

LEEMANOR SOCIETY



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**Next Regular Meeting -
7.30pm on 9th February 2022
at: The Community Centre, Leegate**

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

Notes of our Meeting on 8th December 2021

Present: David Plumer, David Ford, Charles Batchelor, Elisabeth Caulfield, Mary Donovan, David Dannreuther, Frances Migniuolo, Ralph White (Chairman), and Sheila Peck (Secretary).

Apologies: Veronica Simmons, Judith Pye and Lorraine Burton.

Planning

109 Brightfield Road – Extension to existing cellar, construction of new front boundary with railings and wall and single storey rear infill extension.

We have objected to this application. There have been 2 previous related applications which have been refused.

10 Manor Lane – Construction of rear dormer extension and 2 front roof lights.

We have objected to this application, The dormer would occupy more than 2/3rds of the roof. The Conservation Officer has also objected to the proposal.

1a Southbrook Road – Construction of single storey building with basement for use as a single dwelling house.

The area is behind 119 Burnt Ash Road. We have no objection to the proposal.

49 Manor Lane - Demolition of existing conservatory and construction of a single storey rear extension.

We had no objection to this proposal which has now been given approval.

18 Micheldever Road – Construction of side infill extension and replacement of existing rear sash windows with structural oriel bay window. We have no objection.

Leegate

We have no news on the timing of the proposed redevelopment of the Leegate Centre but we do know that the new proposals will include an increase in the number of residential units to 630 as well as retail, office, assembly and leisure and community space. The height of the buildings will range from 2 to 15 storeys. Lewisham Council have confirmed that, because of the changes, the developers are required to submit a new Environmental Impact Assessment and Environment Statement which will consider the impact of the development on air quality, noise and vibration, traffic and transport, heritage, light and wind micromangement

Neighbourhood Community Infrastructure Levy (NCIL)

NCIL funding comes from the Community Infrastructure Levy which the Council charges on new developments in the borough. A portion of the Levy is allocated to the NCIL and is used to support community projects. LMS has submitted an application for £3,000.00 to be used to purchase up to 10 trees to be planted in the Conservation Area. We have heard from the Council that they will be recommending our Application and will present it for discussion at the Assembly Meeting on 18th January. *Note added: The proposal was accepted by the Local Assembly on 18th January.* A final decision will be made by the Mayor and Council on 9th March. We will then discuss implementation with Street Trees for Living.

The Street Tree Fund mentioned in our Annual Review has now been formally established and we are considering identifying small areas (such as the Brightfield/Lampmead Road corner) where we could plant several resident-funded trees. Donors will be kept informed of proposed planting.

We have still not heard from Lewisham Council about the S106 street tree funding from the old St. Winifred's School site. David F. is pursuing the Council.

Houses in Multiple Occupation

Concerns were raised as to the legality – or otherwise – of such residences and what controls exist to manage any impact on the environment. The regulations are clearly laid out in Lewisham Council guidance ([Lewisham Council - What is a house in multiple occupation \(HMO\)?](#)) - a useful reference if there are concerns about such residences.

We thank Leigate Community Centre for hosting the meeting

Jeremy Carden – an appreciation

We were saddened to hear that Jeremy Carden, a stalwart of the Society over many years, had died in 2021. Jeremy was in his early 90s. He and his wife Betty moved to a care home in Canterbury from their long-term home in Manor Lane a few years ago. Betty survives him. Jeremy taught at the London College of Printing, now the London College of Communication. From his bright attic studio overlooking Manor House Gardens, he brought his professional expertise unstintingly to the design and production of the Society's leaflets and our information panels in the Ice House and at the Lee Green crossroads. Jeremy was a quiet man but he did talk of his younger years growing up in one of the splendid but war-ravaged Nash terraces surrounding Regents Park. He was both a gentle man and a gentleman, prefacing many of his suggestions with the phrase: "A word to the wise." He was, of course, usually the wisest. He has been, and will be, much missed.

History & wildlife
in the Manor House
& Gardens at Lee



Red Admiral

