

LEE MANOR SOCIETY



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**Next Regular Meeting -
7.30pm on 12th December 2018
at: 12 Micheldever Road, SE12 8LX**

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

Notes of our Meeting on 14th November 2018

Present: Charles Batchelor, David Plumer, Mary Donovan, Joyce Bridgeman, David Ford, Judith Pye, Veronica Simmonds, Patti Byford, Avril Augustuni, Ralph White (Chairman), Barbara Bird, Frances Migniuolo and Sheila Peck (Secretary).

Apologies: Sylvia Ling, Rita Craft, and Sue Byford.

Boundary Stones

There is an old Boundary Stone along Lee High Road just past the junction with Lampmead Road and David F. has been looking into the possibility of undertaking some restoration. There are 2 more stones nearby in Greenwich which have already been restored.

Leegate Shopping Centre

We have no further news from last month's update. There are still ongoing discussions over the size of the development versus the proposed amount of affordable and social housing and it is most likely that there will now be no progress until at least the second quarter of next year.

Update on IAG proposals at the Bowring Sports Ground

The Society has received an e-mail from a representative of a group of local residents who object to the proposed development which would provide extra school places even though Greenwich have confirmed that their own planned developments will meet their future demand. The site is on Metropolitan Open Land (in the Royal Borough of Greenwich) which is part of the South East Green Chain, a place of Nature Conservation Importance, and also part of the Quaggy River flood defenses. It is believed that the massing and size of the proposed building will not only have an adverse effect on the site itself but will also result in the loss of amenity to adjoining properties, require the existing flood defences to be moved and have a negative impact on the local highways and transport (pollution and volume). IAG are now also planning to create a footpath access to the school from Weigal Road which would obviously cause disruption for the residents of that road. It is believed that a Planning Application will go to the Royal Borough of Greenwich in the next few weeks and the local residents are looking for groups of concerned individuals who might support their objections. More information can be found on their Facebook page: www.facebook.com/SaveBowringSportsGround and Greenwich Council have recently published the formal planning application: [18/4193/F](#)

'Demolition of existing clubhouse and construction of a part two/part three storey building

including basement providing a five form entry Secondary School and Sixth Form including associated landscaping works, car parking, boundary treatment and Multi Use Games Area (MUGA).’

Lewisham Libraries

We understand that professionally staffed opening hours across Lewisham Library, Deptford Lounge and Downham Library will be reduced either by removing staff from Downham and Deptford or by reducing staffed opening hours overall from 64 hours to 35 hours; the Libraries would remain open on a volunteer self-service basis outside the staffed hours. The proposed new Schedules should be available on 30th November. We are not sure how this will affect Manor House Library but will speak to Simon Higgs to confirm the position. There are also rumours about the possible rebuilding of the Lewisham Library building to include housing and the relocation of the archives, but this also needs further investigation. **Note added:** we understand that the proposed changes are ‘on hold’, and that direct public impact at Manor House Library is unlikely because the professional staff advise the volunteer team and not the public.

Planning

32 Micheldever Road (Installation of replacement roof lights to side and rear roof slopes) - The Society objected to siting of the new front roof lights because they did not align with the existing windows on the lower floors, as advised for Conservation areas.. Lewisham Planning agreed with the objection and required appropriate amendments.

7 Manor Lane (Proposed like-for-like replacement windows and door on front elevation) - If the proposal is genuine the Society has no objection but the drawings are of poor quality which makes it impossible to confirm that the replacements will actually replicate the original details. We have asked Lewisham Planning to check the details before deciding.

St. Winifred’s Infant School, 103 Effingham Road (Proposed change of use to provide 4 dwellings) - we have no objection but we have reacted to concerns from residents in Manor Lane who may be overlooked by the development.

67 Southbrook Road (Replacement of existing timber windows to front and rear with double-glazed timber framed windows) - We have no objection.

Planning Community Group Forum

The group met on 8 November at Lewisham Town Hall to be briefed on various planning matters. Two points emerged that are of real concern: firstly, central government is forcing councils to relax controls so that many changes will fall under the guise of ‘permitted development’ and will not be open to scrutiny and comment. Secondly, work load and resource constraints are forcing Enforcement to adopt a more pragmatic approach to their work. For instance, taking into consideration whether similar changes have been made to adjacent properties such as the provision of front garden hard standing for motor vehicles. It can be argued that returning a property to its original condition from – say – 130 years ago (when our Conservation Area was starting to emerge) is just not compatible with modern day living but, equally, *ad hoc* piecemeal changes can only degrade the provisions of the Article 4 directive and render Conservation Area protection meaningless.

We thank Lee Green Lives for hosting the meeting.