

# LEE MANOR SOCIETY



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**Next Regular Meeting**  
**7.30pm on Wednesday, 20<sup>th</sup> June 2012**  
**at: 12 Micheldever Road, SE12 8LX**

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

## Notes of our meeting on 9<sup>th</sup> May 2012

**Present:** Charles Batchelor (Chairman), Ralph White (Deputy Chairman), Veronica Simmonds, Suki Picarda, Anita Whitfield, David Plumer, Sylvia Ling, Steve Griffiths, Faye Carney, Elizabeth Caulfield, Rebecca Swann, Rory Bateman, Sven Griesenbeck

**Apologies:** Sheila Peck, Lorraine Burton, Andrea Breugelmans, Dan Griffin.

### Leegate

Charles reports that he has outlined in our annual newsletter the Society's views of the proposed redevelopment of the Leegate Centre by its owners, St Modwen. No-one has taken issue with those views, so they will be presented at the forthcoming of the Lee Assembly, at which the Leegate Scheme will be coming up for discussion. St Modwen will be present at the Assembly meeting, which is being chaired by Sven. It will be interesting to see what other local views emerge during the debate.

We discussed the proposals further. Several think that the scheme, involving a very large Asda supermarket at the south end, looks like a wasted opportunity. Given the profile of the surrounding residential areas, a more special, finessed, scheme should be feasible and economic, with shopping catering for a wider mixture of shoppers. It was as if the existing usage of the centre has been taken as the template for the new scheme by the developers and its potential retail tenants, rather than the full potential market most of which ignores Leegate currently. Also relevant is the new Lidl - and potentially Tesco too - close by in Lee High Road and catering for the same market as Asda. In short, local shopping was set to become even more imbalanced than now. At Kidbrooke, 3,000 new homes, mostly private, could provide additional demand for shopping at Leegate, since provision for the Kidbrooke shops appears be small and possibly last to be built. With ongoing shortages of housing in London, we think it's surprising that few additional homes seem to be envisaged at Leegate. To sum up, are the developers taking a wide enough view of the surrounding areas and the potential market?

Clearly debate and discussion will continue. When a planning application is submitted to the

Council, the latter will organize a statutory public consultation including a public meeting before they proceed to decide the application. At the earliest, redevelopment is not expected to begin before 2014.

### **AGM**

Arrangements were confirmed. (Postscript: our AGM took place as planned and was well attended, concluding with an interesting presentation on Lewisham history by Diana Rimel.

### **Trees**

We are now expecting to meet the council soon to discuss their handling of street trees, in the conservation area, following recent cases detailed in the April minutes.

We intervened when garden trees were spotted being felled at the back of The Northbrook recently. It appears that there was confusion over whether the recent planning permission for work on the site included tree-felling or not. It was agreed that one felled tree would be replaced. Fortunately a large Lombardy Poplar remains intact.

### **Satellite dishes**

Instances of unauthorised dish aerials in the conservation area continue to arise. We have raised a number of cases with the council's enforcement officer and she has officially recorded that they will be investigated. Previously we had no idea whether or not our complaints to enforcement were being taken seriously or not. We will have to see whether the council is able to ensure dishes are re-sited or removed. (One resident later reported at the Plant Mart that she had been contacted by the council about a dish.)

### **Squatting**

We have heard that instances of squatting of empty residential properties have been growing in the borough. Please be aware of the possibility and keep an eye on any empty flats and houses near you. Contact the owner if you have any concerns.

*We would like to thanks Faye and Steve for hosting the meeting*