



Summer Edition 2018

# The Express

**Copers Cope Area Residents' Association**

Working for **Beckenham** on your behalf

- Update on Town Centre Improvements
- Winner of Beckenham Green Stage Canopy Competition
- Local news and interest



*The Big Breakfast 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: <a href="https://twitter.com/CCARA_Beckenham">CCARA_Beckenham</a> <a href="mailto:chairman@coperscope.org.uk">chairman@coperscope.org.uk</a> <a href="mailto:localmarket@coperscope.org.uk">localmarket@coperscope.org.uk</a> Phone: 020 8650 5606</b>
Association Committee Members	Co-Chair: Chloe-Jane Ross and Alan Old Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

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## **LONDON ASSEMBLY MEMBER**

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## CCARA subscription increase

At the AGM it was agreed to increase annual subscription for individual members from £3 to £5 per year and increasing the subscription for blocks of flats not requiring individual deliveries from £1.50 to £2 per year.

The price increase is needed to support producing and delivering our highly regarded *The Express* newsletter; and to enable us to contribute to community events and initiatives (such as the Beckenham Green Christmas Tree).

We would appreciate it if you could amend your standing order accordingly directly with your bank. Any queries should be directed to [membership@coperscope.org.uk](mailto:membership@coperscope.org.uk).

## Get Involved

The Residents' Association would appreciate help in the following areas:

- **Membership development** – getting the Association message out there to increase membership.
- **Conservation area** – working with other community groups and the Council to develop an enhanced conservation policy
- **Website and social media** – assist with keeping our members up to date online.
- **Express newsletter** – write content or assist in publishing our newsletter.
- **Monitoring Council decision-making** – passionate about parks, health, planning, environment, education or any other aspect of local government? Help us keep tabs on how the Council is providing services to local people.
- **Market on the Green and town events** – assist with running community events and special occasions.

If you have some spare time and can assist in any of the above areas we would love to hear from you. Please get in touch by email at [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk).



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## THE “WILD” AREAS OF ST GEORGE’S CHURCHYARD

You have probably noticed that a stretch of St George’s Churchyard opposite Marks & Spencer looks somewhat overgrown at times - but you may not realise how much hard work and planning goes into creating this designated "wild" area.

The bank where in late Spring (May/June) the grass is long is part of the "Green Corridor" linking green areas from Beckenham Place Park to Kelsey Park. In the section opposite M&S early Spring flowering bulbs are followed by cow parsley while a little further along, opposite Fee and Brown, primroses and cowslips grow near St George’s Easter Garden. Maintaining the annual cycle of these beautiful plants means leaving the greenery to die down, so bulbs can build up and spread and seeds can set. That is why the area can look a little uncared for until the time is right for the Council workers to trim and clear it.

The Friends of St George's Churchyard meet once a month and do an



amazing job edging the graves, removing ivy and brambles, and planting and pruning etc. Sadly, a major job is keeping the churchyard clear of rubbish such as cans and drinking glasses from local pubs, takeaway debris, bottles, cigarette butts and worse.

*St Georges' Churchyard*

The ideal, of course, would be to stop this thoughtless anti-social behaviour. Meanwhile, all thanks to St George’s volunteers who regularly work to keep Beckenham’s iconic landmark looking its historic best.

## BECKENHAM - A PURPLE FLAG TOWN

The Purple Flag area covers both Clock House and Copers Cope, so it has been appropriate for the lead Team to be Co-Chaired jointly by our Association with West Beckenham RA this year. The wider Purple Flag group includes our Association, West Beckenham Residents' Association, Bromley Council representatives, licensees of pubs, restaurants, clubs and our craft beer outlet, local businesses that trade after 5pm, and police from both Copers Cope and Clock House Wards.



Beer mats promoting the Purple Flag  
(designed by CCARA)

The Purple Flag status is important for Beckenham as it seeks to ensure that the evening/night-time economy is well managed and safe for consumers, residents and visitors.

There is sometimes contention between residents and evening establishments and it is essential that local residents are able to feed directly into the work of the Purple Flag Team through our Association.

One particular High Street establishment continues to cause issue and our Association continues to represent residents' interests in this regard and supports action by Bromley Council in seeking a resolution.

The Purple Flag group has been meeting regularly, working together to maintain a diversity of dining, entertainment and services in a safe and clean environment from Southend Road at Beckenham Junction to Clock House Station. Recently there has been a strong focus on improving the standard of cleaning around the High Street, particularly after the Friday and Saturday late revelries. Our local police have had success in encouraging local businesses to deal with cigarette butts outside their premises from staff and clients.

The big news is that the massively detailed Purple Flag Renewal Forms have been submitted, although it will be several months before we are informed whether we have successfully retained our Purple Flag status. Thanks are due to everyone who made submission possible: the brilliant participants on the Overnight Self-Assessment of the town between 5pm and 2am - including a Councillor & police officer, proprietors of licensed premises, the Chairs of CCARA, West Beckenham Residents' Associations, Beckenham Business Association and Clock House Safer Neighbourhood Panel, a colleague from Waitrose and representatives of local businesses. And a big thanks to Emre of Deli Nene for the generous provision of tasty food and hot drinks in the breaks between shifts. Thanks too to all the Beckenham and Clock House residents, businesses and visitors who completed the Perception Survey. Happily, the Survey confirmed that the whole Purple Flag area is generally perceived as safe and diverse.

Please get in contact with any issues regarding the evening economy by email to [chairman@coperscope.org.uk](mailto:chairman@coperscope.org.uk)

### **What is a Purple Flag?**

The Purple Flag is awarded by the Association of Town and City Management (ATCM) to towns that have demonstrated commitment to a safer and more vibrant evening and night-time economy. It is similar to the blue flag for beaches and green flag for parks. Beckenham won accreditation in 2016, and proudly flies the flag outside Beckenham Junction Station.

Purple Flag achievements in Beckenham so far include provision of taxi marshals, getting police duties times adjusted in the evening, ensuring door staff are trained in managing vulnerable persons, improving links between licenced premises, and opening communication channels between club operators and residents living in the vicinity.

### **WHAT'S NEW ON THE HIGH STREET**



Novi & Co - new artisan coffee shop on Croydon Rd, ex-small Fireplace, next to Tesco Local.

Henderson Wood - offers financial services, ex-Ward's Fireplace/furniture showroom on the War Memorial roundabout



Chokha - new Indian restaurant, ex-ChomChom on Bromley Road

Junction - old Coppers under new management and completely restyled, in Old Police Station on High Street



Bocca Social - new club-style cocktails bar in ex-Friends of Mine

Cute - newly opened hairdressers near the bridge at Beckenham Junction



Vapepit ex-Julia's coffee tapas shop

Care Point Services will be opening soon at 241 High Street



A Countrywide property developer is going into the old Furley and Baker sports shop at 69 High Street

## BECKENHAM STAGE CANOPY

As readers will likely know, our Association has been championing and lobbying for a permanent stage cover on Beckenham Green for many years. Our Chair, Chloe-Jane is a passionate advocate for Beckenham Green (as the heart of our town centre improvement on Beckenham Green will allow local community groups to use the Green for events for local people), and was successful in getting improvements for the Green included in the Major Improvements Works, including a permanent stage cover.

An off-the-peg structure would not quite hit the mark, something more bespoke was needed, - local architect Dr John Parker had the idea to run a design competition. This was agreed. Chloe-Jane, Alan Old (architect and Copers Cope Residents' Association planning officer), and Dr Parker worked with the Council on the design brief for the canopy and competition terms.



Winning entry by Katie Fisher and Daniel Duffield. The simple design without a back enables the views to the Church to remain unobstructed and the colours are sympathetic to the surroundings. The materials used and the sloping roof reduces the maintenance required. The design of the canopy maximises the use of the stage area and provides excellent weather cover.



Chloe-Jane and Alan formed part of the selection panel and with the Council Conservation Officer and Project Officer worked to whittle down the entries based on meeting the design brief, fitting in with the local amenity and, most importantly, being easy to maintain and use in the future. The standard of entries was high and the creativity of the designers inspiring, many having taken the time to research the local area and include design elements fitting of Beckenham and the use of the Green.

The panel shortlisted two entries to the Council Committee and we were elated when the Council Committee selected the favoured design.

There is much to do before the canopy is built, including design tweaks, working out the logistics of maintaining the structure and, of course, finding a fabricator to build it within budget.

Come along to Market On The Green on 22 September 2018 for an exhibition of all the entries.

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## MARKET ON THE GREEN 22 SEPTEMBER



The next market on the Green, our local produce and craft market with funfair and free live entertainment on Beckenham Green, is 10am to 4pm Saturday 22 September, Beckenham Green (next to St George's Church).

Our Association is exhibiting all Beckenham Green Canopy Competition entries at this market.

We love a it local on Beckenham Green - if you would like to perform on stage, run a workshop or have a stall please get in touch by email to [localmarket@coperscope.org.uk](mailto:localmarket@coperscope.org.uk) .

## BECKENHAM GREEN FRIENDS

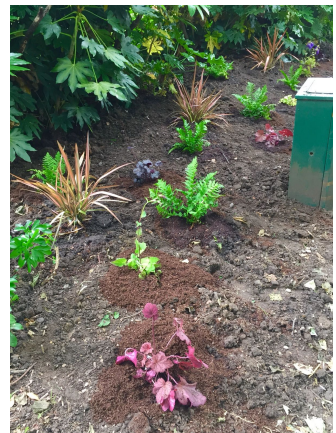
Our Beckenham Green Friends' group has had its work cut out in this extraordinarily warm weather. Having secured some funding from Bromley Council to plant up the bed at the entrance to the Green opposite the Beckenham Bookshop, the team have been busy keeping those plants watered.

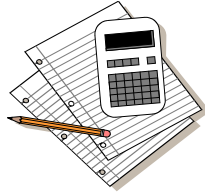


Once the tree planters along the High Street were planted up, the bed by the Church looked very unloved and detracted from the improvements on the Green. Due to a lack of plants, the soil kept washing away creating a muddy mess on the path. Our Association requested some funds from the Council for suitable plants and the Council said yes.

The team planted Euchre, Verbena, Campanula, Agapanthus, Dryopteris, Helleborus and Phormium. We still have some plants to come in the autumn, including Mahonia, which was previously planted on the Green.

The friends group is a branch of the Copers Cope Residents' Association, headed up by Chloe-Jane and team of green-fingered volunteers. If you would like to get involved please email [greenfriends@coperscope.org.uk](mailto:greenfriends@coperscope.org.uk).





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## BECKENHAM TOWN CENTRE IMPROVEMENTS



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

The improvement works are at Phase 5 of 8, they are still on track, on budget and due to be completed in late September 2018.

### **Burnhill Road**

In early August, Burnhill Rd will be re-opened and the road will revert back to one-way from Kelsey Park Rd to the High Street.

Preparation works have commenced at the War Memorial Roundabout. This is a complicated junction and it is likely that the main works here will take 4 weeks. The engineers are still working on the pedestrian and traffic management plan, and it is possible that only three pedestrian crossings will be open during the works. The fourth one will be closed while they do works on that spoke, and the works will rotate around all four spokes. We will keep you up to date.

### **Kelsey Park Square**

Following feedback from residents the Council are considering extending the new paving to the whole of Kelsey Park Square. Currently the new paving is only located by the entrance - this looks odd and doesn't take the opportunity to showcase the historic square as per the initial scheme designs

### **Lighting of heritage buildings**

Currently up-lights to enhance heritage buildings in the High Street are being trialled.

41-45 High Street - The proposal is for a series of in-ground lights, up

lighting the pillars of Nat West and the blank walls up to Boutique Spa. These will wash the walls in a warm white that will bring out the architectural detailing of the brickwork along this stretch and also add illumination for pedestrian amenity and safety.

The trees in the embankment will be up-lit with coloured spotlights. These will be programmable and can be in almost any colour (including purple for purple flag days).

Haks Barbers and water pump - it is proposed to install 3 in-ground up lighters for the front elevation and 2 small lights on either side of the water pump. The front elevation lights will be colour change lights.

## **Street Cleaning**

The new paving laid as part of the scheme is fifthly!! Not just the white granite at Beckenham Junction and Thornton's Corner, but also the standard pink pavers. Currently the pavement is swept, but not cleaned. This is not good enough and our Association has demanded the Council try other cleaning methods – we asked for this many months ago and will continue to challenge the Council.

Many other schemes across London have similar paving and they are not as filthy as ours. The Council previously tried jet-washing the granite paving at Beckenham Junction and this had little impact. It is time for a new approach and possible investment into a mechanical cleaning machine for Beckenham.

## **Beckenham Green**

Remedial work is being undertaken on the tree planters in early August. The quality of the work is not consistent and the contractor is fixing this.

Following this work, the new resin surface for the hard standing will be laid, replacing the temporary tarmac laid before Christmas.

This will mean all, or part, of the seating area will be out of bounds until 1st September.



The Scheme is also looking at replacing the Beckenham Green brickwork on the planters with a new design. An artist attended the working group and presented some ideas that used different stonework. This is very much in its early stages and we will let you know more.

**Tables and chairs on pavements**

The Council’s enforcement officer has confirmed that all the outside seating from premises is within the rules. They are actively investigating any complaints.

The three pinch points are Londis/Branded/La Rascasse, Fee and Brown/Deli Nene, Kelsey Bar and Kitchen. There appears to be very little the Council can do. Outside Kelsey Bar and Kitchen they will move a tree that is in the middle of the walkway. By Londis the bus stop is further from the curb than previously; TfL however will not move the bus stop – we have asked the Council to review any street furniture in their contract along this stretch of pavement to reduce street clutter.

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## PLANNING AND LICENSING UPDATE

Local people may lodge comments on any applications below that are currently being considered by London Borough of Bromley online - go to [bromley.gov.uk](http://bromley.gov.uk) / environment & planning / planning / search planning applications and enter the case reference in the search box. Don't forget to give your name and address, otherwise your views may not be considered.

### **Maybrey Business Park, Worsley Bridge Road**

#### **16/05897/FULL**

After a series of failed planning applications for this site over the past few years, the Planning Inspectorate has now given the green light for it to be developed.

An appeal, heard over several days in May, was allowed in favour of the developer following a refusal last year by LBB for a large residential development on the Maybrey Business Park site, near to Lower Sydenham Station.

The proposal, by Bellway Homes, involves the demolition of the existing structures and the construction of five new residential blocks of between five and nine storeys in height, providing 159No dwellings and 1243 sq m of commercial space at ground floor level, plus gym for residents, car parking, landscaping and infrastructure works. The residential portion of the development comprises 75No one-bed, 56No two-bed (4 person), 6No three-bed (4 person) and 22No three-bed (5 person) flats.

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

A large residential development on Beckenham Road was dismissed at appeal by the Planning Inspectorate in May. The main reason given for the dismissal of the appeal was that the proposed building's inappropriate scale and mass would lead to a harmful impact on the character and appearance of the area, which includes the adjoining Elm Road Conservation Area.

This was a significantly larger scheme than the one granted planning approval in autumn 2016, which was to add one storey to the existing building, providing 4No additional flats.

The existing building provides accommodation for up to 24 people, whereas this new scheme would increase the maximum to 88 people, although only 15No car parking spaces were provided for future residents.

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

Also in May, the Planning Inspectorate allowed an appeal against LBB's decision to refuse the latest planning application from last year, which proposes the demolition of the existing house, located in the Downs Hill Conservation Area, and development of two blocks comprising 3No two-bedroom flats on the site.

### **Chinese Garage, Wickham Road 17/03273/RECON**

An appeal was submitted at the beginning of this year by the developers of this site, following the non-determination within the statutory period by LBB, for an application to extend the opening hours of one of the two retail units proposed for the building.

Planning and Listed Building Consent was granted in December 2016 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, the later application for extended operating hours in the morning and evening, made clear that a supermarket (Tesco) intended to take the lease, instead of Pets at Home.

There has been much concern among local residents about the effect this proposal may have on the traffic congestion around the area of the roundabout, 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. LBB received more than 1000 letters of objection.

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

In March the Planning Inspectorate allowed an appeal against LBB's decision to refuse outline planning application for a large residential development (3 blocks of flats containing 52No flats, plus 15No four-

storey terraced townhouses) on the plot of open land at the northern end of the old Glaxo Smith Kline site, close to the Chinese Garage.

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

In April the Planning Inspectorate dismissed an appeal against the decision last year by LBB to refuse permission for a hand carwash facility on the site, which sits next to Gambados.

Reasons given for the dismissal were: The harm the development would cause to the area of Metropolitan Open Land (MOL) by reason of inappropriateness; it conflicts with the fundamental aim of Green Belt policy; it would cause significant adverse noise impacts on health and quality of life; it fails to protect the amenity of the occupiers of neighbouring buildings, and to ensure their environments are not harmed through noise.

### **76b The Avenue 18/02816/FULL1**

An application has recently been submitted proposing the demolition of the two detached houses, 76a and 76b, on the site and construction of a new, part three-storey, part four-storey block containing 11No. dwellings.

### **210 High Street, Two-Ten (old Clark's shop) 17/02751/FULL 17/02755/FULL and 17/02753/FULL**

The owner has lodged three appeals with the Planning Inspectorate against LBB's decisions to refuse planning permission for:

- 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 extractor equipment introduced without permission.

Dates for the appeal hearings have not yet been made public.

The owner has also appealed to the Planning Inspectorate against enforcement action issued against them by LBB. A decision on this is due in August.

This establishment has been contentious since its opening and has been subject to investigation and enforcement by Bromley Council. Previously a shoe shop, since turning into a bar and using the back rear as a terrace, local residents have complained of significant detriment due to noise. Our Association continues to receive numerous complaints about this establishment.

### **183 High Street, (old Nineteen Fortecas) 18/02032/FULL3**

A new application has recently been submitted for change of use from A1 (shops) to a mixed A2 (financial and professional services) and A3 (cafes and restaurants) for a sandwich bar and health food shop. The application proposes changes to the shop front and installation of a new kitchen extraction system. External and internal alterations appear to have been already carried out and new signage has been installed (we have requested this be investigated). An application was refused earlier this year for change of use (18/00929/CUTA3).

### **282 High Street (old Martin & Co estate agents)**

#### **18/02458FULL1**

A change of use application has been submitted for the ground floor unit, proposing a change from A2 (financial and professional services) to Sui Generis, for a nail salon.

### **224 High Street (Gigante hair salon) 18/02178/FULL1**

A change of use application has been made for a change from A1 (shops) to A2 (financial and professional services) to provide office space on ground and first floors.

### **128 High Street (Allure shop) 18/02948/FULL3**

A change of use application has been submitted to change from A1 (shops) to A3 (cafes & restaurants) for a restaurant and takeaway, and the installation of kitchen extraction system at the rear.

### **Crusader Hall, High Street (land behind Oxfam, Tapeo & others) 17/03898/FULL1**

Still currently under consideration by LBB is an application proposing the demolition of the hall and the redevelopment of the larger site to build 9 No flats. The site is part of the wooded area behind the High Street and is surrounded by many mature trees. Access to the site is



via a very narrow lane between Card Factory and Miso restaurant.

### **Burnhill House, 50 Burnhill Road (Kelsey Square)**

#### **17/05813/RESPA**

An appeal decision is currently awaited with regard to LBB's refusal of one of the latest applications to attempt to squeeze a total of 22 flats into the office space of Burnhill House. The development already has consent for a total of 14 flats.

This proposal is just one of a string of change-of-use applications for this site submitted over the past few years. Our Association has objected strongly as, in our opinion, they provide a poor standard of living accommodation, particularly in terms of space, privacy, noise, natural light and amenity.

### **Burnhill House, 50 Burnhill Road (Kelsey Square)**

#### **17/05822/FULL**

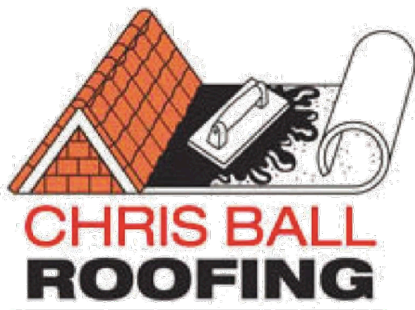
The developer is currently appealing against LBB's decision to refuse permission to extend the same building toward the rear, upwards and outwards, over the Lidl supermarket to 'bolt-on' 9No new units. If permitted, this would again bring the total number of flats on the site to 24 if the other consented scheme for the conversion of the office space to 14 flats goes ahead up to 54 people to live on this site.

Our Association has objected to the application, on the basis that the proposal is an over-development of the existing site and that several of the flats do not meet the minimum space standards required.

### **New phone/communication units on the High Street**

- Land at junction of Albermarle Road and High Street 18/02645/TELECOM - Proposal for a new BT inLink unit providing visual digital display and information service, free wi-fi, voice calls and phone charging.
- Land outside 44-46 High Street (Marks & Spencer) 18/01197/ADV - Proposal for a new illuminated digital advertisement display integrated within replacement phone kiosk
- Land outside 75 High Street (Kelsey House Bar) 18/01209/ADV - Proposal for a new illuminated digital advertisement display integrated within replacement phone kiosk

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