

LEE MANOR SOCIETY



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Next Meeting 7 30 pm Wednesday 8 March 2023
The Community Centre, Leigate

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

NOTES OF MEETING WEDNESDAY 8 FEBRUARY 2023 AT THE COMMUNITY CENTRE

PRESENT:

Ralph White (Chairman), Stephen Kieft (Treasurer), Barbara Bird, Frances Migniuolo, Helen Carr, David Plumer, Mary Donovan, Charles Batchelor, David Dannreuther, Neelam Kieft, David Ford, Karen Pratt, Tim Crossley, Rita Craft, Mina Andrade

APOLOGIES:

Sylvia Ling, Cllr James Rathbone, Veronica Simmons

Professor Eric Moody

Ralph commenced the meeting with the sad news of our good friend, Professor Eric Moody who passed away unexpectedly over Christmas after a serious bout of flu.

Co-option of Secretary

It was proposed that Mina Andrade would be co-opted as the new Secretary to Lee Manor Society. The meeting was asked to endorse the appointment, which was approved *nem. con.*

Matters Arising

David Plumer reminded us that it is the 250th Anniversary of the Ice House in Manor House Gardens and Charles offered to investigate preparation of a celebratory banner to display at openings in the upcoming season. A novel 3D survey of the Ice House was recently completed and will be circulated.

Local Assembly 13 February 2023

A video conference will be held on 13 February at 7 pm. Not everyone had received invitations to the meeting but it was decided that it was likely an oversight. All email subscribers to LMS were informed.

Update on Leigate development

A major item at the Assembly will be to present a series of commentaries by local groups on the proposed Leigate development by Galliard. These include failure to comply with the London Plan, opposition to excessive height (15 storeys), mass (the local plan when adopted will advise 12 storeys maximum for such a locality) and excessive numbers of flats, many with only one window ('single aspect') view but with 35% being 'affordable', impact on the local environment and excessive pressure

on infrastructure. Disruption of business continuity (and also the Community Centre) is also a real concern as building may take around 7 years to complete. Loss of the pharmacy, for instance, would have a serious impact on local healthcare provision because of the expanded services provided by pharmacists and the planned national withdrawal of Lloyds from its Sainsbury's operation. The rehearsal at the Local Assembly, if approved (*Note added: it was*) will be taken to the Strategic Planning meeting at Lewisham Council in March. Other government restrictions have emerged (e.g. two fire protected stairwells in buildings over a certain height instead of one) and we do not know how Galliard will react and present at the meeting.

Planning Matters

Our worst fears about the application of the council's recently approved Small Sites Supplementary Planning Document (SPD) have been realised with the approval of an application to build on the corner of Burnt Ash Road and Dorville Road. This scheme will involve a single dwelling house next to 81 Burnt Ash Road on the small grass area currently home to a mature walnut tree. This SPD is meant to bring neglected corners of the borough - derelict garages or former business premises - back into use with developments by smaller building firms. It also allows for amenity spaces 'surplus to requirements or redundant' to be developed. Travelling round Lewisham you can see many small developments which usually blend in with the surrounding area. This scheme does not. This corner site is most definitely not surplus to requirements or redundant. It helps create a spacious green entrance to a late 1960s development of flats and houses on the eastern side of Burnt Ash Road. It fails to understand that the spaces between buildings can be as important as the buildings themselves. The new house will have a flat roof, unlike the sloping roofs of the adjoining flats and will project in front of the Dorville Road building line. Only a council determined to build at any cost to the character of the borough could have approved such a scheme. It is, of course, the same council that appears happy to build to 15 storeys at the Lee Green crossroads.

The Society has received a reply from the council planners to its Freedom of Information request about the weight that attaches to plans as they make their way through the consultation and approval process. We were keen to stop planning officers airily dismissing our quoting such plans with a 'bears no weight' response. Our current focus is on the draft Lewisham Local Plan which could be relevant to the Leegate proposals. Plans that have been through the first consultation stage - as the Local Plan has - are 'a material consideration but have little weight'. Not, it should be noted, no weight. Once a plan has gone through the second consultation it will have 'moderate weight.' Once it goes through the third stage of consultation known as Examination in Public it has 'significant weight.' On adoption by the council a plan has 'full weight.' Pinning planning officers down to what is exactly meant by 'moderate' or 'significant' is, of course, another matter.

AOB

Attention was drawn to the "unsightly mess" in front of the library. In fairness, it was pointed out that the cannons are a safety hazard and are fenced off until repaired and that funding has been secured. David Ford has volunteered to follow up. It was also suggested that we offer support and advertise in the newsletter to promote volunteering for the Gardens group litter picking campaigns.

There was confusion over what exactly are NCIL and S106 levies on developers to support local infrastructure and these will be explained at our next meeting.

We thank the Community Centre for hosting the meeting