

# LEE MANOR SOCIETY



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## Next meeting

**7.30pm Wednesday 8 February 2022**

**Venue to be confirmed**

*Open to all residents in the area. Formalities end at 9.00pm with refreshments afterwards.*

## Notes of our Meeting on Tuesday 8<sup>th</sup> November 2022

**Present:** Frances Migniuolo (acting Secretary), David Ford, Mina Andrade, Abi Andrade, Mary Donovan, David Plumer, Eric Moody, Karen Pratt, David Dannreuther, Charles Batchelor, Pat McNulty, Patti Byford, Lee Kieft, Stephen Kieft (Treasurer), Alma Craft, Maurice Craft, Rita Craft, Barbara Bird, John Robson, Ralph White (Chairman)

**Apologies:** Sylvia Ling, James Rathbone

### In memory of Sheila Peck

Ralph said that she died unexpectedly after a short period in hospital and that he and several members of the Society attended her funeral on 11<sup>th</sup> October. It was a well-attended service with friends dating from school days to the present and she was remembered with great fondness. Over the years she played a very valuable role as our Secretary and as an active member of The Society.

### Leegate redevelopment plans

It was reported that many objections had been submitted to the Lewisham's Planning Officers and that, on behalf of LMS, Charles Batchelor had submitted serious concerns regarding aspects of the plans being proposed by Galliard Homes. There will be an online public meeting on Tuesday 10 January (details to be circulated) at which LMS would again present its concerns. It was noted that although there is a draft Local Plan currently going through the Council with a section on Tall Buildings which proposes a maximum height of 10-12 storeys for developments in Lee Green, this is not current planning policy and is unlikely to impact on Galliard's proposals to seek buildings of up to 15-storeys in Leegate.

The crux of our objections is the sheer scale of the proposed development which threatens to overwhelm the character of existing smaller buildings at, or near the Lee Green crossroads - some of which are locally listed. There is also a question of demographics: high rise is generally incompatible with the elderly, and with young families. Infrastructure is also a concern – parking (or lack of it), impact on local schools, adequacy of GP and health services in general need to be addressed. Although its acknowledged there was a clear need for more housing for local people, strong concerns were expressed that those most in need of housing might not benefit from what is proposed for Leegate and that investors might gain most.

## **Planning**

Charles Batchelor said that the Society looked at planning applications in the conservation area and nearby, in an effort to preserve and improve the character of the neighbourhood. The Society had looked at 19 applications since its last meeting in July. Frequent areas of contention were replacement windows and rooftop extensions. Objections had been made to six applications. On two proposals one for uPVC windows and another for a large first floor extension, the planners agreed with LMS and had refused them. LMS had withdrawn one objection after being reassured that timber replacement windows would be installed. An objection was made to the removal of two mature front garden trees: the Council's Tree Officer agreed with this and had reached agreement with the applicant to retain the trees. Two of the applications were still pending. A proposal to replace concrete tiles with a slate roof had been welcomed by LMS. Charles explained that objections put forward by LMS would only be one factor in the planning officer's decision: they would also consider the Council's guidelines and national legislation.

As noted in the earlier discussion of Leegate, Charles further explained that Council officials often said that planning documents such as the draft Local Plan are increasingly taken into account as they approach final approval by the mayor and cabinet. Yet frequently, when LMS argued that such draft guidance should be taken into account, the response was often that such plans "bear no weight." To pin this down the Society had filed a Freedom of Information request with the Council to establish just how much weight attaches to plans at the different stages they pass through on their way to final adoption.

Ralph thanked Charles for his time in looking at the planning proposals and preparing responses from the Society.

## **Street Trees for Living (STfL)**

The Society had successfully applied for NCIL funding for some street trees and was working with [STfL](#) (web site) on the placement of these trees. Some trees had recently been successfully replaced on Woodyates Rd and other roads. Also, individual or groups of residents were contacting the Society and STfL and donating money towards the cost of replacing trees in their road.

## **Ice house Commentary**

David P presented data on Ice House openings over the 22 years since it's restoration: Days Open: 289; Total Visitors: 31,234 including 8,555 during the Open House London initiatives. Leaflets sold: 1,869; People on duty:43. Two members, David P and Charles, had done 99 and 76 sessions respectively over the years. Thanks to them and other volunteers was recorded.

David said that next year would be the 250th anniversary of the original construction of the Ice House and it was agreed that some celebrations should be planned.

## **Our School Streets Programme**

This Council initiative, now in operation, is intended to reduce traffic congestion, improve road safety and air quality near schools as well as encourage walking and cycling to school. Generally, restrictions would operate on streets directly outside a school – usually 8.30 - 9.30 am and 2.45 – 3.45 pm according to school times and operate in term time only. Residents can seek exemption to the restrictions on the street where they live. There will also be special exemptions for Blue Badge Holders. Full operational details can be found on the Council [website](#). A map of local restrictions in the Conservation Area can be viewed [here](#).

Some concerns were raised about how clear the signage would be about restrictions and penalties and how this initiative would affect the use of Leahurst Rd which was a relief road cutting across the LTN zone.

*We thank the Community Centre for hosting the meeting*