

# LEE MANOR SOCIETY



For further details on some of the topics below, visit <http://www.leemanorsociety.org>  
Please consider changing to our email distribution – write to [news@leemanorsociety.org](mailto:news@leemanorsociety.org)

**Annual General Meeting**  
**7.30pm on Wednesday 19<sup>th</sup> September 2018**  
**at: The Baring Room, Manor House Library**

*Open to all residents in the area.*

## **Notes of our Meeting on 25<sup>th</sup> July 2018**

**Present:** Ralph White (Chair), David Plumer, Mary Donovan, Charles Batchelor, David Ford, Suki Goldman, Sue Byford, Rita Craft, Vanessa Tinker, James Rathbone, Barbara Bird and Sheila Peck (Secretary).

**Apologies:** Sylvia Ling, Veronica Simmonds, Patti Byford and Frances Migniuolo.

### **Bernard Hills**

As agreed, Charles sent a card to Andrea who has expressed her appreciation for our thoughts.

### **Annual Review**

Charles, as Editor, is preparing our Annual Review, which will be delivered before the AGM to every household within the Conservation Area and along its boundaries. David P. has agreed to provide a 'history' related article for inclusion entitled 'Drinking and Licentiousness in Lee' and we invite all members to make suggestions for other articles to be included.

### **Annual General Meeting**

As advertised above, our AGM this year will be held on 19th September in the Baring Room at Manor House Library. Afterwards there will be a short illustrated talk from Ralph to describe the history of the Lee Manor Conservation Area. We will then enjoy light refreshments.

### **Trees**

Due to the particularly dry weather we are experiencing, some of our street trees are suffering – particularly those which were planted last autumn. Charles has been watering some of the trees on a daily basis and we would appreciate it if residents could also assist by 'adopting' any new tree close to where they live.

Lewisham Council's 4 year Tree Survey has been completed and, unfortunately, has identified several trees which will have to be removed. Some trees were in fact felled in June/July just when they were in full bloom which we found disappointing; we feel that removal in the autumn would have been preferable.

## **Leegate Shopping Centre**

St. Modwen recently held a meeting with various local groups to discuss their revised Planning Application for the redevelopment of Leegate which they anticipate will go before a Council Planning Committee in the early autumn. We are broadly in favour of the revised proposal because it largely answers our previous criticisms of various aspects, particularly concerning the public realm. Both our new Mayor and the London Mayor are promoting more social / affordable housing in new developments, but St. Modwen say that, if they were required to add more housing to meet this requirement, it would not only cause further delay due to need to revise the plans, but also require an increase in the height of the proposed buildings – to which we are opposed. The current social / affordable housing numbers do not in fact meet the legally required ratio as it has been calculated on room numbers rather than floor area. There is a real danger that if St Modwen and the authorities arrive at an impasse, the whole project could be fatally damaged, and we will be no further forward for the foreseeable future.

There is also concern over the compensation which will be paid to existing tenants/property owners: the current offer is not good, and it has therefore been recommended that the tenants organise a collective negotiation with St. Modwen.

## **Celebrating Our Community – Saturday 15th September.**

The gathering of members of local groups earlier in the year was such a success that it has been decided to hold another ‘get-together’ in Manor House Library on 15<sup>th</sup> September from 7 pm to 9 pm to which you are invited. Catering has yet to be arranged and, dependent upon the weather, will be either inside or outside. As before, there will also be musical entertainment. Members of all local groups are invited and please note that the Lee Green Lives AGM will be held at 5.30 pm before the opening of the ‘get-together’.

## **Planning**

109 Brightfield Road: An amended Application has been submitted to replace the existing sash windows with new timber sash windows to which we have no objection.

123 Brightfield Road: (Construction of a rear roof extension together with the installation of 2 roof lights). We have objected to this proposal because it is not in keeping with the existing roof arrangements and would be visible from the Manor House Gardens.

90 and 93 Effingham Road: (Two separate Applications for the Construction of 2 dormer windows with a mansard connector on the rear roof slope). We have lodged an objection to both these proposals because we feel the connectors are not sufficiently set back and so do not comply with the Alterations and Extensions SPD which was issued in draft by the Council in January 2018.

49 Handen Road: (Raising of the roof level and construction of a rear dormer extension.) We have objected to this proposal as it would raise the height of all the four elevations of the property and alter the style of the property and that of all the other properties in the road where the roof sits immediately above the lintels of the upper windows. In addition to changing the style of the property it would set a worrying precedent within a Conservation Area.

## **Date of next regular meeting**

Provisonally set for Wednesday 10<sup>th</sup> October, starting at 7.30pm. This will be confirmed later in September.

*We thank the Suki Goldman for hosting the meeting.*