April 2015 to register any objections you may have. The address to write to is Monique Wallace, Planning Service, 3rd Floor, Laurence House, 1 Catford Road, London SE6 4RU or planning@lewisham.gov.uk – do please include your name and address. Our main concerns are the lack of public space, scale and height of the proposed development, traffic and pollution. What do we want? We believe the superstore could be reconfigured to give more space for a decent public square; the tall apartment buildings could be set back to be less dominant on the street. The key to these issues is the size of the superstore but Asda and St Modwen have refused to budge on this. We do not believe Lee Green needs a second supermarket but unfortunately we cannot argue this as a planning issue. We are also keen to see decent space allocated to a community centre and fair treatment of existing traders and residents. The scheme as currently proposed falls well short of what Lee Green deserves but there is a strong swell of local opposition to the plans. We hope this will persuade the planners and councillors on the planning committee to reject this plan and seek further improvements. [Click here](#) to read our formal response to the Planning Department.

Emmanuel Pentecostal Church

Better news regarding this application to build a new church and a small block of flats on the former Victorian Boone's almshouses site at the corner of Lee High Road and Lampmead Road. Following objections by the Society and local residents the planners recommended rejection to a planning

committee meeting on March 12. We spoke against the proposal at the meeting and councillors voted unanimously to accept their planners' recommendation - not a foregone conclusion - and reject the application. The planners felt that the scheme was of poor quality, that the design of the church and flats clashed and the underground parking was badly designed. Initial lobbying by the Society persuaded the planners to take up the issue of the church redevelopment and the almshouses were locally listed in 2012. Unfortunately this did not provide permanent protection and the almshouses were demolished. We have continued to insist on a quality redevelopment on this prominent site on the edge but unfortunately not in the conservation area. Had it been in the Conservation Area protection would have been stronger. It is regrettable that the church has incurred extra costs by these delays but it is not exempt from the rules that apply to all developers. It must come up with a good scheme.

Society framework

Charles, Ralph and Sheila met recently and have agreed to share the load of attending the Conservation Area Planning Meetings once every 2 weeks. As an introduction all three went to the meeting on 4th March although there were no applications for the Lee Manor Area on the agenda. It was a very interesting experience and clearly showed there is a need for intense concentration to cover the number of applications which have to be considered.

Diana has already been investigating local transport issues and in particular the problems with the 321 bus route and penalties which are being imposed on drivers for late arrivals at their destination. The imposition of penalties is resulting in drivers turning round part way through their journey. Diana is gathering more detailed information which will be reported later.

AGM and PlantMart

We re-confirm that the date of our AGM is Wednesday 20th May and that it will be held in the Manor House Library when our MP Heidi Alexander will talk to us about her experiences in her role.

The date of our Annual PlantMart is also confirmed as Saturday 16th May and, once again, will be held in the front gardens of 2, 4 and 6 Micheldever Road. We look forward to receiving your kind donations of [plants](#) and bric-à-brac and, of course, jam jars in advance for the lovely jam and marmalade which some residents generously make especially for sale at our event. Please contact Ralph on news@leemanorsociety.org.



Ice House

We will be opening the Ice House for the first time this year on Sunday 5th April and the Rota for volunteers has been confirmed. As usual, the Ice House will be open on the first and third Sunday of each month between 3pm and 5pm. On Open House Weekend on September 19-20 we will open the Ice House between 12noon and 5pm.

Fly-tipping

You are probably aware that there has been a problem with fly-tipping on a small area of land at the junction of Taunton Road and Wantage Road. The residents of the Lewisham Housing properties have, historically, been allowed to leave unwanted items at that corner ready for collection by the Council. Unfortunately this has encouraged other people to also dump their unwanted items on the site. In an effort to control the situation Lewisham Homes have now constructed a small locked area to which their residents can gain access so that they can leave unwanted items which will not be visible to the general public and will therefore, hopefully, not encourage fly-tipping by them.

We thank the Leegate Community Centre for hosting the meeting