

# LEE MANOR SOCIETY



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## NEXT MEETING

8 pm Wednesday 14 September 2005

105 Burnt Ash Road

*Open to all residents in the area*

## Newsletter/Minutes of the meeting held on 13 July 2005 at 5 Micheldever Road

**Present:** Charles Batchelor, Roy Cromb, Ralph White, Steve Griffiths, Faye Carney, Sylvia Ling, David Plumer, Jeremy Carden, Andrea Breugelmans, May Clarke, Yvette Croucher, David Houlton **Apologies:** Vanessa Harris, Bernard Hills, Peter Richardson, Pat Richardson, Sheila Peck.

### Planning applications

- ✿ A planning application has been submitted for three flats in the rear gardens of 17-19 Northbrook Road. This is a scaled down version of the previous plan, which received a large number of objections. The proposals are still inappropriate, and against council planning guidance. The Society will again object.
- ✿ The application for change of use of 105 Manor Lane (the former pet shop) to café/restaurant was due to be considered at the borough's conservation advisory panel, but was withdrawn (perhaps to be amended as it was unclear whether it was for a takeaway or an eat-in establishment).

### Blue Porch

The top half of the front porch at 88 Effingham Road has been painted blue. The finish is very poor and it does not match the other stonework. A number of residents have expressed their objections to the Society. Roy Cromb contacted the owners – the council - via councillor Paul Bentley, and has now received an encouraging reply. A housing officer from Circle 33 has visited the property and written to the tenant explaining that permission should be sought for external work, which should be of a reasonable standard and “should not be out of keeping with the rest of the area, especially in a conservation area”.

### Ennersdale School Building Demolition

A resident living close to the old Ennersdale school has contacted the Society objecting to the plans by Northbrook school to demolish the old primary school building. It would be a pity if Northbrook could not usefully retain features of the old building, which would lend the school some instant “character”. However, given the distance from the conservation area, it was felt better if the campaign against demolition was led by a group specifically created to influence the development, led by residents more local to it, with Society support as appropriate.

### Planning Strategy

As part of the new planning framework the council has issued several documents, and asked local groups for comments. The size of some of these is staggering. The transport document is 10 chapters long and runs to 454 pages, many more than the old Unitary Development Plan which covered all planning issues. The Society will be commenting on issues affecting the conservation area.

### Pavements

The Society has carried out a survey of the pavements in the conservation area. The aim is to get an idea of their general state, and specific problem areas, following complaints about specific poor finishing and use of inappropriate tarmac. Charles Batchelor will compile a short report, summarising the input from those who looked at each street (emails and notes to Charles before the next meeting please). Overall, the impression of those carrying out the survey was that the standard was actually not too bad, though there were quite a few examples of poor work (eg patching of missing flagstones with tarmac).

In terms of council policy, despite council comment that nothing has changed, there does seem to be disconnect between previous published guidelines and current practice. Charles located his copy of the Lewisham brochure "Streetscape 2002". This recommends use of high quality materials, particularly in conservation areas. It specifically recommends reduced use of tarmac, including granite sets around trees, and the need for consultation with local groups. The report clearly doesn't seem to have had much practical impact (though it is interesting re-paving work is sometimes still being done using paving stones eg Woodyates Road). Charles contacted the official named in the brochure who explained that a new version was being written.

### **Summer Social**

The summer social at the Stark Gallery was a success, with good attendance (though perhaps a little down on last year), and some new faces. As the evening comes at a busy time, just after the AGM and Plant Mart, it would be worth thinking of an alternative time of year and/or type of event, though the light evenings are a reason for not changing. In the past wine tastings were held then but the costs rose and made them uneconomic. It may be worth considering resurrecting this eg with Oddbins involvement or an enthusiastic local resident running it (Roy mentioned that St Margaret's school parents had a successful event along these lines).

### **Church Art and Flower Festival**

The Good Shepherd church is holding an Art and Flower Festival on Saturday 10 and Sunday 11 September. Yvette Croucher invited the Society to participate with a floral display. One option is to incorporate plants that grow locally. A sub-committee has formed to plan the contribution. You are urged to go along and support this welcome initiative, designed to raise money for replacement of the Good Shepherd heating system (the church is keen to hold other events and welcomes ideas and support). There will be lunches and teas available.

### **Ice House**

- ✿ Glendales have agreed to add references to the Society and the opening times to the noticeboard by the Ice House. Charles will ask if the notices can be lower.
- ✿ Charles has noted that several screws in the external grill need replacing.
- ✿ Jeremy Carden has asked the printers to re-do the new Ice House panels, as the initial copies were wrinkled. As well as giving information on the restoration of the Ice House, the panel on the restoration is designed to show what voluntary groups can do when they make an effort and draw on the funding sources available.
- ✿ The Ice House will open specially for the September Open House weekend.

### **Graffiti / FUSS**

- ✿ The Society's graffiti busting team is still going out on the fourth Sunday of the month, and continues to have quite an impact. Let Charles know if you wish to take part (on 8852-1644).
- ✿ The FUSS group's work to improve Staplehurst Road has been very successful and they have a good chance of winning a London In Bloom award. Charles will write congratulating them on the impact they have had.

### **Park Picnic Table**

- ✿ There is no further news on the plans for the Manor House. The council officials and architects have had meetings with local groups and the next stage is likely to be an update to the plans, with more detailing. Ralph White has suggested to council that they might like to include a specialist training library within the library, to mesh in with the relocated training facilities.
- ✿ Once arrangements with Glendales for purchase and installation of the park picnic bench have been finalised, an opening ceremony will be planned, involving the Lewisham Rotary Club who provided joint funding. There will be a joint plaque mentioning both groups.

### **Secretary**

Roy Cromb attended his last meeting as secretary. He was presented with an old framed map of the area as an appreciation of thanks for his work for the Society. Roy expressed his thanks for the appropriate present, and said how he had enjoyed being involved, and how he thought the Society had really made a difference to the area since he had been at Effingham Road. We are still looking for a replacement for Roy as secretary. The job can be easily split between the internet and email side, the physical printing and distribution of minutes to street reps, and the actual taking of a note of the regular meetings. There is no need for a computer for the last two. If you are interested in doing any of these, even on a rota basis, please let Charles know.

*Many thanks to David Houlton for his hospitality*