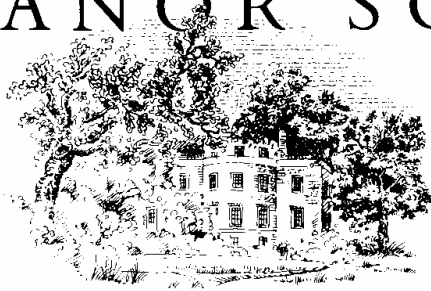


LEE MANOR SOCIETY



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OUR NEXT MEETING

8pm on Wednesday 11th October 2006 at

12 Micheldever Road SE12 8LX

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

Note of our Meeting on 6th September at 66 Effingham Road

Present: Charles Batchelor (Chairman), Ralph White, Steve Griffiths, Fay Carney, Sylvia Ling, David Plumer, Andrea Breugelmanns, Jeremy Carden, Jim Mallory, Sue Byford, Rob and Michelle Dunkerley, Chris Allison, Sukie Picarda and Sheila Peck

Apologies: May Clarke, LeeSNT, Cllr Brian Robson

News on Planning Applications

- Charles reported that the Planning Committee has approved the latest application for the proposed development at 17-19 Northbrook Road (see previous notes). We all felt this was a disappointing result but were pleased that public intervention had at least resulted in the front of the building being retained in its existing form and the proposals had been reduced in size.
- New applications have been submitted for the installation of timber sash windows at the front of 21 and 78-80 Handen Road but with uPVC windows at the back, The Society objects to this approach and would like to see timber sashes throughout. The construction of a conservatory at the back of 65 Micheldever was felt to be unobjectionable.
- There have been two applications for reducing tree size, one to lower the canopy and prune back 2-3m of the branches of a Silver Birch at Sycamore Court, Burnt Ash Road because it is affecting the building and overhead cables, and the other to crown reduce a Cherry tree to the front of 39 Handen Road. We all agreed that we had no objection to both applications.
- We also discussed the details which have been submitted in respect of the development at Station Yard, Lee Railway Station but agreed that although we do not agree with the style of the development we could not raise any objection at this stage.
- There is no design brief as yet for Leegate and we agreed that a sub-committee plus Jean would pursue the matter after our 30 year celebrations had been completed. There is also no news yet on plans for the New Tigers Head other than that it had been sold on by the original purchasers who have retained the car parking area for development purposes. Sheila agreed to make enquiries of H. M. Land Registry to see if we could identify the new owner and Andrea said she would ask her husband to telephone Greenwich Council to see if he could find out any more information on proposals.

- Our main topic of discussion on planning was the application for the continued use of 25 Burnt Ash Road for Car Valeting Services. Although we have made enquiries we have been unable to ascertain whether or not Planning Permission was ever granted for such use. Lewisham Council has not yet responded to our earlier enquiries. The general opinion of the meeting was that it was better to have some business on the site rather than nothing at all but we are all concerned about the restrictions on access to the adjacent car park and the sale of second-hand cars which are being parked on the front of the site. We would like to know whether the car valeting service is to be a permanent use or temporary pending alternative development of the site.

30 Year Celebrations

Jeremy produced the Time Line leaflet in its final form which we all agreed was most impressive – a special thank you to Jeremy for all his hard work! A copy has been posted on the web site. As John Payne had offered to contribute £350.00 towards the cost of printing we all agreed that they should be mentioned on the leaflet as a supporter. We discussed the costs and numbers for printing and finally agreed to get 5,000 which will cost £500.00. There will be additional printing costs for the photographs for the display at the celebration. We will make leaflet drops in the area, to the library and schools and this initial release will be free of charge. At a later date we will probably charge 50p for the leaflet. The leaflet is available on the Web Site.

Manor House and Library Project

Steve had represented the Society at the last Project Meeting and reported that there is now a revised plan for redevelopment. The Council has appointed new Architects and has dropped the idea of the large extensions which had been part of the earlier plan. The new idea is that the East wing of the existing building will be demolished and rebuilt and will include crèche facilities in the basement area. The previous additional uses have been dropped and it is now intended that the Ground Floor and Basement area will be used for library purposes (probably computer equipment in the basement) and that there will be meeting and conference rooms on the upper floors. There will be lift access from top to bottom and full disabled access throughout the building. The Council said there would be public consultation in October and they anticipate that construction work will begin next summer. The current Planning Application will have to be amended as well as the Listed Building Application but it will not be a complete new start. The Council is now trying to keep to a fixed cost envelope. Steve felt that it was a good meeting overall and that the Council seems to be fully committed and anticipate that the new building will be operational in July 2008. There is still concern about the long-term financial viability particularly as regards the library function but the aim is that it will open to the public for 8 hrs each day. The Council was asked to consider both vehicle and cycle parking but no consideration was given to the position of the building in relation to the gardens.

Manor House Project Board

Neither Charles, Ralph nor Steve were available on the date next of the next meeting (14 September) and we all therefore agreed that Jim Mallory would represent to Society on that occasion.

Trees

Charles has looked at the street trees in the area - earlier than last year to make sure we are able to submit our request to the Council in good time. Quite a few have been lost in the drought and Charles has already made a provisional list to submit to the Council but invites calls or e-mails with suggestions/identification of damaged or dead trees. Initially he has noted – outside 75-79 Manor Lane, corner of Manor Lane and Handen Road, 26-28 Southbrook Road and by the flats at 19-23 Southbrook Road.

Many thanks to Steve and Faye for their hospitality