



Spring Edition 2019

The Express

Copers Cope Area Residents' Association

Working for **Beckenham** on your behalf

ANNUAL GENERAL MEETING

8pm on Wednesday 20 March 2019

Beckenham Public Hall, Bromley Road

Guest speakers PC Mudge and DWO Wood, local Police Safer Neighbourhood Team, on policing in Beckenham, residential security and burglary prevention.



Lost corner of Beckenham Place Park 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 localmarket@coperscope.org.uk Phone: 020 8650 5606
Association Committee Members	Co-Chairs: Chloe-Jane Ross and Alan Old Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, 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 8460 9959
Cllr Michael Tickner	michael.tickner@bromley.gov.uk	020 7936 9037
Cllr Stephen Wells	stephen.wells@bromley.gov.uk	07584 413 163

MEMBER OF PARLIAMENT, BECKENHAM

Bob Stewart MP	bob.stewart.mp@parliament.uk	020 7219 7011
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LONDON ASSEMBLY MEMBER

Gareth Bacon	gareth.bacon@london.gov.uk	020 7983 6571
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Copers Cope Area Residents' Association

Invite local people to attend our

PUBLIC MEETING & AGM

8pm Wednesday 20th March 2019

Beckenham Public Hall,
Bromley Road, Beckenham

Guest speakers PC Mudge and DWO Wood
(local **Police Safer Neighbourhood Team**) on
policing in Beckenham, residential security and
burglary prevention.

Doors open 7.45 pm

AGM 8.00pm to 8.15pm

8.15 Onwards guest speakers

We look forward to seeing you there



The Copers Cope Area Residents' Association is the oldest residents association in Beckenham. Founded in 1936 to protect and promote the interests of residents on matters of local concern, it predominately covers Central and Northern Beckenham including the High Street and is open to all. If you are not a member why not join up? The small subscription fee of £5 makes a huge difference to the success of the Association. Find out more online: www.coperscope.org.uk

CHANGES TO ROADS IN COPERS COPE WARD

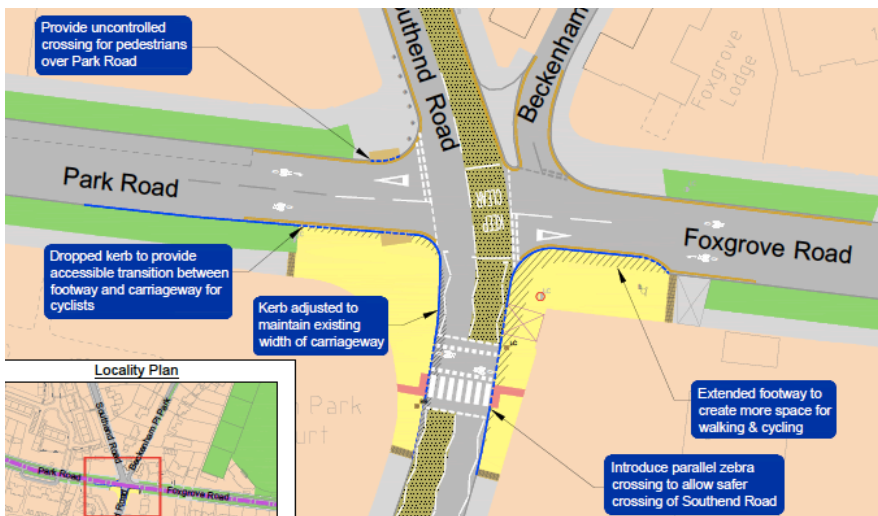
Members may recall in 2016 our Association advised of a Transport for London (TfL) initiative to implement cycling Quietways in Bromley Borough. The Council have been progressing the proposal and route of the Quietway between Lower Sydenham and Bromley Town is proposed as:

- Lower Sydenham to
- Worsley Bridge Road then on to Copers Cope Road
- Along Copers Cope Road and then on to Park Road
- Along Park road, across Southend Road on to Foxgrove Road
- Along Foxgrove Road to Crab Hill

Concerns have been raised in regard to the traffic speeds along Copers Cope Road and Park Road, and these will need addressing for the Quietway. The Councils survey data confirms the 85th Percentile speed in Copers Cope Road as 35.9 mph and over 39 mph in Park Road.

Mini roundabout and closure of Park Road

As part of this scheme ward councillors are supporting a mini roundabout be installed at the junction of Park Road and South End Road to improve road safety at this junction and along Park Road – this will necessitate the closing off of Park Road at this junction.



The introduction of the mini roundabout into the scheme has had mixed reviews from local residents. Comments in the local press and online have confirmed some residents are supportive of the proposal as it will reduce traffic speeds on Park Road and South End Road and make the junction easier to cross as a pedestrians, cyclists and drivers.

Others have concerns that closing off Park Road will cause more congestion on neighbouring roads and outside Worsley Bridge School (where families already cite road safety issues). The success of the mini-roundabout on Lawn Road has also been questioned in regard to its effectiveness in reducing speeds on Copers Cope Road.

Our Association has been contacted by members on Brackley Road and Copers Cope Road worried about increased traffic that will be pushed onto their roads, of particular concern is increased traffic at the Copers Cope Road / South End Road junction.

Consultation

There will be many views on this significant change and it is important local people living on and around these roads have a say. Future consultation must be as broad as possible. We have written to the Council's Senior Transport Planner to request an update on the Quietway scheme and ensure we are directly included in any further consultation (so we can update you).

The Council have advised that the "Lower Sydenham to Bromley Quietway is currently subject to a review which the Borough and TfL will be working on in the coming months. In TfL's cycling action plan the route is intended to be completed after April 2024. We will look to engage locally with residents and key stakeholders as plans develop."

Key documents regarding this project can be found at the Council's website at the following link:
www.bromley.gov.uk/info/200123/cycling/1183/quietways_consultation

We are keen to know your views and would be grateful if you can let us know at planning@coperscope.org.uk.



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BECKENHAM TOWN CENTRE IMPROVEMENTS



The Copers Cope Area Residents' Association will attend the very last Working Group Meeting for the improvements on 18 April 2018.

Working with the Beckenham Town Centre Team we will be raising any outstanding items yet to be dealt with. Please get in

contact with any issues you wish us to cover, by email to chairman@coperscope.org.uk .

Please find an update regarding some of the outstanding issues below:

- The granite pavers at Kelsey Square are due to be installed in the first half of March.
- The remaining street trees are due in March.
- On street furniture, the seemingly redundant lamppost outside the fireplace shop is Thames Water structure and cannot be touched by the Council. The superfluous grey pole outside Christchurch has been confirmed as redundant and will be removed. Finishing touches to Sainsbury's forecourt are in hand with the Council. The remaining benches and street nameplates are being rolled out currently.
- The Council have not had any luck with getting TfL to reinstate the bus-stop countdown on the shelters that had them prior to the works, and they continue to follow this up. The Council is in the process of procuring a shelter for the bus stop at bottom of Fairfield Road.
- The cinema car park has been surfaced - the layout for the two disabled bays was dictated by the vehicle tracking and reversing lines for the vehicles. There are also still three concrete planters to be installed in front of the steel trellis, which will also restrict the parking spaces.

- The uplighters under the trees outside Nat West did not deliver what the manufacturer claimed and this is being rectified by the manufacturer shortly.
- The Bowie Flash proposed in the pavement outside Zizzi's has not come to fruition. After several attempts at making it, the correct colours could not be achieved. The architects are working on an alternate to be implemented in the spring.
- The dirty granite pavers at Beckenham Junction are still a matter of contention, as is a cleaning regime to keep our new High Street clean – we will raise this issue again.
- There has been no further news on the crossing at the bottom of Village Way and concerns that cars take the junction too fast – we will raise this issue again.
- There has been no further news on the heritage trail plaques or the stage canopy for Beckenham Green.

BECKENHAM PLACE PARK UPDATE

Work at Beckenham Place Park is progressing. The new lake is now half full, albeit reduced in size due to unearthing contamination during excavation. Further information can be found on Lewisham Council's website under ref DC/18/107764 in the planning portal section.



Lewisham Council have plans for kayaking and wild swimming in the lake. However it has been reported that the company providing the kayaking ceased trading last year. The Friends Group

highlights that if the Council is not proposing to provide lifeguards, swimming in the lake may not come to fruition.



Local families will be pleased to see an extensive kids' playground being installed ready for the summer months.

The lake and playground are due to be completed by July 2019.

BECKENHAM SAFER NEIGHBOURHOODS



Copers Cope Ward has been suffering a much higher spike in burglaries making us the worst hit area in the Borough. Many of these burglaries have taken place

during the day while residents are on the school run or at work, and most have been in blocks of flats.

Our local police team has been putting tremendous effort into reversing this unfortunate trend. Our three officers have been joined by colleagues from Kelsey Park & Shortlands, and Clock House in patrolling the worst hit roads, and Transport Police have been creating a higher presence around our stations. Our officers are planning to hold street briefings in the worst affected streets in the near future and would be happy to attend local resident meetings if made aware of them to discuss these problems. They will also be the guest speakers at our AGM at 8pm, 20 March at the Beckenham Public Halls.

Posters with the message 'Thieves Beware' are to be distributed for displaying on entry doors and leaflets with prevention advice have been dropped to all residences in roads that have had a burglary.

There were many new faces at the recent Copers Cope Safer Neighbourhood Panel meeting. They are most welcome, and we hope they all become regular members. Anyone wishing to join the Copers Cope Safer Neighbourhood Panel or get in touch with the Police Team should drop an email to coperscope.SNT@met.police.uk

ANNUAL GENERAL MEETING

The Copers Cope Residents' Association Annual General Meeting at 8pm on Wednesday 20 March 2019 is at the Beckenham Public Halls, Bromley Road, Beckenham.

Our guest speakers are **PC Mudge** and **DWO Wood** from our local **Police Safer Neighbourhood Team** on policing in Beckenham, residential security and burglary prevention. Local ward councillors are also expected, and so will be on-hand to answer your questions.

Closer working with West Beckenham Residents Association

At the AGM we will be seeking your views on formalising our closer working with our sister organisation West Beckenham Residents Association. Our two organisations would work jointly where we have a common interest on issues and share functions to avoid duplication, this would include:

- Producing one newsletter covering both residents' associations and cover all of Beckenham.
- To share one website, co-authoring the content and sharing the costs.
- Represent each other's interests at some forums – so between us we can attend more and pass on feedback representative of Beckenham as a whole.
- Share administrative functions and work on common projects to avoid duplication.

The committee and membership structures of both organisations will remain the same and there are no constitutional implications. If members are in agreement with this proposal, the Committees will jointly work-up a simple memorandum of understanding to clarify the scope of working together.

2019 Subscription increase

If you haven't already please update your standing order with your bank to the new subscription rate as agreed at the 2018 AGM of £5 per household. You may also wish to manage your subscription with us online via GoCardless – see our website for details or email chairman@coperscope.org.uk .

Those who are members as an affiliate block should email chairman@coperscope.org.uk .

Nominations for CCARA Committee

Posts on the Committee: Chair/Co-Chair, Vice Chair, Secretary, Treasurer, up to 12 Ordinary Committee Members.

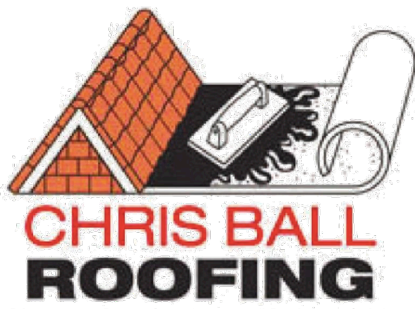
All CCARA members can be nominated for any post. Nominations for any of the above posts, which must be made by any two CCARA members with the consent of the nominee, must be received by **Saturday 16 March 2019.**

We always welcome new Committee members and ask that you complete the nomination form below, which should be returned by post to: C/o Myra Jeffries, 14 Parkwood, Beckenham BR3 1TR or scanned and emailed to chairman@coperscope.org.uk

<p>NOMINATION FORM FOR CCARA 2019/20 COMMITTEE</p> <p>I wish to nominate.....for the position ofor Committee member of CCARA</p> <p>Proposer’s name:.....</p> <p>Address:.....</p> <p>E-mail address:</p> <p>Secunder’s name:</p> <p>Address:</p> <p>E-mail address:</p> <p>Consent signature of nominee:..... Date.....</p>

The Committee can co-opt up to four ordinary committee members outside of an AGM, so please do get in contact at any time if you wish to take one of these positions.

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WHAT'S NEW ON THE HIGH STREET - BEAUTY!



Essential Beauty Rooms is due to open at the long closed down Nu-Yu salon at 1-3 Rectory Rd, opposite Beckenham Junction.

Tips 2 Toes nail bar has opened at former Martin & Co estate agent at 282 High Street.



Beauty By Ella has rebranded as Beauty-Lab at 276 High Street.

Maxonique Brow and Nail Bar has opened at the former The Me Art Gallery at 206 High Street.



CHARITY SHOP VOLUNTEERS WANTED By a CCARA member

A local resident who spends one morning a week working in one of the High Street Charity Shops is noticing how all nine are crying out for volunteers. Apparently it is a thoroughly enjoyable and rewarding time for anyone with a few free hours a week. The work is very variable and not hard or dirty, which is a popular misconception, as most people in our area bring in clean things, even unworn, unused and designer labels. You will have fun!

Forget the housework, get out and do something for the local community and make new friends.

BECKENHAM GREEN FRIENDS

facebook.com/beckenhamgreen

During the autumn the Beckenham Green friends were busy pruning, cutting back and planting bulbs for spring. In January they set to tidying up the beds and adding compost. Over the coming weeks the warmer weather should bring up the Tulips, Narcissus and Scilla Siberica planted.



Beckenham in Bloom

Cooling's Garden Centre is running an 'in Bloom' competition across the borough and as far as we are aware Beckenham has never entered. It is a great opportunity to get creative and plant some beautiful beds on The Green.

We will need some extra help. If you have a passion for gardening, an enthusiasm for improving a public space, or just fancy some time outdoors with good company and a little light exercise please get in touch by email to greenfriends@coperscope.org.uk or on facebook (Beckenhamgreen).

GET INVOLVED - VOLUNTEER FOR CCARA

The Residents' Association Committee meets every 6-8 weeks to catch up on all things Beckenham and plan for future projects. We are looking for some new committee members, and would especially appreciate help in the following areas:

- **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.
- **Membership development** – getting the Association message out there to increase membership.
- **Express newsletter** – write content or assist in publishing our newsletter.

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.

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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 / 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.

Chinese Garage, Wickham Road 17/03273/RECON

An appeal was submitted at the beginning of last 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.

This application concerned the extended operating hours in the morning and evening, to enable a supermarket (Tesco) to take one of the retail units that had previously been earmarked as a pet shop.

There was 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. LBB received more than 1000 letters of objection to the proposal.

The appeal hearing is due to take place on 4th April this year, delayed from its initial January date due to Council enforcement to remove the hoardings around the site.

Calverley Close, Beckenham Hill Road

In 2017 an environmental impact assessment enquiry was made to the Council in respect of redevelopment plans underway for the residential estate at Calverley Close, which backs onto Beckenham Place Park, not far from the Mansion. There are currently about 200 homes on the estate, in several low-rise blocks of two, three and four storeys.

At the time of the enquiry from the landlord, Riverside Group's, architect, the proposals involved the phased redevelopment of the

estate to provide at least 400 new homes, with an indication, in the information submitted, that a greater number than this might be a possibility. Heights of buildings were proposed to be 6-8 storeys with one or more reaching 10 storeys.

Concern has been raised by some of the residents that social housing and sheltered housing may not form part of the final development and they won't be offered homes there when work is completed.

A representative from Riverside told us last summer, "Over the coming weeks and months our focus will continue to be on ensuring we engage fully with Calverley Close tenants as to any future plans for the estate before beginning any planning application process", however so far an application does not appear to have been made.

Unfortunately CCARA has not been invited to any of the redevelopment consultation meetings, however we understand that our Councillors have. We have written to our Councillors to ask that they insist the same proportion, or at least the same quantity, of social housing provision will be included in any proposed new scheme and if existing residents will be given first preference to move back in. At the time of writing, we had not received responses to our questions.

76b The Avenue 18/02816/FULL1

An application to demolish the two detached houses on the site, 76a and 76b, and construct a new, part three-storey, part four-storey block, was refused in November last year. The new building would have provided 11No dwellings comprising 8No two-bedroom, three-person and 3No two-bedroom, four-person flats, together with a new access road, parking spaces to the rear, and a cycle store and bin store to the front.

Reasons given for refusal were: the roof profile design and excessive number of front and rear dormer windows in varying designs; failure to provide adequate outdoor space for occupants; adverse impact on the amenities of No 76c due to the scale, mass and close proximity to neighbours' windows; the absence of an air quality and noise impact assessment; an over-concentration of two-bedroom dwellings, with a failure to provide a good range of housing choice.

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

In January last year the owner's application for the continued use of the property as a restaurant was refused by the Council. The premises owner subsequently appealed against the decision and in late September this was dismissed by the Planning Inspectorate. LBB then issued an enforcement notice for an unauthorised operational development. In January this year the owner lodged an appeal against LBB's decision. A date has yet to be set for the hearing.

There has been a long history of retrospective planning applications, appeals and enforcements at the property since the restaurant business opened in December 2016. The main issues have been the effects of the development on the living conditions of the occupiers of nearby residential properties with particular regard to noise and disturbance (particularly in respect of a outdoor terrace created at the back of the premises which backs on residential homes) and the Council's aim to maintain the vitality and viability of shopping areas.

The establishment still appears to be operational, at the time of writing.

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

An application 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 was approved by LBB in December. The application proposed changes to the shop front and installation of a new kitchen extraction system. External and internal alterations were carried out over the summer, along with new signage.

224 High Street (Gigante hair salon) 18/04546/FULL1

An application to replace the shop front and install solid/perforated security shutters was refused just before Christmas.

The reasons given for refusal were that: the shopfront and roller shutter would result in an unsympathetic and prominent form of development, which would fail to preserve or enhance the character of the High Street Conservation Area and would be detrimental to the

wider street scene.

Unfortunately both the new shop frontage and roller shutter were installed around the time the application was refused. It remains to be seen when LLB will take enforcement action.

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

An application for the change of use of the shop from A1 (shops) to A3 (cafes & restaurants) for a restaurant and takeaway, and the installation of kitchen extraction system at the rear was granted consent by LBB in December. The shop closed down at the beginning of February.

Crusader Hall, High Street (land behind Oxfam, Tapeo & others) 18/03042/FULL1

Last summer a further application was submitted proposing the demolition of the hall and the redevelopment of the larger site to build 9No flats comprising 7No two-bedroom and 2No one-bedroom dwellings plus parking. The previous application was not determined and an earlier application was withdrawn.

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, so it is difficult to see how residents' car parking is likely to be achieved.

A decision has yet to be made by the Council.

Beechers Court, 115A-133 High Street

A planning application has recently been approved to increase the number of residential units over Maria & Aldo's Coffee Bar, Beckenham Flower Studio, The Shutter Studio, Winkworth's Estate Agents, the old Julia's cafe and The Ice Clinic.

A reconfiguration of the first and second floors and roof space is planned, along with a three to four storey rear extension, elevational and roof alterations, to form 16No dwellings comprised of 11No one-bedroom and 5No two-bedroom flats.

New phone/communication units on the High Street

Following the granting of prior approval last year, three new BT inLink units providing visual digital display and information service, free wi-fi, voice calls and phone charging have been installed at the junction of Albemarle Road and High Street, outside 75 High Street (Kelsey House Bar) and another new illuminated digital advertisement display integrated within a replacement phone kiosk outside 44-46 High Street (Marks & Spencer).

Benedict House, 63 Copers Cope Road

Two years ago, this closed nursing home was granted temporary permission to be used as a residential support centre providing accommodation, care, support services and training for people who had been made homeless. We have been made aware that proposals are being drawn up to either demolish and rebuild on the site, or convert the existing building and add a side and rear extension. Details are sketchy, though we expect design work is underway to develop the site for private residential use.

145-151 High Street

The building on Kelsey Square, occupied by Prezzo restaurant on the ground floor, appears to be undergoing major refurbishment or alterations to provide serviced office space. There is a temporary roof in place and the whole building, which is in the High Street Conservation Area, is scaffolded and shrouded in sheeting. We're not aware of a planning application having been submitted so the extent of the work is not clear.

Kelsey House, High Street

Five months after a public consultation was held in Kelsey Bar and Kitchen by the developer and architect of a scheme to redevelop the Kelsey House site, a planning application has still to be submitted.

The scheme presented last year involved the conversion of the upper floors and extensions at roof level, at the western side and the rear of the existing building, to provide 60No hotel rooms and 9No one and two-bedroom flats. Car parking was included for the residential units though, critically, no parking provision at all was provided for hotel guests. The ground floor bar premises was to remain unchanged.

CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

Five 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. Many thousands of square feet of purpose-built office space have been lost, thereby reducing small businesses in the town, which in turn has impacted the daytime economy.

The usual minimum space standards do not apply to dwellings converted from offices, so many of these flats can be cramped and lacking in natural light. CCARA has objected strongly to recent 'commercial to residential' applications 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)

17/05813/RESPA - An appeal against LBB's refusal of one of the latest applications by the developer to attempt to squeeze a extra 8No flats into the office space of Burnhill House, in addition to the 14No already consented, has thankfully been dismissed. The Planning Inspectorate judged there to be conflicts with the development plan in respect of its impact on the safe and efficient operation of the highway network due to the lack of any on-site car parking for the increased number of dwellings. This proposal is just one of a string of change-of-use applications for this site submitted over the past few years, with the aim each time of increasing the number of residential units.

Burnhill House, 50 Burnhill Road (Kelsey Square)

17/05822/FULL - A second appeal, heard alongside the one above, this time against LBB's decision to refuse permission to extend the same building toward the rear, upwards and outwards, over the Lidl supermarket, was also dismissed. This scheme involved extending the second floor, adding another storey to the roof and altering the existing elevations to 'bolt-on' 9No new units that would have comprised 7No one-bedroom, 1No two-bedroom and 1No three-bedroom flats. The Planning Inspectorate similarly judged that the scheme would cause stress on on-street parking provision due to the fact that no on-site parking places had been provided.

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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 £5, 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 £2. 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.

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