



Summer Edition 2017

# The Express

**Copers Cope Area Residents' Association**

Working for **Beckenham** on your behalf

## **Beckenham Town Centre Improvements**

Update on the progress of the scheme and bus diversions.

## **Rail Service to Blackfriars Saved**

Services beyond Blackfriars will require a change.

## **Planning and Licencing Update**

Bridge Bar is granted extension to 3am.



*Beckenham Place Park Mansion by Glenys Crane*

## **COPERS COPE AREA RESIDENTS' ASSOCIATION**

Founded in 1935 to protect and promote the interests of residents on matters of local concern. The Copers Cope Residents' Association (CCARA) covers predominately Beckenham Town Centre and Northern Beckenham. Organisers of Market On The Green local produce and craft market. CCARA is open to all Beckenham Residents. Those who use the town are encouraged to join and support the work of the Association.

<b>Contact Details</b>	<b><a href="http://www.coperscope.org.uk">www.coperscope.org.uk</a> Twitter: CCARA_Beckenham <a href="mailto:chairman@coperscope.org.uk">chairman@coperscope.org.uk</a> <a href="mailto:express@coperscope.org.uk">express@coperscope.org.uk</a> <a href="mailto:localmarket@coperscope.org.uk">localmarket@coperscope.org.uk</a></b>
Association Committee Members	Chair: Chloe-Jane Ross, Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

## **COUNCILLORS COPERS COPE WARD**

Postal address for Councillors: The Civic Centre, Bromley, BR1 3UH

Cllr Russell Mellor	<a href="mailto:russell.mellor@bromley.gov.uk">russell.mellor@bromley.gov.uk</a>	020 8464 3333
Cllr Michael Tickner	<a href="mailto:michael.tickner@bromley.gov.uk">michael.tickner@bromley.gov.uk</a>	020 8313 4422
Cllr Stephen Wells	<a href="mailto:stephen.wells@bromley.gov.uk">stephen.wells@bromley.gov.uk</a>	020 8313 4422

## **MEMBER OF PARLIAMENT, BECKENHAM**

Bob Stewart MP	<a href="mailto:bob.stewart.mp@parliament.uk">bob.stewart.mp@parliament.uk</a>	020 7219 7011
----------------	--	---------------

## **LONDON ASSEMBLY MEMBER**

Gareth Bacon	<a href="mailto:gareth.bacon@london.gov.uk">gareth.bacon@london.gov.uk</a>	020 7983 6571
--------------	--	---------------

Disclaimer: All data and information provided in this newsletter is for informational purposes only. Whilst every care has been taken to ensure that the data in this newsletter is accurate, neither the publisher nor its editorial contributors can accept any liability to any party for loss or damage caused by errors or omissions in text or photos resulting from negligence, accident or any other cause. The views expressed in the newsletter do not necessarily reflect the views of the Residents' Association.



**10am to 4pm**  
**Saturday 23<sup>rd</sup> September**  
**Beckenham Green**

Local Produce & Craft Market with real Kent food, arts & crafts, fun fair, face painting, free entertainment, live music and performances on stage.

Check out [www.coperscope.org.uk](http://www.coperscope.org.uk)

*for those who love it local*

**Copers Cope Area Residents' Association**

Details were correct at time of printing but may be subject to change.

# BECKENHAM TOWN CENTRE IMPROVEMENTS

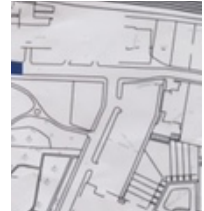


The Copers Cope Area Residents' Association continues to attend the Council-led Working Party to represent residents.

## Major Scheme for Beckenham Town Centre Improvements

The improvement works are progressing well and on time. Considering the scale of the project and the road diversions the disruption has not been as bad as expected. Bromley Council and the contractors Conways have been very responsive to issues raised by local people. Join us online ([www.coperscope.org.uk](http://www.coperscope.org.uk)) or on Twitter (@CCARA\_Beckenham) for regular updates.

- Phase 1 - Beckenham Junction to Thornton's Corner (east)
- Phase 2 - Beckenham Junction to Thornton's Corner (west)
- Phase 3 - Thornton's Corner to Village Way (south)
- Phase 4 - Thornton's Corner to Village Way (north)
- Phase 5 - Village Way to the War Memorial (north)
- Phase 6 - Village Way to the War Memorial (south)



## Bus Diversions

By the time of reading Phase 2 of the project should be coming to an end. Once this section of the High Street is reopened and Phase 3 starts some of the bus diversions will change. TfL has not confirmed the final diversions, however, it is the following is likely;

- **Route 54** will remain on diversion down Rectory Road.



- **Route 162** will return to normal.
- **Route 227 and N3** will remain on diversion, the diversion will be changed to accommodate one way traffic on the High Street during Phase 3-4.
- **Route 354** will remain on diversion along Rectory Road.
- **Route 367** will remain on diversion, the diversion will be changed to accommodate one way traffic on the High Street during Phase 3 -4.

Routes 194, 358 352 are unaffected. Further information can be found on the TfL website [www.tfl.gov.uk/BusChanges](http://www.tfl.gov.uk/BusChanges)

## **Paving outside Beckenham Junction**

Many of residents have been disappointed with the light granite pavers installed at Beckenham Junction that are already very dirty despite being deep cleaned since being installed.

It turns out this paving is not what Bromley Council specified. The paving that has been laid is lighter in colour and is showing up the dirt more. The Council is currently working with the Contractor to resolve the issue. Granite paving is due to be installed at various points along the High Street including Thornton's Corner and whilst the new paving is on order (coming from China) areas due to be paved in granite are being temporarily covered in tarmac. It has not been confirmed whether the granite paving already laid will be replaced with the new granite.

There is a concern that the specified paving will not deal with the dirt any better, however, as part of the Major Scheme the Council have earmarked increased funds to enhance the cleaning regime in Beckenham Town Centre. Whilst this is welcome news, it is not clear whether current cleaning methods used by the cleaning contractors will be capable of cleaning the granite adequately (as the deep clean of the light granite has shown). We have asked the Council to investigate cleaning methods that are practical to implement on the existing granite before any more is laid. If a suitable cleaning method cannot be found, then the installation of any more granite should be reconsidered.

## **Crossing Gradients**

Local people may have noticed that the gradients at some of the crossings where there is new paving are steeper, with the potential of being hazardous

for persons using wheelchairs, buggies and wheeled mobility aids. The Council has confirmed that these gradients will disappear when the carriageway is re-laid later in the works program,

## **Beckenham Green Planters**

Although the improvements on Beckenham Green were not due to take place until 2018, in order to get the levels correct on the new pavement alongside The Green the work on the planters needed to be undertaken early. A job that was supposed to take a couple of weeks took much longer as once the old planters were removed the roots of the trees were found to be much larger than anticipated and unexpectedly many roots were reaching out under the carriageway rather than under The Green. To accommodate the tree roots, tree specialists were called and a redesign of the planters was needed.

By the time of reading the pavement along The Green should have been re-opened and the new planters nearly finished, hopefully in time for the next Market On The Green on 23rd September.

## **Information about the completed scheme**

The Council advise that feedback from the community has revealed some incorrect preconceptions about the scheme and they have provided the following advice.

- The asphalt at Thornton's Corner is a temporary measure until the granite paving is laid.
- The High Street will not be pedestrianised. Improvements will however greatly improve the pedestrian environment with wider pavements, improved lighting and more and better road crossings.
- After the improvements are complete the High Street will revert to the prior two way traffic. The larger widenings such as the North-West corner of Thornton's Corner have been designed to enable the largest road vehicles to comfortably navigate the corner in both directions. Changes to the vehicle stop lines and traffic signalling will enable vehicles to use the reduced road space with minimal impact on traffic flows.
- No existing bus stops will be removed from the High Street. All bus stops will however be improved and will become fully disabled accessible. In order to create sufficient waiting space for passengers some bus stops will be located on what is the highway at present.

- The scheme will not introduce shared surfaces where the footway and road surface will be on the same level. Throughout the scheme a kerb will be retained and the pedestrian areas will be a traditional pavement above vehicular areas except at crossing places.
- Many of the parking spaces are inset into the paving (achieved by widening the paving not reducing it). They are flush with the pavement to avoid a trip hazard kerb.

## BECKENHAM BUSINESS IMPROVEMENT DISTRICT



THE LONDON BOROUGH

The London Borough Bromley is working with the Beckenham Business Association to introduce a Business Improvement District (BID) to Beckenham Town Centre.

A Business Improvement District (BID) is a business-led organisation that manages and funds improvements to a town centre. There are over 250 BIDs nationwide running successful improvement projects in their town centres. Locally Orpington became a BID in 2013 and Bromley became a BID in 2015.

Improvement projects could include a regular programme of events, marketing campaign promoting the shops and the town centre, inward investment campaign to attract desirable shops, additional floral displays, additional cleansing, additional security, business support initiatives, joint purchasing schemes to reduce costs to businesses, public realm improvements etc.

A survey is currently being undertaken with businesses in the town centre seeking their views on the town as it is currently, how they would like the town centre to be in the future and what improvements could be made. These improvements will be brought together in a business plan for the BID, and early next year businesses will vote on whether they would like these improvements run by the BID to commence.

We recommend local residents and shoppers talk to the shop keepers and businesses they use in the High Street to let them know what improvements you would like, what would improve the shopping, dining and leisure experience for you in Beckenham,

If you would like more information please visit [www.beckenhambid.co.uk](http://www.beckenhambid.co.uk) or contact [hello@beckenhambid.co.uk](mailto:hello@beckenhambid.co.uk)



**WYNTER & CO**  
**(TAX ACCOUNTANTS)**

Working in Tax since 1985  
Providing practical and friendly advice for individuals  
and small businesses

Tel: 0845 319 3887 Fax: 0845 319 3886

Email: [mail@wynterand.co.uk](mailto:mail@wynterand.co.uk)

Web: <http://www.wynterand.co.uk>

**Lady Bug**  
Pest Control Services

**Vicki Sims**



07538 945 740  
[ladybugpestcontrol@outlook.com](mailto:ladybugpestcontrol@outlook.com)  
[www.ladybugpestcontrol.co.uk](http://www.ladybugpestcontrol.co.uk)  
8 Wrotham House Sellindge Close Beckenham BR3 1PQ

**QUALITY**  
**WINDOW CLEANING**

All work undertaken  
Commercial, Domestic, Flats, Conservatory  
Roofs, Cladding, High Level work with reach  
and wash pole system.

**Contact: P Denton**  
**Tel: 01689 860277 Mobile: 07946 284709**

\*(Conditions apply)

**Computer Soup<sup>Ltd.</sup>**



Broadband, Wireless & PC/Mac Setup, PC Repairs,  
Upgrades, Data Back-up, Networking,  
Personal 1-2-1 Tuition, Internet & Email Repair  
PC Clean-up, Virus & Spyware Removal

**NO FIX - NO FEE\*, FIXED PRICE REPAIRS\*, FREE ESTIMATE\***  
**07940 329 687 or 01689 603 483**  
[www.computersoup.co.uk](http://www.computersoup.co.uk) [info@computersoup.co.uk](mailto:info@computersoup.co.uk)

All car body  
repairs and  
spray painting  
specialist



Bycroft Street, Penge, London SE20 7JZ  
**Telephone/Fax: 020 8659 7771**  
**Email: [info@platinumcoachworks.co.uk](mailto:info@platinumcoachworks.co.uk)**

## **A BOWIE BUST FOR BECKENHAM**

Source: Cliff Watkins

Italian architect and sculptor, Maria Primolan, donated her latest sculpture, a life size bust of David Bowie, to Beckenham to help raise awareness and funds for the restoration of the bandstand in Croydon Road Recreation Ground.



On Saturday, August 12<sup>th</sup> at the 5<sup>th</sup> Bowie themed concert in Croydon Road Recreation Ground to raise funds to restore the Victorian Bandstand where Bowie once performed, Maria bestowed her sculpture to the people of Beckenham.

The bust has been hand carved in lime wood and the face is that of the young Bowie who was living in Beckenham when his Hunky Dory album was released in 1971. This album, Maria's favourite, was rehearsed in the nearby Azelia Hall. On the album was Life on Mars – another of Maria's favourite tracks – which Bowie had written on a lovely sunny

summer's day in 1971 seated on the bandstand steps.

In particular, Maria has asked the Mayor "to permanently expose this sculpture in a public area – either inside or outside – on Beckenham territory, in order to make it visible to people and visitors." Maria has requested that "the sculpture must not be sold or given to others in the future: it is a gift I am giving to your community from my heart."

The bust is currently on display at Beckenham Library

## **CALLING ALL COMMUNITY GARDENERS!**

We are looking for some volunteers to help out on Beckenham Green to maintain some of the beds. Our Association can supply plants, shrubs and other materials. If you supply some gardening time please get in contact by email at [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk)



# Chris Ball & Son Roofing



**Family Run Business For Over 45 years**

*All New Work Guaranteed*

**All aspects of roofing undertaken**

- **Flat Roofs**
- **Slate & Tile Roofs**
- **Guttering & Fascia Boards**
- **Parapet Wall Rendering & Pointing**
- **Lead Work**

**Checkatrade**  
REGISTERED

**Telephone:**

**020 8291 3388**

**Email: [admin@chrisballroofing.co.uk](mailto:admin@chrisballroofing.co.uk)**

## **RAIL SERVICES FROM BECKENHAM TO BLACKFRIARS SAVED**



Copers Cope Area Residents' Association members will be aware of our campaign to save rail services from Beckenham to Blackfriars and beyond. The current rail operator Thameslink is due to cease running this service in May 2018.

In 2012 the Government held the "Consultation on the combined Thameslink, Southern and Great Northern franchise". As part of this

seemingly franchise/contract related consultation the routes from South London through the Thameslink Core (2 line track between Blackfriars and City Thameslink) were discussed.

Local rail users of this route were not proactively consulted and so they were not aware Thameslink services from Beckenham Junction and Kent House were under threat. Neither it appears were Bromley Council as they did not lobby to save the services. Wimbledon, however, successfully lobbied the Department for Transport (DfT) to retain all their services. The DfT agreed with Wimbledon and all Thameslink services from Beckenham were axed in favour of Wimbledon.

Since 2014 our Association has been lobbying Bromley Council, our MP, every MP and Councillor between Beckenham and Blackfriars and our GLA representative Gareth Bacon. Our petition to save these services had over 1200 signatures.

On the 29<sup>th</sup> of June we were relieved to receive the following from Gareth Bacon's office:, "Gareth is absolutely delighted that as a result of his vigorous lobbying both GTR and Southeastern, the right decision has now been made to retain the Beckenham Junction to Blackfriars rail service".

From May 2018 the service will transfer to Southeastern and they will be increasing frequency from four to five trains per hour. We understand this will be disappointing news to local people that travel beyond Blackfriars on Thameslink services. The new arrangements will require a change at Herne Hill or Blackfriars (the latter likely being preferable than trying to get on the very crowded trains at Herne Hill).

It will also be easier for local people to get to Kings College Hospital as from May 2018 the majority of main line trains which currently run fast between Bromley South and Victoria (and vice versa) will now stop at Denmark Hill.

## **BECKENHAM IS FLAGTASTIC FOLLOWING PURPLE FLAG AWARD**

In June 2017, the Copers Cope Area Residents' Association Chair, with PC Edwards, raised the prestigious Purple Flag at Beckenham Junction. Our Association took a leading role in securing the Flag for Beckenham.

The Purple Flag is being flown following the news last year that Beckenham has been awarded the prestigious Purple Flag award by the Association of Town and City Management for its night-time economy.



“Beckenham should be rightly proud of what was achieved here. There is a thriving business community in Beckenham, with the night-time economy very much part of this. The Council is investing in the town to increase the competitive edge of the town, and the partnership work is a vitally important aspect. I do want to thank all the partners and individuals who willingly gave their time and expertise” said Councillor Peter Morgan, Executive Councillor for Renewal and Recreation.

The Purple Flag is an accreditation process similar to the Green Flag award for parks and the Blue Flag for beaches. The community-led Beckenham Town Centre Team (chaired by the Copers Cope Area Residents' Association) had the idea to put Beckenham forward for a Purple Flag award. A partnership of volunteers from the residential, business and services communities, including Beckenham Business Association and Copers Cope Residents' Association, worked alongside Bromley Council for over 12 months to achieve this prestigious Award for Beckenham.

The Bar and Pub industries are the mainstay of most towns and cities at night. But for a thriving night-time economy they need to be supported by other activities. Beckenham fulfils this by offering a diverse range of arts & culture, leisure, food & dining, education and community events, all in a safe environment and supported by excellent transport links.

Beckenham's achievement of Purple Flag status not only recognises its standards of excellence in managing the evening and night-time economy, it also demonstrates the positive impact community-led groups like ours can have in their towns.

## **PHARMACY PROPOSED CHANGES TO NHS PRESCRIPTIONS IN BROMLEY**



**Bromley**

NHS Bromley CCG is seeking the views of the public on proposed changes to what is available on prescription in Bromley. The CCG is **Clinical Commissioning Group** proposing to no longer support the routine prescribing of health supplements and self-care medications for short term minor illnesses and injuries that will get better over time.

Dr Andrew Parson, Clinical Chair of the CCG said, "We want to support people to lead longer, healthier lives in Bromley. We want them to take care of their minor ailments and injuries at home and seek help when it is needed.

"After careful consideration and discussion with local health professionals and our GP members, we are proposing to no longer support the routine prescribing of health supplements and self-care medications for acute illnesses that will get better over time.

"The Bromley population is growing and we have to carefully consider how we use our finite resources to get the best health and wellbeing outcomes for our residents. By asking people to purchase their own self-care medicines such as paracetamol, antihistamines, cough medicines etc, we could potentially save up to a £1million which can be better spent on other health treatments. This proposal could also help to ease the pressure on GPs by reducing the amount of time spent seeing patients with minor ailments that could be treated at home and have more time to support those with complex health conditions.

"We encourage people to keep a well-stocked medicine cabinet at home and seek advice from their pharmacist for minor ailments and injuries. Pharmacists are experienced clinicians who can provide a range of

advice. They will also advise when someone does need to see their GP". Bromley CCG advise that the medicines covered in this proposal can be purchased from a pharmacy or a supermarket. This is not just a Bromley proposal. NHS England recently announced that efforts need to be made to get better value for money in the NHS and eliminate waste. CCGs in other parts of the country have either already implemented similar arrangements or are in the process of doing so.

To have your say on these proposals read the proposal leaflet on the CCG website at [www.bromleyccg.nhs.uk](http://www.bromleyccg.nhs.uk) and complete the online survey. You can also email [brooccg.contactus@nhs.net](mailto:brooccg.contactus@nhs.net) or call 01689 866544.

Views are being sought up to 8 October and a decision will be made at the Bromley CCG Governing Body meeting on 16 November 2017 which will be held in public.

## **THE BECKENHAM AND BROMLEY (N.T.) CENTRE**



The Beckenham and Bromley Centre is a voluntary association of National Trust supporters whose objectives are to promote and prosper actively the work of the National Trust and in particular the geographical area of Kent and East Sussex, and to promote social activities to make membership of the National Trust more enjoyable. Membership is open to anyone interested in furthering these objectives.

Since starting in 1975 the Centre has donated over a quarter of a million pounds to a variety of projects such as new curtains and flower troughs at Chartwell, Room Guides for The Red House, conservation work at Standen, the Neptune Coastline Campaign, Clandon Fire Appeal and Churchill's Chartwell Appeal.

Speakers on a variety of subjects are engaged for meetings held monthly on Thursday afternoons (September to June, except January) at Beckenham Public Halls, and on Wednesday evenings (all year) at the Bromley Civic Centre. Visits are arranged throughout the year - during the winter to places nearer home and in the summer further afield by coach.

Two six/seven-day duration holidays are organised each year, one in the U.K. and one abroad. Social events may include an occasional theatre visit, Christmas and Summer lunches, coffee morning and a Tea and Concert. Annual membership costs £10 per person. It is possible to buy an annual



season ticket giving free admission to all meetings, or to pay £2.50 per meeting, £4 for visitors.

A membership application form may be obtained from the Membership Secretary, Keith Cullum, 020 8249 0369. The Centre's website is [www.ntbbcentre.org.uk](http://www.ntbbcentre.org.uk) E-mail [contact@ntbbcentre.org.uk](mailto:contact@ntbbcentre.org.uk)

## ENQUIRY OPERATOR WANTED

Our long standing enquiry line operator Shirley Hinden has hung up the CCARA telephone for the last time for a well deserved break. Shirley has very much enjoyed helping our members and local people on local issues these past years. Shirley, we thank you for your dedication and service. We have been very lucky to have you.

Although many people email us, for those not on email our enquiry line is the only way to quickly get in contact. If you would like to field calls from our members, referring them on to the relevant committee members we would love to hear from you. It's a great way of getting to know your community and keeping up to date on what's going on. If you can help please get in contact at [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk)

### OVEN CLEANING SERVICE in Your Own Home using eco-friendly products

Single ovens .....	£37
Grill .....	£7
Hobs .....	£12
Extractors .....	£15
Replace Bulbs ....	£5
Microwaves .....	£15

**Also repair cookers and  
ovens; installation; microwave  
testing**

**Phone: 020 8916 9277  
Mobile: 07960 272 493**

### Are you organising a funeral reception for a loved one?

Let Careys Funeral Caterers take the stress out of organising the catering.

With over 25 years' experience, we understand what is involved with such an occasion, including advice on menus, the venue, numbers and drinks.

*"kind and attentive staff"*  
*"the booking was effortless"*  
*"the quality and quantity of the  
food was perfect"*

**CAREYS**  
FUNERAL CATERERS  
FINE FUNERAL *cuisine*

Call us now on 020 8658 5008  
or visit  
[www.careysfuneralcaterers.co.uk](http://www.careysfuneralcaterers.co.uk)

## PLANNING AND LICENSING UPDATE

### Bridge Bar gets licencing hours extension approved

The Bridge Bar nightclub (formerly Langtry's) at Beckenham Junction has been granted an extension to its licencing hours and can now operate until 3am.

The application received many objections from local residents, Copers Cope Police, Councillors and, of course, our Association, all concerned about the noise and potential increase in antisocial behaviour due to increased drinking hours, and the lack of infrastructure to deal with all-night clubbing in Beckenham.

The Council decided to **grant** the application amended as follows:

1. Live music on Fridays and Saturdays from 10:00pm to 03:00am
2. Recorded music on Fridays and Saturdays from 10:00pm to 03:00am
3. Late night refreshments on Fridays and Saturdays from 10:00pm to 03:00am
4. Regulated Entertainment on Fridays and Saturdays from 09:00pm to 03:00am
5. Supply of alcohol on Fridays and Saturdays from 10:00pm to 03:00am
6. Hours open to the public Fridays and Saturdays from 10:00pm to 03:30am

Subject to the following additional conditions:

1. On any night that that the premises trades beyond 2am it shall have no fewer than 8 SIA registered door supervisors working at the venue, who shall remain on duty until 30 minutes after the venue closes.
2. There shall be no off-sales from the venue, and no drinks may be taken outside by customers.
3. The venue shall not offer cut price alcohol promotions.
4. The upper and lower floors of the premises shall be closed sequentially, at least 30 minutes apart from each other.
5. No customers under the age of 21 shall be admitted to the premises.
6. Save for emergency egress, all exits after 2.30am shall be through the station carpark entrance.

7. Following closure of the premises, all security staff shall be deployed to marshal the vicinity in hi-vis jackets to promote a quiet and rapid dispersal of customers.
8. Following closure of the premises, it will remove any empty vessels from the station carpark.
9. The premises shall maintain a dedicated telephone line which residents can call at any time up to half an hour after closing time of the premises.
10. The premises licence holder shall hold a meeting with the local community at least quarterly. Details of the meeting shall be provided to local residents' associations and shall be clearly displayed at both entrances to the premises.

### **More Major Residential Development Applications:**

#### **Maybrey Business Park, Worsley Bridge Road 16/05897/FULL**

Planning approval was refused in May for a large residential development on the Maybrey Business Park site, near to Lower Sydenham Station.

The site, next to the old Dylon site, itself undergoing redevelopment, is currently occupied by two light industrial buildings dating from the 1930s, comprising nine business units. Maybrey Works, which sits next to an area of Metropolitan Open Land occupied by sports pitches and the Pool River, is part of the Lower Sydenham Business Area and has been allocated as a Locally Significant Industrial Site in LBB's emerging Local Plan.

The proposal, by Bellway Homes, involved the demolition of the existing structures and the construction of five new residential blocks of between five and nine storeys in height providing 159 dwellings and 1243 sq.m of commercial space at ground floor level, plus a gym for residents, car parking, landscaping and infrastructure works. The residential portion of the development comprised 75 one-bed, 56 two-bed (4 person), 6 three-bed (4 person) and 22 three-bed (5 person) flats.

The reasons for refusal were: the site is located within a Business Area in the Council's emerging Unitary Development Plan; the height and scale of the development would be harmful to the landscape and would have an unacceptable visual impact on its surroundings; the scheme was considered a cramped over-development of the site; and the development would have an unacceptable impact on local transport infrastructure. The developers have lodged an appeal against the Council's decision. We will keep you updated.

### **Footsies Social Club, Lower Sydenham 17/00170/FULL1**

Also refused recently was an application for another large-scale residential development, on land adjacent.

The site, presently occupied by Footsies Social Club and playing fields, is on a wedge of open land situated between the New Beckenham / Lower Sydenham rail line and the Pool River, and is next to the old Dylon site where 220 flats are currently under construction.

A previous scheme that proposed a number of residential blocks ranging in height from eight to nine storeys in height providing 253 dwellings was dismissed at appeal last year.

This latest application proposed the demolition of the existing buildings and redevelopment of the site, constructing a four to eight-storey (plus basement) development of 229 dwellings comprising 118 one-bedroom, 103 two-bedroom and 8 three-bedroom flats, together with the construction of an estate road, car and cycle parking and the landscaping of the east part of the site to form open space accessible to the public.

Reasons given for refusal were that: The site is within an area of Metropolitan Open Land and as such, the kind of development proposed was inappropriate; the site was considered inappropriate for tall buildings as they would have an adverse impact on the landscape and this outweighed the proposed benefit of opening up public access to the area of MOL; the applicant failed to show relevant special circumstances applicable to the scheme; the proposal did not provide sufficient affordable housing.

The applicant has subsequently appealed against the decision. The appeal will be heard over four days from 30th January 2018.

### **Crusader Hall, High Street (behind shops from Cancer Research to Card Factory) 17/00029/FULL1**

An application to demolish the existing Crusader Hall Clubhouse, situated behind shops on the High Street and accessed via Legion Alley, and redevelop the site to provide 2 one-bedroom and 7 two-bedroom flats, has been withdrawn.

### **3 Beckenham Road (above Barclays Bank) 16/02218/FULL1**

An application in May last year for a three-storey addition, including a large, three-bedroom penthouse on the fifth floor, has been dismissed at appeal.

A proposal to build two additional floors for residential use on top of the two-storey Barclays Bank building opposite the cinema was approved in

December last year. The scheme comprises 2 one-bedroom and 6 two-bedroom flats.

### **Beckenham Methodist Church, Bromley Road 16/05699/FULL1**

An application for a scheme to redevelop the church was granted planning approval in April.

The principle element of the scheme is a glazed atrium on the west wall of the church to provide a new entrance, community cafe, social space, creche and cloakrooms. Upgrades to the church building, such as replacing the heating system, lights, flooring and seating, are also planned. The scheme requires the demolition of the scout huts to the side of the main church building. The church estimates the work will cost £800,000.

For more information, visit the church to view the plans on display and pick up a leaflet.

### **84 Albermarle Road 16/05788/FULL1**

Planning permission was granted in March to demolish the existing large house on the site and replace it with a three-storey block of flats, comprising 6 one-bedroom and 3 two-bedroom dwellings, plus parking and landscaping.

### **13 Lea Road 16/05794/FULL1**

A proposal to construct a new end-of-terrace house next to No.13 Lea Road, which is located within the High Street Conservation Area, together with roof alterations to No.13 itself, was refused permission in April.

Reasons given for refusal were that the proposal: represented a cramped over-development of the site which would appear out of character with the streetscene and had inadequate spatial provision; would form a contrived design which would not respect or complement the form of the neighbouring property and fail to preserve and enhance the surrounding properties on Lea Road and wider Beckenham Town Centre Conservation Area; would result in a loss of existing on-site car parking provision.

### **NatWest Sports Ground, Copers Cope Road 16/05845/FULL1**

Following a failed application last year to provide a hand carwash facility on the site, which sits next to Gambados, another application proposing the same use was similarly refused in May.

Reasons given for refusal were that the proposal would result in an inappropriate development on an area of Metropolitan Open Land (MOL); the acoustic report submitted was deficient in a number of areas; the proposal would cause noise and disturbance to the local area.



### **61 The Avenue 17/01955/FULL1**

Another planning application for this site proposing the demolition of the existing house, which is located in the Downs Hill Conservation Area, and development of two blocks comprising 3 two-bedroom flats on the site has recently been refused by the Council

This is the fourth application in as many years and comes, oddly, after a successful application last year to develop the site to provide two new family houses, which in our opinion is more suited to the particular location than flats.

### **56A Foxgrove Road 17/00624/OUT**

The Council is currently considering an outline planning application for the demolition of the existing 6 flats and garages and developing a three to four-storey block comprised of 18 flats, with car parking and landscaping.

### **14 Southend Road 17/00664/FULL1**

Another application was refused in April for the construction of a three-storey side and rear extension and the conversion of the existing house, which sits in the Southend Conservation Area, to 4 one-bedroom and 1 two-bedroom flat.

The reason given for refusal was that the proposed extension would harm the character of the conservation area due to its prominent siting, height and scale and its relationship to the existing and adjacent buildings.

A similar application was refused last year.

### **45 Beckenham Road 17/02701/FULL1**

A planning application has been submitted for the conversion of the semi-detached house to a House of Multiple Occupation (HMO).

8 bedrooms are proposed over the ground, first and second floors, comprising 7 double and 1 singles, providing accommodation for up to 15 people. Occupants share one kitchen/dining room and several bathrooms. Only two of the bedrooms have en-suite bathrooms.

### **Carlton Court, 23 Beckenham Road 17/02890/FULL1**

A large residential development has been proposed at Carlton Court, a two-storey block of six two-bedroom flats, diagonally opposite the Fire Station, on the corner with Hayne Road.

The planning application proposes the demolition of the existing building and garage block and the construction of a four-storey block of 30 flats comprised

of 11 one-bedroom, 18 two-bedroom and 1 three-bedroom flat.

The existing block provides accommodation for up to 24 people, whereas this new proposal will accommodate up to 88 people, however only 15 car parking spaces are provided for future residents. This is a significantly larger scheme than the one granted planning approval last autumn, which was to add one storey to the existing building, providing 4 additional flats.

### **Chinese Garage, Wickham Road 16/02988/FULL**

Planning and Listed Building Consent was granted in December last year for the conversion of this landmark building from a car dealership and garage to 2 ground floor retail units and 2 two-bedroom flats on the first floor. The drawings submitted suggest the two retail units may be occupied by Pets at Home and Majestic Wine.

Our Association has made representations to the Council to ensure they actively engage in the planning development to ensure that the heritage of these buildings is preserved. Our preference is for externally lit shop fronts that enhance the character of the local area rather than internally lit plastic signs. We hope the Council seeks out the businesses to discuss planning before alterations to the shop fronts begin. All too often developers make changes to shop fronts and then seek retrospective planning, by then it is often too late for local people to influence shop front design.

### **Eden Park High School, Balmorals Avenue 16/03145/OUT**

Outline planning permission was granted in June for a new secondary school on the South Suburban Co-Op Society site in Elmers End.

The controversial scheme provides a new school with eight forms of entry catering for up to 1,680 pupils. The development comprises 2 two to three-storey teaching buildings totalling 13,500 square metres, plus sports hall, playing fields, multi-use games area, floodlighting, parking and access road. According to their website, the school is due to open this September with 180 Year 7 pupils in temporary accommodation.

### **Change of use from Commercial to Residential**

Three years ago, the Government relaxed the planning laws to make it very easy to convert office premises to residential use. Over this period, the majority of office space on Beckenham High Street, much of which was fully-let and in demand, has been given approval to be converted to flats. Minimum space standards required for new-build or conversions do not apply to dwellings converted from offices, so many of these flats can be very cramped.

The largest of these sites include St Brides House (now complete), Marqueen House, Ironstone House and Provident House on Burrell Row, Kelsey House at Thornton's Corner and Burnhill House on Burnhill Road. As a result, many thousands of square feet of purpose-built office space has been lost and cannot be reclaimed.

Here are some of the latest applications for conversion from office to residential use:

### **Newbeck Court, 125 Park Road 16/05068/FULL2**

An application for the change of use of the offices at Newbeck Court, next to the railway and adjacent to New Beckenham Station, to residential use comprising 2 two-bedroom and 1 one-bedroom flats with 3 car park spaces, has been approved.

### **8-12 Bromley Road (above Chom Chom) 17/01036/RESPA**

A change-of-use application has been approved to convert the two floors of offices over Chom Chom restaurant to flats, comprising 7 one-bedroom/one-person and 3 one-bedroom/two-person flats. According to the plans submitted, half of the flats appear to be below minimum space standards, with one of them just 32.2 sq m (347 sq ft).

## **Applications on the High Street**

### **218 High Street (old Ardec shop) 16/04171**

Earlier this year, permission was granted at appeal for the change of use of the old Ardec shop to a restaurant on the ground floor with an extension to the rear (15/02489).

A further application for kitchen extract equipment and drainage proposals is currently under consideration by the council.

### **210 High Street (old Clark's shop) 16/04189/CUTA3**

An application **16/05191/FULL1** submitted last November for the installation of a kitchen extraction hood external ducting to rear of the property was refused in March this year, on the grounds of insufficient information.

After an application **17/00050/LAPRE** was made by the owners to vary and extend the current premises licence **16/00633/LAPRE** at Two-Ten, the establishment had its licence suspended on 26th April for three months.

The decision followed a number of apparent breaches of its existing licence since the restaurant opened in December last year. The owners have been

ordered to address several matters including noise, the sale of alcohol, building regulations, fire regulations, compliance with smoking laws and installation of a cctv system.

At the time of writing, there is currently also an enforcement enquiry underway regarding an alleged unauthorised change to a shop front together with the installation of a unauthorised canopy to the rear of the building.

**206 High Street (old Chas Norman camera shop) 16/05707/FULL3**

A retrospective application has been approved for the use of the first floor as a one-bedroom flat, and for shop front alterations including a roller shutter, new entrance to the flat above and shop window alterations. The ground floor has been open for several months as an art gallery/shop, though it has no apparent name.

**186A High Street (above Oliver Stephens Opticians) 17/00026/FULL1**

An application to convert the existing three-bedroom duplex flat above the shop into 1 one-bedroom and 1 two-bedroom flats has been refused as the two dwellings would be lacking in adequate amenities and standard of accommodation for future occupants.

**162 High Street 17/01568/ADV (old Hart Boutique shop)**

The Council has taken enforcement action against Tech Check, the new occupier of the shop unit for changing a shop frontage and installing solid security shutters in a conservation area without planning permission.

The owners submitted a planning application in June, but made the alterations two weeks later, opening the shop at the end of the month.

**55 High Street (above Londis)**

Planning permission has been granted to convert the hair salon above the ground floor shop to a two-bedroom flat.

**12A High Street 17/00911/FULL1 (Coady's Estate Agent)**

Permission was granted in May for the change of use of the estate agents office on the railway bridge to a cafe. At the time of writing, the cafe had not opened, but the its name, 'Poached' is shown on the window.

**Beeches Court, 115-127 High Street (above Flower Studio) 17/01348/FULL**

An application to reconfigure the 4 two-bedroom flats on the first and second floors to 8 one-bedroom flats was granted planning approval in May.



# Ideal Bromley Venues

**DATES STILL AVAILABLE FOR CHRISTMAS**

We have three function venues across the borough available. Each offers a fully stocked licensed bar at great value prices with the option of pre-ordering wine for the tables for your guests. The halls vary in size from a capacity of 350 at The Great Hall to 60 in the Meeting Room at Crofton Hall. Our staff are on hand to ensure your special day is a truly memorable occasion.

## **Beckenham Public Hall**

4 Bromley Road,  
Beckenham, BR3 5JE

Tel: 0208 650 3483

## **Crofton Halls**

York Rise, off Crofton Road,  
Orpington, BR6 8PR

Tel: 01689 832 158

Booking: 01689 878 136

## **The Great Hall**

Stockwell Close,  
Bromley, BR1 3UH

Tel: 0208 313 4495

Booking: 01689 878 136

For more information call above numbers  
or email [civichalls@mytimeactive.co.uk](mailto:civichalls@mytimeactive.co.uk).  
Visit [www.mytimeactive.co.uk/brom](http://www.mytimeactive.co.uk/brom)

*mytimeactive*  
*Feel amazing!*



# JOIN THE COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

We welcome your support. Everyone in Beckenham can join our Association. If you use the town centre or enjoy attending our 'Market On The Green' you are encouraged to join up to support the work we do. The annual subscription cost per household is £3, covering up to three editions of *The Express* a year.

We prefer you to pay by standing order by completing the form on the following page. Cheques should be made payable to the Copers Cope Area Residents' Association (please include your address on the reverse) and sent to: B Soule (CCARA), 18 Celtic Avenue, Bromley BR2 0RU.

## Affiliate Membership – Reduced Subscription

If you live in a group of houses or in a block of flats where you and all the households wish to sign up and if we can deliver the newsletter to a central point and not to every household, you can join as an affiliate member and each household will only pay £1.50, a 50% discount. As an affiliate you would receive a bundle of *The Express* for your group three times a year, to be distributed to each household or left in a common entrance way.

Affiliate members are a great way to build up our membership. The more members we have the more the Council have to take our views into consideration. If you live in a block of flats why not ask your neighbours to consider signing the whole block up?

## ADVERTISING IN THE EXPRESS

CCARA is a small non-profit organisation always on the look-out for new advertisers, so if you want to promote anything, from an event to a shop or service, we would love to hear from you.

Advertising Rates: Prices are per advert and per insertion. 5% off if you book and pay for all three editions at the beginning of the year.

£160	full page (A5)	12.5cms wide x 18cms high
£80	½ page	12.5cm wide x 8.5cms high
£40	¼ page	6cms wide x 8.5cms high
£20	⅛ page	6cms wide x 4cms high

The following formats are acceptable, JPEGs, PDFs, TIFs, Microsoft Word or PowerPoint documents.

**Membership just £3 per year per household.  
Or for a block of flats equivalent to £1.50 per flat**

To: The Manager    Bank Name:.....

Please pay: Lloyds Bank Harbour Island Branch  
24 Harbour Exchange Square, London E14 9GQ

The sum of: £3.00 OR No of flats \_\_\_\_\_ at £1.50 each totalling \_\_\_\_\_  
(strike through as appropriate)

Please debit the following account:

Account Number:..... Sort code:.....

Signature:..... Date:.....

Your name:.....

Your address:.....

Phone/email:.....

Contact details for block of flats (if relevant): .....

## ST PAUL'S CHURCH, BRACKLEY ROAD, BR3 1RB

*We warmly invite you to join us*

### **Our regular Sunday Services**

8.00am - Holy Communion in the Chapel; 10.30am - Main service with children's activities, followed by tea/coffee; 4.00pm (except 3<sup>rd</sup> Sunday) – Service in the Chapel; The 4 O'Clock (4pm on 3<sup>rd</sup> Sunday) – Informal service led by worship band

**Children's activities on Sunday mornings** – crèche for pre-schoolers; 'Sunday Squad' groups for children aged 4-11 (except at All Age Services); St Paul's Youth Group (SPY) for young people aged 11+ (1<sup>st</sup> and 3<sup>rd</sup> Sundays)

### **We are delighted to welcome our new Vicar, Rev. Simon Couper!**

His first Sunday at St Paul's was Sunday 23<sup>rd</sup> July, and we are looking forward to getting to know him and his family.

#### **Harvest**

All Age Service for Harvest on Sunday 24<sup>th</sup> September, 10.30am

#### **St Paul's Community Choir**

Rehearsals resume on Thursday 7<sup>th</sup> September, 7.30pm in the Church Hall. We will be rehearsing Vivaldi's Gloria and some pieces by Handel, for a concert in November. Newcomers are always welcome; there are no auditions! Further details from David Storey (020 8663 9441)

#### **Families Together**

Fun after-school event for children and their parents/carers, with crafts, activities, games, singing, Bible story telling, and a shared tea. Next sessions – 14<sup>th</sup> September, 12<sup>th</sup> October, 9<sup>th</sup> November, 14<sup>th</sup> December, 3.45-6pm. Cost £2.50 per child per session

#### **Memorial Service**

to remember our lost loved ones. Sunday 29<sup>th</sup> October, 5pm. If you would like the name of a loved one read out, please contact us.

#### **Remembrance Day**

Sunday 12<sup>th</sup> November, at 10.30am, with 2-minute silence

#### **Foodbank**

Every month we collect for Living Well (Bromley) or Christians Against Poverty (Penge). All non-perishable food items are greatly appreciated (no pet food). If you would like to contribute, please contact us.

#### **Morning Prayer** - St Paul's is open Mon – Thurs 9.30 – 10.00am.

There is a time of prayer, reflection and Bible reading in the Chapel. All welcome.

*For further information please contact our Administrator (Office hours: Mon – Thurs 9.30am – 1pm.) Email - [administrator@stpaulbeckenham.org.uk](mailto:administrator@stpaulbeckenham.org.uk) Tel - 020 8650 0501. Website: [www.stpaulbeckenham.org.uk](http://www.stpaulbeckenham.org.uk)*

# PR Jenkins Ltd

Local, reliable Electrical Contractor



## NO CALL OUT CHARGE

Domestic and commercial

House Rewires, PAT Testing, garden lighting,  
landlord certificate and much more...

**Call 07973 807070 or 020 8650 6249**  
**[prjenkinsltd@btconnect.com](mailto:prjenkinsltd@btconnect.com)**



All vehicles have GPRS  
tracking installed.

**Your prompt,  
reliable, local 24  
hour car service**

MPV airport, train,  
ferry transfers. VIP

Cars for special  
occasions.

## Download our FREE App

Search AAA minicabs in Google Play and Istore.



**0208 650 5050**

Card payments accepted in car or via app. Business Accounts welcome.

5 star rated company with the Licensed Private Hire Car Association.

**W [newregencycars.com](http://newregencycars.com) & [AAAMinicabs.com](http://AAAMinicabs.com)**

E [accounts@newregencycars.co.uk](mailto:accounts@newregencycars.co.uk) & [quote@newregencycars.co.uk](mailto:quote@newregencycars.co.uk)