

LEE MANOR SOCIETY



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Next Regular Meeting
7.30pm on 10th September 2014
at Leegate Community Centre

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

Notes of our Meeting on 23rd July 2014

Present: Charles Batchelor (Chairman), Ralph White (Deputy Chair), David Plumer, Sylvia Ling, Jenny Lowen, Veronica Simmons, Sue Byford, Chris Peters, Diana Stevens, Alex Hirsch, Bruce Allison, Sarah McMichael, Norman Pound, Rita Craft and Sheila Peck (Secretary).

Apologies: Frances Migniuolo, Anita Whitfield, and Jim Mallory.

Leegate

The Lee Green Assembly Working Party's formal response to St. Modwen's revised plans for the redevelopment of Leegate can be viewed on our Website. The Working Party had a meeting earlier today with St. Modwen, their Architects' representative and two Lewisham Planning Officers, to discuss the points made in the formal response. In particular, the need for a more enclosed public space was emphasized and also the objection to a 12 storey structure on the crossroads corner. St. Modwen appeared to be reasonably receptive to the suggestions made and confirmed they were taking into account the requirements of the market traders; they also confirmed that an Environmental Impact Statement will be prepared and that there will be another public consultation in due course.

Parish Boundary Stone - Handen Road

Charles recently had a meeting with Lewisham Highways Authority when they agreed to make a 'special case' for us and we have now been informed that the Contractor has agreed to install the replacement Boundary Stone free of charge. An order has now been placed for the replacement Stone and Charles is arranging a meeting with the masons to agree the precise details, size and style of the engraving. We will record our involvement in the replacement Stone by engraving 'LMS 2014' near the base.

Ice House Panels

The new Panels have been received and Ralph and Charles have put them together and completed the installation. The Panels are made from vitreous enamel on metal and are looking very good. We think these new panels should never need replacing. Ralph will contact Jeremy with a view to obtaining an electronic copy of the fourth, time-line panel so we are prepared if it in future needs replacement. It was pointed out that the opening times of the Ice House do not appear on our Website and Ralph agreed to add this information.

Lee High Road

Is it fit for purpose? Chris Peters talked to us about his concerns over traffic congestion along Lee High Road particularly between 7am and 10am on a daily basis. There are only brief bus lanes and no 'pull-in' areas at bus stops which causes continual hold-ups in traffic flow particularly at the Lee Green crossroads. The pollution levels at the crossroads have been recorded as 64% over the EU recommended levels and further along Lee High Road are even as high as 100% over the recommended level. Despite pollution levels, new residential developments have been approved including the conversion of the old Police Station, above the Lidl store and at start of the road in Lewisham. The new Health Centre opposite the BP Garage is also facing on to the main road with residential accommodation above. It was suggested that Lee High Road (A20) and the northern roundabout at Lewisham Station are 'throttle points' which allow TfL to have some control over traffic flow in the centre. A consequence of this is that the traffic congestion creates 'rat runs' through nearby quieter residential roads. It was generally agreed that the problem is unsolvable.

Quaggy River

Sue Byford expressed her concern over the QWAG suggestion to open up the river on or near the dog-walking area in Manor House Gardens. Dogs could go into the river and get lost under bridges, children could be at risk from rat urine and leeches in the river water. Sue urged that the dog-walkers who use the area should be consulted over the suggestions.

Planning Matters

Roof Space: Further to his advice in our Annual Newsletter, Charles reported that an application for a loft extension with 2 front roof window panels for a property in Manor Lane had been refused and he pointed out that 2 similar applications in recent years had also been refused.

72 Burnt Ash Road: The council has imposed a provisional tree preservation order on the row of lime trees along the Handen Road boundary following an application to remove one of the trees.

Effingham Road: All the street trees are being pruned and two will be removed because of disease.

Handen Road: trees to the west of Wantage Road have been pollarded.

Generally on trees, we hope to draw up a plan for tree planting in the Conservation Area.

Road Humps

Concern was expressed over the condition of road humps in the Conservation Area, where resurfacing e.g. in Handen Road has reduced their height and effectiveness. In Micheldever Road (not resurfaced) the speed cushions are disintegrating and, as deterrents to speeding, totally ineffective.

We thank Ju and Ralph for hosting the meeting

Our occasional request

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