



Autumn Edition 2017

The Express

Copers Cope Area Residents' Association

Working for **Beckenham** on your behalf

Open Meeting 8pm, Weds 18 Oct 2017

Joint open meeting with West Beckenham Residents Assoc.

Beckenham Town Centre Improvements

Update on the progress of the scheme.

Planning and Licencing Update

Last office block goes residential.



*Beckenham Green and St George's Church
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.

Contact Details	www.coperscope.org.uk Twitter: CCARA_Beckenham chairman@coperscope.org.uk express@coperscope.org.uk localmarket@coperscope.org.uk
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	russell.mellor@bromley.gov.uk	020 8464 3333
Cllr Michael Tickner	michael.tickner@bromley.gov.uk	020 8313 4422
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MEMBER OF PARLIAMENT, BECKENHAM

Bob Stewart MP	bob.stewart.mp@parliament.uk	020 7219 7011
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RESIDENTS' FORUM OPEN MEETING

8pm Wednesday 18 October 2017

Main Hall (upstairs)
Beckenham Public Hall,
Bromley Road, Beckenham

Have your say. Come along and raise your concerns directly with our panel of Councillors in a forum setting. There will be a Councillor from every Ward in Beckenham.

**Clock House Ward • Copers Cope Ward • Kelsey and Eden
Park Ward • Penge and Cator Ward**

**Please do come and join us from 7.45pm
We look forward to seeing you there**

The Copers Cope Area Residents' Association and the West Beckenham Residents' Association are hosting this meeting. All local people are welcome to attend. Further information about the residents' associations can be found on the following websites www.coperscope.org.uk and www.westbeckenhamra.org



Copers Cope Area
Residents' Association
Established 1936



RESIDENTS' FORUM AND OPEN MEETING

We are holding a public meeting open to all our members and Beckenham residents at 8pm on Wednesday 18 October 2017 at the Beckenham Public Halls, Bromley Road, Beckenham.

Come along and raise your concerns with our panel of Councillors. There will be a Councillor from every Beckenham Ward. Our Association is jointly hosting the meeting with the West Beckenham Residents' Association. All local people are welcome to attend. we hope to see you there.

BECKENHAM TOWN CENTRE IMPROVEMENTS



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

The improvement works are on track. The contractors will be working late (up to 8pm) to ensure they can get off site by 30 November for the Christmas break.

Christmas Break

During the Christmas period from 1 December until 3rd January the works will stop and the roads go back to normal. The bus routes will also return to their proper routes. Please keep an eye out on the TfL website in case anything should change between now and then www.tfl.gov.uk/BusChanges

Beckenham Green

The work on Beckenham Green is due to finish by the 2nd of December in time for the Town Christmas Event.

There has been a significant delay in completing the planters around the trees. This was caused by the tree roots being larger than expected, tree experts needing to be called in, a redesign of the planters required, and then a wait for the unexpected additional materials to build the newly designed planters.

The planters are much bigger than anticipated to accommodate the tree roots. Our lovely trees along the Green have much more to give and have surprised Tree Officers with how much they have grown (for mature trees) during the time the Improvement Scheme has been worked on from design to implementation.

Paving outside Beckenham Junction

There is no decision yet whether the granite pavers installed outside Beckenham Junction will be pulled up and re-laid. The pavers laid in this area were not the correct ones; they are too light in colour. The correct ones have been ordered and are being installed in the rest of the scheme (see Thornton's Corner).

Being a bit lighter may not be the sole problem at Beckenham Junction. Many of you will have noticed just how stained and dirty those pavers are. The type of granite pavers laid in error may not be appropriate for that particular area of the High Street with its many bars and take-aways.

The paving at Beckenham Junction is being reassessed at the end of the scheme and a decision will be made on what to do. If a suitable cleaning regime cannot be found to keep the pavers in that area looking good it may be decided to tarmac some of the pavement over the Bridge.

Decluttering

Some of you may have noticed poles, defunct signs and other bits of street clutter on the new pavements. One of the main outcomes of the scheme was to remove as much clutter as possible, so it is surprising to find some remaining in upgraded areas. However, the Council confirm this is because different agencies are responsible for different types of clutter, but it will all be removed by the end of the scheme and the area will be made good. Our Association, together with West Beckenham RA, has done a walk-round with Council officers to identify all the clutter that needs attention.

PARKING REVIEW

The Beckenham Town Centre Team (TCT), Chaired by CCARA, has undertaken a review of parking in the town centre to encourage the Council to take another look at the parking offer as parking is always one of the top five issues that residents raise with us.



During the review the TCT noted the following areas for further consideration by the Council.

Consistency of parking

Hours and charges for car parks and on street are inconsistent; where there are differences they are justifiably higher at the "venue" car parks such as the Odeon and the Spa, and lower for those further out of the centre. Reasons for differences between car parks and street parking charges are not clear. CPZs vary considerably with questionable justification. In most CPZs, a major aim

is to deter commuter parking, but some achieve this through a 2-hour permit holder only restriction, while others have 10 or 11.5 hours permit holders only. However in both cases, the central CPZs are greatly under-utilised.

Review of charging structure

Potential to vary Council owned parking charges to achieve objectives such as:

- To increase turnover of High Street parking bays.
- To encourage more utilisation of the top deck of Sainsbury's car-park.

Creation of new parking provision

- New bays could be installed in Croydon Road between Faversham Road and Shaftesbury Road by narrowing the pavement.
- Business parking permits could be introduced to the top of Sainsbury's car park.
- Reduction of loading bay restrictions to allow general parking outside of loading bay operation.
- Introduction of short-stay paid parking in underutilised CPZs, such as:
- Burnhill Road/ Lea Road/ Stanmore Terrace/ Kelsey Park Road/ Faversham Road/ Shaftesbury Road. – 11.5 hour permit holders only and parking constantly half empty.
- Hayne Road/ Cedars Road/ Westfield Road. two hour permit holders only 10am to 12 noon. Parking mainly empty, especially during the permit holder times, which coincide with the peak times for fasting blood tests at the Beacon, when their car park is full.

Parking information

Some of the language on the signs is difficult to understand, some signs have hours of restrictions but elsewhere these are only on meters. There are opportunities to improve clarity of language on parking signage and enhance parking information both on-street and online.

Cease planned CPZ changes

Re-consideration of the following Council planned changes to CPZ around the High Street which have been agreed but are yet to be implemented:

- Fairfield Road– proposed extension of CPZ to bays in Fairfield Road opposite the church and outside the car park (Lidl's side – currently single yellow lines allowing parking after 6.30pm).
- Burnhill Road – proposed extension of CPZ to area alongside the car park, nearest to the High Street at the junction with Fairfield Road. Also change of CPZ on the other side of the junction with Fairfield Road, so that both of these become “shared” with Pay and Display between 8.30am and 8pm.

- Village Way – extend CPZ to outside Nos 11-23 Village Way to permit only between 8.30am and 8pm.

The planned changes will further reduce the available “casual” parking spaces for shoppers. It is particularly difficult to justify the Burnhill Road extension as the existing CPZ is already very extensive (covering Burnhill, Stanmore Terrace, Lea Road and Kelsey Park Road) and also very under-utilised. But at least “casual” users could pay and display on the new area.

We are want to know your views on parking, please get in touch by email to chairman@coperscope.org.uk

CHANGES TO TRAM ROUTE

From November 5 new Tram timetables will affect Beckenham as follows:

- Beckenham Junction departures will go to Wimbledon, via East Croydon and Church Street. The service will run every 10 minutes at peak times and every 15 minutes off-peak. Passengers for West Croydon will need to change.
- Elmers End departures will run to Wimbledon during daytime, reduced to six an hour. Off-peak these trams will not run to Wimbledon, only round the Croydon loop (East Croydon-George Street-Church Street-Centrale-West Croydon-East Croydon)

SAVE THE DATE – 2nd DECEMBER 2017



The Copers Cope Area Residents’ Association and Beckenham Business Association are working together to bring you this year’s Town Christmas Event on Saturday 2 December.

There will be a festive Market on Beckenham Green, candlelit parade through the town, Christmas Light Switch-on, and a big community Christmassy sing-a-long.

Look out for flyers and posters closer to the time. And check out our website coperscope.org.uk for more information.

If you would like to get involved in the Christmas event, whether you are a business, resident, performer, events manager or just love Christmas, please get in touch at localmarket@coperscope.org.uk



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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

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

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PLANNING AND LICENSING UPDATE

84 Albermarle Road 16/05788/FULL1

A fresh application has recently been submitted to demolish the existing large house on the site and replace it with a three and four storey block of flats, comprising 7No two-bedroom and 2No two-bedroom flats, plus parking and landscaping.

Planning permission was granted in March this year for a smaller, three-storey block comprising 6No one-bedroom and 3No two-bedroom dwellings.

61 The Avenue 17/01955/FULL1

The latest in a string of planning application for this site has been refused permission by the Council.

The scheme, for the development of two blocks each comprising 3No two-bedroom flats on the site, was rejected on the grounds that the proposal by reason of the size, height, bulk and massing of the buildings, would result in an overdevelopment of the site and would fail to preserve or enhance the character and appearance of the Downs Hill Conservation Area.

This was the fourth application in as many years and came, 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 has, subject to a legal agreement, approved an outline planning application for the demolition of the existing 6No flats and garages and the development of a three to four-storey block comprising 18No flats, with car parking and landscaping.

45 Beckenham Road 17/02701/FULL1

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

8No bedrooms are proposed over the ground, first and second floors, comprising 7No double and 1No 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.

Crystal Palace FC Training Ground, Copers Cope Road 15/02616/FULL

An application to demolish a number of single-storey office buildings and replace them with a two-storey extension to the existing main pavilion building, plus rationalisation and enlargement of the parking area, has been

refused by the Council.

The reason given was that it was considered an inappropriate development on an area of Metropolitan Open Land (MOL) which would result in a loss of openness detrimental to the area.

Chinese Garage, Wickham Road 17/03273/RECON

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 2No ground floor retail units and 2No two-bedroom flats on the first floor.

The drawings submitted with the original application 16/02988/FULL suggested that the two retail units would be occupied by Pets at Home and Majestic Wine. However this more recent application, for extended operating hours in the morning and evening, makes clear that Tesco now intend to take the lease, instead of Pets at Home.

There has already been much concern among local residents about the effect this proposal may have on the traffic congestion around the area of the roundabout where the building is located, increased noise and pollution, increased frequency of delivery vehicles, and the possible negative effect a supermarket would have on the parade of shops and businesses opposite. At the time of writing there had been over 600 letters of objection to the proposal.

Land at the Junction with South Eden Park Road and Bucknall Way 17/00757/OUT

An outline planning application for a large residential development on the plot of open land at the northern end of the old Glaxo Smith Kline site, close to the Chinese Garage has been refused permission.

The scheme comprised of 3No blocks of flats, each three to four storeys high, accommodating a total of 52No flats, plus 15No four-storey terraced townhouses. The flats would have faced onto South Eden Park Road and the houses towards the south and west of the site.

The applicant has appealed against the decision.

An application for a smaller development on adjacent land facing onto the Chinese Roundabout, known as Jacanda Lodge and owned by the same applicant, was also refused permission in September last year. This development involved the demolition of the two existing houses on the site and the erection of 8No three-storey, 4-bedroom townhouses built in crescent formation.

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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 Council would have had more power to deal with these conversions if they had implemented an Article 4 Direction for Beckenham, something CCARA requested for a number of years.

The largest of these sites include St Brides's 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.

Burnhill House, 50 Burnhill Road (Kelsey Square) 17/03675/FULL1

At the end of July last year Bromley Council granted 'prior approval' consent for the last remaining office building in the Beckenham High Street area to be converted into flats. Burnhill House, situated adjacent to Lidl supermarket, was the subject of an application to convert the offices to 14No one and two-bedroom flats in 2015. The council initially refused to grant consent, on the grounds that the proposal had inadequate provision for car parking, and would cause problems with highway safety on such a narrow section of the road. An appeal by the applicant was dismissed, however a new application for the same scheme, but accompanied by a blank legal agreement promising the flats to be 'car-free' dwellings, was submitted and regrettably the Council capitulated and the application for the conversion of the office space to 14No flats was granted.

CCARA objected strongly against this application as, in our opinion, it provided an extremely poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity.

Earlier this year, the building owner made a fresh application for no less than 24No one-bedroom flats. There were no drawings to show how ten more flats could be shoe-horned into the limited confines of the building, but thankfully the council refused the application.

Astonishingly the owner has since made yet another application (17/04077/RESPA), this time to squeeze in 22No units comprising 14No 1-

bedroom flats and 8No bedsits. There appear to be three separate entrances to the development and internal corridors leading to individual flats are long, with many changes in level. Less than half of the 1-bedroom flats meets the minimum space standards for new flats. Four of the seven flats on the second floor have no proper windows, only sloping roof lights and several of the bedsits are just 3 metres wide.

In August, a further application was submitted, this time proposing an additional 9No new flats 'bolted-on' to the second floor and roof and substantial alterations of the existing building. If granted permission, this would again bring the total number of flats the site to 24 (two existing flats on the first floor being retained and one flat originally proposed on the ground floor being sacrificed for bike and refuse storage) enabling up to 54 people to live there.

We have just heard that this application has been refused by the Council, on the grounds that the scheme fails to provide a satisfactory layout and standard required for good quality accommodation. The poor internal layouts and outlooks of two of the proposed new flats were particularly criticised. In addition, the proposal fails to provide any off-street car parking, thereby increasing the demand for on-street parking on local roads.

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 was granted consent over the summer and hoardings have since been erected, indicating that work underway inside.

The application for a rear extension at first floor level an alterations to the ground floor extension, permitted under a separate consent, was approved last month.

210 High Street (old Clark's shop)

The owner submitted three further planning applications last month, following enforcement action by the Council:

- 17/02751/FULL Introduction of seating to the first floor.
- 17/02755/FULL Retrospective application for external seating at the rear of the establishment for the purposes of consuming hot food, the construction of new fencing at the rear and a retractable awning over

part of the rear external area, all of which had been installed without permission.

- 17/02753/FULL Retrospective application for the continued use of the property as a restaurant and the installation of kitchen extract equipment introduced without permission.

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 had 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.

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

Following the approval of a retrospective application 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 art gallery/shop on the ground floor abruptly and closed last month. Curiously, the shop had no name during its short occupation. We wait to see what takes its place

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

Over the summer, the Council took 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. CCARA had reported the change of shop front without permission to the Council.

The owners submitted a planning application in June, but made the alterations two weeks later, opening the shop at the end of the month. The above application for internally illuminated fascia and projecting signage was refused in August. The reason for refusal was that the size, scale and design of the signage would result in a prominent over-proliferation of advertisements which would fail to respect the scale, character and appearance of the locally listed host building, and wider Beckenham Town Centre Conservation Area.

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. Owned by the locksmiths and called 'Poached', the cafe opened last month.



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

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?

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We warmly invite you to join us

Our regular Sunday Services

8.00am - Holy Communion in the Chapel; 10.30am - our main service with children's activities, followed by tea/coffee; 5pm (except 3rd Sunday) – Service in the Chapel; The 4 O'Clock (4pm on 3rd Sunday) – Informal service led by worship band

Please check website for current information

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+

Memorial Service

to remember our lost loved ones.

Sunday 29th October, 5pm.

If you would like the name of a loved one read out, please contact the Church Office.

Remembrance Day

Service on Sunday 12th November, at 10.30am, with 2-minute silence.

Families Together

Our monthly, fun after-school event for children and their parents/carers, with crafts, activities, games, singing, Bible story telling, and a shared tea.

Next sessions – Thursdays 9th Nov, 14th Dec, 11th Jan, 8th Feb, 8th March, 3.45pm - 6pm (£2.50 per child per session)

St Paul's Community Choir

Concert on Saturday 18th November, 7.30pm
Including Vivaldi's Gloria and Handel's Zadok the Priest

The Choir always welcomes new singers, even if you have never sung in a choir before! Rehearsals are on most Thursday evenings in the Church Hall.

A Taste of Christmas

Saturday 2nd December

7-10pm (doors open 6.30pm)

Which supermarkets sell the tastiest Christmas food in Beckenham? Get into the festive spirit - come and blind taste some Christmas savoury and sweet favourites and decide which you like best!

Please contact the Church Office for more information.

Christmas at St Paul's

All Age Nativity Service

Sunday 17th December, 10.30am

Carol Service

Sunday 17th December, 6.30pm

Christingle Service

Sunday 24th December, 5.30pm

Christmas Eve Holy Communion

Sunday 24th December, 11pm

Christmas Day All Age Service

Monday 25th December, 10.30am

Morning Prayer - St Paul's is open Mon – Fri 9.30 – 10.00am. There is a time of prayer, reflection and Bible reading in the Chapel. All are very welcome.

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

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