

LEEMANOR SOCIETY



www.leemanorsociety.org
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OUR NEXT MEETING

8pm on 10th October 2007 at
67 Effingham Road

Open to all residents in the area. Ends 9.30pm-nibbles afterwards

Note of our Meeting on 12th September at 105 Burnt Ash Road

Present: Charles Batchelor (Chairman), Sylvia Ling, David Plumer, Andrea Breugelmans, Steve Griffiths, Faye Carney, Anita Whitfield, May Clarke, Sven Griesenbeck and Sheila Peck

Apologies: Ralph White, Sukie Picarda, Jeremy Carden and Julie McRae

News on Planning Applications - Amenity Panel decisions

- **26th July. 106b Burnt Ash Road** – remove a Sycamore tree and crown reduce by 30% another Sycamore tree – no objection.
- **9th August. 11b Handen Road** – construction of external staircase and installation of door at first floor level to side elevation – inadequate drawings and lack of context so more drawings requested.
27 Handen Road – pollard 4 Lime trees and crown reduce by 35% a London Plane to the front and fell a Robinia to the rear – no comment.
- **23rd August. 39 Southbrook Road** – fell a Conifer to the rear - no objection.
133-135 Taunton Road – construction of an extension at first floor level to the rear of 133 and 135 and a single storey extension to rear of 135 – no objection but query if a condition could require all the work to be undertaken at the same time.
- **6th September. 53 Manor Lane** – construction of a single storey extension to the rear and dormer extension in the rear roof slope and installation of roof lights in front roof slope to provide additional living space – The Panel questioned the accuracy of drawings and objected to roof lights on front roof slope and over-large dormer; they also thought the loss of the original First floor sash window on the rear elevation was unnecessary.

Planning related matters

- 127 Burnt Ash Road – new Ladbrokes. Charles advised he had e-mailed the Council with our concerns about the new shop front. Since then the shop front has been installed with a uPVC frame. There is no evidence that our comments have been acted upon.
- Telephone Box in Old Road outside the Manor House Library – Paul Bentley has advised the Society that, at the last Safe Neighbourhood Ward Meeting, the Police had said they wanted to move the telephone box because it has become a centre for drug dealing. It is listed and we are opposed to its removal. The box is, after all, a symptom not a cause of the problem, which has apparently existed for several months. We discussed installing better lighting, CCTV or the possibility of two-way traffic being reintroduced to create more activity in the street.

Leegate Design Brief

Charles has now sent copies of the Design Brief to the 3 Councillors in Greenwich, to Neil Rhind, John Ratcliffe and Frank Smith, chairman of the Blackheath Society. They are

supportive. As a first step we will propose to the Council that there should be a District Shopping Centre Manager. Lee Green and Blackheath Village are the only 2 Centres in Lewisham Borough which do not have a Manager. Charles has heard that the house at the side of the Fire Station will be renovated for use by the Fire Station and open for use for public/group meetings.

http://www.leemanorsociety.org/Design/LeeGreenDesignBrief_June2007.pdf

Manor House Library

At the last public meeting there was discussion about the location of the children's section and if it should be moved to the basement or left where it is now. There is also the question of location of IT terminals. The Society favours the basement area for the children's section because of light and access to the outside. The IT terminals would go in the present children's library. Some people however feel the children would be out of sight downstairs – although this concern will apply to any activity located in the basement and we have expressed this concern in our response to the meeting. In any event it is hoped that re-arrangement will reveal more of the original design of the dining area of the old house which was where the children's section is now.

Conservation Area Appraisal

The Consultant has confirmed his proposals mainly as set out in our July News Letter, which have been passed to the Council for approval. Unfortunately Hedgley Street has been excluded and we agreed that we should lobby for its inclusion and possibly leaflet the residents for support.

Northbrook School

Several people went to the public viewing on 20th August and were favourably impressed by the proposed design which is roughly fish shaped from an aerial view with green (sedum) roofs. The building will slope upwards away from the park and the main mass will front Wantage Road. A cause of concern is that it will be forward of the building line on Taunton Road, almost up to the pavement. Some local residents are worried that it will loom over houses facing the school in Taunton Road. Another concern is with the proposed bright yellow brick colour - we would prefer something similar to the London stock brick used throughout the conservation area. The playground area will be less than before and the School therefore wants to use the Park tennis courts and similar facilities during all playtimes and most lesson times – 22 out of 30 hours. We and the Park Users Group are strongly against this proposal. It is intended that some of the rooms a Ground Floor level will be available for public/local group use.

Manor Park

We are concerned the Park is not being maintained to a reasonable standard. A fallen tree branch was not removed for some time and some fences have been damaged. We are also concerned about ease of access and have suggested an entrance from Longhurst Road which would require the construction of a bridge. Charles has spoken to Martin Hyde at the Council Parks Department who has said there is no money at the moment for a bridge. He did however advise that the Early Years Group would like to take over use of the building in the Park later in the year, that they would staff it and might reopen the toilet, which would benefit the public. Charles has written to the Mayor, Sir Steve Bullock, urging the creation of the new entrance as soon as is practicable.

Our Annual Social Evening – Friday 7th December 2007

We will again hold the evening at Stark Gallery, 384-386 Lee High Road between 7pm and 9.30pm. Come and meet your neighbours and hear about the Society's activities. Enjoy cheese, wine and art viewing. Admission free.

Many thanks to Charles for hosting the meeting