

LEE MANOR SOCIETY



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Please consider changing to our email distribution – write to leemanorsociety@gmail.com

Next meeting

7.30pm on Wednesday 10 May 2023

venue to be advised

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

Notes of our Meeting on 12 April 2023

Present: David Plumer, David Ford, Veronica Simmons, Mary Donovan, Barbara Bird, Patti Byford, Pat McNulty, Karen Pratt, David Dannreuther, Stephen Kieft (Treasurer), Ralph White (Chairman)

Apologies: James Rathbone, Sylvia Ling, Mina Andrade. Rita Craft, Frances Migniuolo, Charles Batchelor

Matters Arising not covered below

David P reported that Dan Griffin has successfully populated volunteers for all the planned openings of the Ice House in 2023. He urged that volunteers assemble at 14:45 so that the Ice House can be opened promptly at 15:00 and that the Risk Assessment document be displayed prominently.

Plant Mart and Garden Party – Saturday 13 May 14:00 – 16:00.

Ralph reported that permission has been given for use of the front gardens of nos. 2 – 6 Micheldever Road for the Plant Mart and we recorded our grateful thanks for this privilege.

We shall be grateful for any donations of plants or shrubs for sale: please contact leemanorsociety@gmail.com to arrange drop-off or collection (or leave in the front garden of 12 Micheldever Road).

In addition to the main focus on plants, there will also be cream teas, a raffle, cake stall, bric-à-brac and books and prints – donations for these stalls will be most welcome.



Manor House Gardens Festival – Saturday 24 June

We plan to open the Ice House from 12 noon – 17:00 and will participate in the Community Stalls event to show case our activities in the Lee Manor Conservation Area.

Lewisham Local Plan

A reminder that the [Lewisham Local Plan](#) is now closed for consultation, but the supporting

documents can still be accessed through the link.

Leegate

As reported recently, central government now requires buildings of 30 metres in height or more to be built with two independent stairwells. This seems to have thrown Galliards proposals for Leegate back on to the drawing board and we have no idea when plans are to be submitted.

Telephone Kiosk – Old Road

David Ford reported that the telephone kiosk in Old Road, which is a Grade 2 listed building, K2 design by Giles Gilbert Scott, is in a reasonably good condition but is likely to be decommissioned in the near future and that we should consider how to preserve it for the future

Planning issues

We have looked at 11 planning applications in the past six weeks and objected to three, all relating to the most common application type - roof slope extensions or dormer windows. We object when we feel the proposed extension is too large, destroying the balance and character of the house involved. We understand that in the current housing market and given high levels of stamp duty on house purchase why people want to improve their home rather than move. But we do not feel this should be at the cost of the character of individual houses and the conservation area more generally.

We objected to an application at 16 Hedgley Street on the grounds that it covered the entire rear roof slope. Council guidelines are for a maximum of two-thirds. We also objected to an application at 71 Effingham Road where we felt the extension was too large and the separation of the two window elements by a sloped central section - to create the effect of two smaller dormers - was more apparent than real and needed to be made more obvious. We objected to a third application at 57 Brightfield Road on the grounds the elevation drawings provided did not match the plans. If one set were correct, the other could not be.

We commented that plans to redesign the front garden lay-out at 40 Micheldever Road involved a lot of paving, reducing the area planted, and urged that this should be reduced.

Inconsiderate water works

Works to replace underground water/sewage pipes at the junction of Burnt Ash Road and Southbrook Road have dragged on for nearly two months and have several weeks still to go (currently end-May). For a long initial period no work was being done on site and while it has now started there are still long periods of inactivity. In the meantime, traffic is delayed, bus timetables are shredded and local shopkeepers suffer from reduced business because motorists cannot stop.

The economic impact is severe and spread over similar jobs taking place throughout London will be considerable. In addition, local residents are suffering heightened levels of pollution from the delayed traffic. We have taken the matter up with one of our local councillors, James Rathbone, and he has raised it with the appropriate council department. The official involved has said he is satisfied that the works are being carried out in an appropriate manner. He is the only one. The works appear to be following a schedule that suits the water company and its contractor.

While every job may differ in detail, the work of replacing pipes and the spare parts needed must be fairly standard and the companies involved will have years of experience. It appears that the convenience of the companies weighs more heavily than the health of the local economy and (literally) the health of residents.

We thank Ju White for hosting the meeting.