

LEE MANOR SOCIETY



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Next Regular Meeting

**7.30 pm on Wednesday 6th September 2017
at: 105 Burnt Ash Road, London SE12 8RA**

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

Notes of our Meeting on 12th July 2017

Present: Ralph White (Chairman), David Plumer, David Ford, Charles Batchelor, Veronica Simmonds, Gill Stoker, Patti Byford and Sheila Peck (Secretary).

Apologies: Frances Migniuolo, Sylvia Ling and Rita Craft.

Matters Arising from the previous meeting

Nothing to note other than as considered later in the meeting and reported below.

Leegate

With representatives of other groups in the area we met with St. Modwen on 3rd July when they confirmed that ASDA has withdrawn from the Leegate redevelopment. The existing planning application has already been submitted to the Council together with the S106 and Compulsory Purchase proposals and although a revised application will be submitted in due course, the original application will confirm some general principles related to massing etc. and pave the way for the new proposal. Due to the reduction in retail space there will be more housing and we hope this will include more social / affordable housing. We confirmed our appreciation of the proposed changes in the plans – much improved public realm, reduced car parking and permeability amongst other things – but also pointed out that we would prefer it if better use were made of underground space to free up more space at ground level for community/public use. We also asked for more detail on the shadow effect of the tall the buildings particularly on the proposed ground level passageway. We are also particularly concerned about the proposal for the Community Centre to be at first floor level because we need to ensure easy access for elderly and infirm users. Our initial response may be viewed on our website [here](#).

Report back on Lee Green Assembly Showcase at the Manor House Gardens Festival

We had quite a few visitors to our table but felt that our display panels obstructed/discouraged some people. People were interested in the information about the Conservation Area and several did sign up to receive the monthly Newsletter. There were a large number of visitors to the Ice House which we also hosted and we wonder if, next year, we should combine our presence there – mainly because of the pressure on our volunteers to staff the two locations over nearly 6 hours.

Planning

A general note: It is open to anyone to object to a Planning Application provided they give a ‘planning’ reason for the objection. Personal details must also be provided.

45 Micheldever Road. The proposed new windows have our approval other than the design of the ‘horns’.

35 Handen Road. We have no objection to the proposed installation of roof lights in an existing side extension.

Eyesore Properties Petition

Gill Stoker explained her reasons for starting a petition to list eyesore buildings which should be served with a Section 215 Order by the local council. S.215 of the 1990 Town and Country Planning Act gives councils the power to force property owners to clean land when its condition adversely affects the amenity of the area. Gill is concerned about the dilapidated state of the New Tiger’s Head, the structure of the building above BetFred on Lee High Road (next to the Old Tiger’s head), and also No. 139 Lee Road. She has already organised a visit to the New Tiger’s Head to inspect the dilapidated state of the interior. If you wish to show your support, you can sign up [here](#). Or go to the you.38degrees.org.uk web site and search for ‘eyesore properties’.

Ice House

We agreed the rota for the remainder of this year’s season and. To make sure that we comply with legal and insurance obligations, Ralph and Charles circulated the first draft of a Risk Assessment to govern our use of the premises during the hours of opening. The Assessment details checks and procedures which should be followed on each session from the opening up of the premises to its full closure.

AOB

Annual Plant Mart: We discussed the possible date for next year’s Plant Mart. 19th May 2018 was proposed and has since been agreed, subject to the approval of the owners of the properties where we have traditionally held the event..

Open House weekend this year is on 16th and 17th September and, as usual, we will open the Ice House from noon until 5.00 pm on each day. Charles will let us have programmes when they are received.

Trees: Charles and David confirmed they are working on a list of saplings for the Council to buy for specific locations.

We thank Leigate Community Centre for hosting the meeting.