



## Lee Manor Society

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### Next Meeting

**7.30pm on 21<sup>st</sup> April 2010 (please note later date, but earlier start)**

**at: 105 Burnt Ash Road SE12 8RA**

*Open to all residents in the area. Formalities end 9.00pm - nibbles afterwards*

### Notes of our Meeting on March 10 at 66 Effingham Road

**Present:** Charles Batchelor (Chairman), Ralph White (Deputy Chairman), David Plumer, Suki Picarda, Steve Griffiths (Treasurer), Faye Carney, Jeremy Carden, Sylvia Ling, Judy Cole, Daniel Griffin and Sheila Peck (Secretary)

**Apologies:** Andrea Breugelmanns, Sue Byford, John Robson and Bridget Prentice MP.

#### Leegate

We had a lengthy discussion to formulate our thoughts on the future of Leegate and what changes and improvements we would like to see included in the future design. We believe it is important to make our views known at an early stage so we are not faced with a *fait accompli*, as happened with Northbrook School. We believe it is important to maintain an 'open' corner site with a passage through from Burnt Ash Road and a public square. The passageway and square would not necessarily have to occupy their existing positions but good quality public space is essential. We also think that any new building should be appropriate in scale to the site and not a monolithic block that dominates the local area. We would like a mix of retail outlets with space for independent retailers. This might require St Modwen to offer below-market rents on some premises to attract this mix. We agreed that it is important to have lively frontages with shops at street level and any offices above. It is vital that the crossroads corner becomes a retail area and not the present 'dead' office frontage. It was agreed that Charles would write to people with an interest in the project and that Ralph, as our representative, would put forward our thoughts at the next meeting of Lee Green Lives.

#### Northbrook School

The new proposals for the over-sailing window to the main entrance and the signage of the school went to the Planning Committee for consideration on 4<sup>th</sup> February and were recommended for approval. The window will therefore be formed of panels of stained glass (which will vary from transparent to translucent) in shades of dark red, bronze, yellow and golden orange as well as clear glass, within a metal frame. The colours are considered to be appropriate to the building as designed with its yellow brick elevations and would reflect the colour of the render. Three trinity symbols using sandblasted glazing will be incorporated into the window. It is not proposed that the window will be permanently illuminated but if lights are on in the rooms or stairwell behind the window it will be illuminated.

### **Controlled Parking Zones**

Charles has written to the council's transport section to express our concerns over the continued extension of CPZ areas. We would like to see the introduction of more flexible time zones, minimal signage, the avoidance of on-pavement parking and particular consideration to ensure easy parking near shopping parades.

### **Planning**

**88 Burnt Ash Road:** (See last months Notes) Charles queried why there had been no application in respect of other properties where the same problem existed and, as a result, Southern Gas have now submitted a similar application in respect of 92 and 94 Burnt Ash Road which will be put before the Planning Committee for approval..

**4a Brightfield Road:** The retrospective application to retain the windows which were installed last year has been refused because 'their design, material and opening method are inappropriate to the period and character of the original building' and they therefore fail to 'preserve or enhance the character and appearance of the building and this part of Lee Manor Conservation Area'.

**90 and 101 Taunton Road:** The Amenity Societies' Panel welcomed these two unrelated applications to replace existing windows with double-glazed timber sash windows.

### **Core Strategy**

The council has produced a second, revised version of its core strategy for developments in the borough up to 2025. We commented on the first version, querying its focus on housing and lack of emphasis on jobs. We also called for greater recognition to be given to the role of conservation areas. We will be commenting on the revised version.

### **Plant Mart on Saturday 29th May 2010**

A further reminder for everyone to start preparing their contributions to our annual fund raising event. We would particularly ask for **cake donations** which are always popular but have been in short supply for the last couple of years.

### **Ice House re-open on Sunday 4th April**

We will begin our regular twice monthly weekend openings of the Ice House on 4<sup>th</sup> April this year. We will be pleased to welcome visitors between 3pm and 5pm on the first and third Sunday of each month up to and including the Open house Weekend of 18<sup>th</sup> and 19<sup>th</sup> September 2010.

### **Time of our meetings**

We have agreed to bring forward the start time of our meetings to 7.30pm from 8pm starting from our next meeting in April. This will allow us to finish earlier. We will trial this earlier timing for a few months to ensure it does not cause problems for people working late.

### **Make a difference awards 2010**

Charles won third place in the Love Lewisham Community Champion section of these awards which go to people active in volunteering. This section of the awards goes to individuals working on green projects. It recognizes the work put in by all our members over the past five years to create flower beds, plant bulbs, tidy up areas of greenery and remove graffiti.

### **Annual General Meeting**

From 7.30 pm in the Manor House on Wednesday 12 May. To be followed by Madeleine Adams who will speak on the History of Almshouses.

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