

Spring 2021



EXPRESS REVIEW

Copers Cope Area Residents' Association & West Beckenham
Residents' Association **working for Beckenham on your behalf**



**Albemarle Rd Cycle Scheme ★ Scotts Lane mini roundabout ★
Open Space Strategy ★ New planning permitted development rights**



The Gardens at Beckenham Place Park by Glenys Crane

COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

Founded in 1935 the CCARA covers the Copers Cope Ward including the Town Centre. CCARA organises the Market On The Green local produce and craft market and runs Beckenham Green Friends.

Contact Details	Email: hello@coperscope.org.uk Web: coperscope.org.uk Phone: 020 3732 5260 Twitter & Instagram: CCARA_Beckenham
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

WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)

Founded in 1945, West Beckenham Residents' Association covers the Beckenham areas of Kelsey and Eden Park, Elmers End, Clock House and Penge and Cator.

Contact Details	Email: info@westbeckenhamra.org Web: westbeckenhamra.org Phone: 020 3732 5260
Association Committee Members	Chair: Marie Pender Secretary: Eileen Penfold Treasurer: Stafford Bunce Joint Presidents Janet Ambrose, Alan Freeman Committee: Sue Woodward, Arnjali Rowe, Shirley Civil, Diana Davidson.

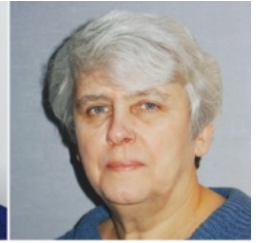
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FROM THE CHAIR

Welcome to the latest edition of the Express Review from our residents' associations, Copers Cope Area Residents' Association (CCARA) and West Beckenham Residents' Association (WBRA).



Chloe-Jane Ross
Chair CCARA



Marie Pender
Chair WBRA

It has been busy since our last edition of the newsletter.

Since the last edition our Associations have :

- Given feedback on the Albemarle Rd Cycle Scheme (three times)
- Provided detailed feedback to the Councils Open Spaces Strategy
- Raised concerns with the Council in regard to planning Permitted Development Rights and Article 4 Directions.
- Objected to developments at 114 Bromley Road, 79 Bromley Road and 76 The Avenue.

IMPORTANT: Postponed AGMs and members meetings

Our first meeting of 2021 is due to take place in March. However because of the ongoing restrictions we will be postponing the meeting. CCARA are due to hold their AGM at the March meeting and regrettably this will be held over again. WBRA would normally hold the AGM in June, but even if lockdown ends in June, we are uncertain about holding a large gathering for some time afterwards. We will keep the position under review.

All existing CCARA Officers have agreed to continue on an acting basis for as long as necessary. However, anyone that would like to join the committee or was intending to put forward a nomination for an officer position (Chair, Vice-Chair, Treasurer, Secretary) is welcome to get involved now. We would love to hear from you. Please contact secretary@coperscope.org.uk or phone 020 3732 5260.

There is always room for extra bodies on our committees, in particular:

- Helping with Market on the Green
- As Committee member for environmental issues

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- As representative for Safer Neighbourhood Panel in Kelsey and Eden Park
- Or monitoring and reporting on particular specific areas that may be of concern to members.

We hope you have all remained well and in good spirits over the Winter Lockdown and we look forward to returning to community life.

Best wishes

Chloe-Jane Ross (CCARA) & Marie Pender (WBRA)

JOIN THE CCG PATIENT NETWORK

The NHS South East London Clinical Commissioning Group (CCG) working in Bromley is looking for local people to join its Patient Network.



South East London Clinical Commissioning Group

The CCG is responsible for commissioning the health services that our residents need – from community, hospital and mental health services. The Patient Network is made up of

local people that get more involved in the work of the CCG. Members of the network can get involved as much or as little as they like and some members have been involved in decision making about new services in Bromley.

Neither of our Associations has a representative on the network currently. If you are considering getting involved, perhaps you might also consider being our representative on the network, please email us at hello@coperscope.org.uk

To find out more about the network or sign up, contact Teresa Rodriguez.

- Teresa Rodriguez, Communications and Engagement Manager
- email: teresa.rodriguez@nhs.net
- Phone: 07824 503760
- Web: selondonccg.nhs.uk/in-your-area/bromley/

COUNCIL OPEN SPACE STRATEGY CONSULTATION

Bromley Council closed their consultation on the Draft Open Space Strategy in early January 2021. The strategy looks at how parks and open spaces are looked after in future years.

Our Associations provided a detailed response to the consultation that can be read on our website (coperscope.org.uk) along with the Strategy document.

The key points we identified were:

- The consultation information should have been included in the 'Environment Matters' Winter 2020 newsletter that the Council delivers to many households across the borough so more local people found out about it.
- The importance of open spaces and outdoor activity have been highlighted during the COVID-19 pandemic and that the Open Space Strategy should have a clear objective to increase the Open Space in the borough (which it doesn't currently).
- Our Associations' objection to the disposal of any public open space. Any disposal or repurposing should not be done before full and proper consultations.
- The strategy should recognise the value of small pieces of open space which play a vital part in retaining intervals of open space in the built environment and enhance our neighbourhoods.
- To improve biodiversity in the borough, the Council should be forward leaning in engaging with local people and groups that are interested in initiatives such as small pollinator gardens on public lands and planted tree pits.



OPEN SPACE STRATEGY 2021 - 2031



- Our Associations' opposition to the proposed 1% reduction in maintenance budget, noting the existing need for essential maintenance in Beckenham's parks and open spaces.
- Our Associations' concern about the strategy proposal to increase revenue from the commercial opportunities in parks and open spaces. Whilst we support assessing commercial opportunities in open spaces that bring amenity and enhancement to them, our Associations do not believe that increasing revenue through commercial activity should be an explicit objective of the strategy.
- That the strategy should have a focus on improving accessibility, including the provision of toilets in or near open spaces, under the community scheme or otherwise.
- Improved lighting and security to enable local people to use parks in the early evening during the winter months.
- Whilst there is much that can be done to improve amenities available in open spaces, the priority should be given to basic amenities such as water fountains, proper lighting, and litter/recycling bins.

There was widespread concern among community groups and friends of parks that the strategy document referred to 'disposal' and 'repurposing'. However the Portfolio Holder issued a press release advising that 'Parks are not for sale'. This clarification is most welcome and we hope it covers all our cherished open spaces (not just parks).

We understand there were over 800 responses to the consultation and we will report back once we hear more.

TfL BAKERLOO LINE EXTENSION

Transport for London have published the Consultation Report and Response to Issues Raised following the autumn 2019 consultation on updated proposals for extending the Bakerloo line beyond Elephant & Castle to Lewisham, serving Old Kent Road and New Cross Gate.

The consultation also asked about the level of support for a further extension



Bakerloo line extension

beyond Lewisham to Hayes and Beckenham Junction.

All reports can be found here: tfl.gov.uk/bakerloo-extension

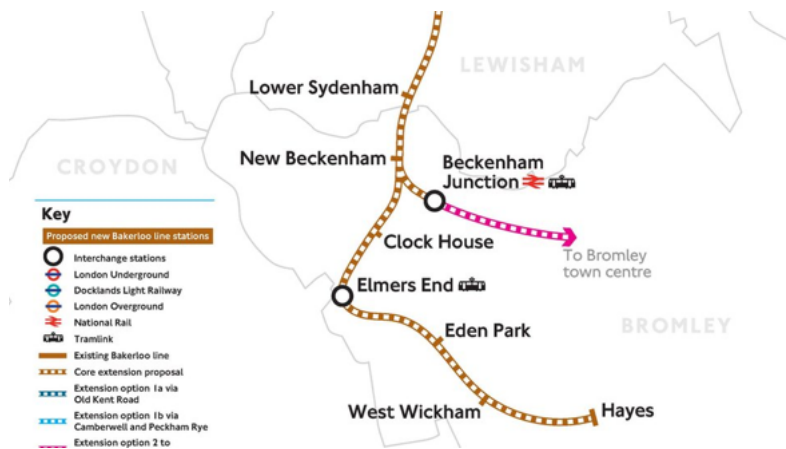
TfL received 8,749 responses to the autumn 2019 consultation. They also received a consultation response from the Back the Bakerloo coalition on behalf of the 20,600 individuals who had signed up to their own campaign on the proposals.

The consultation report says that the majority of respondents made positive or supportive comments about the overall proposals (89 per cent). There was also support (82 per cent) for a possible further extension to Hayes and Beckenham Junction.

TfL remains committed to delivering the Bakerloo line extension. However, whether this goes ahead depends on a viable funding package being put together. As we know, the coronavirus pandemic has had a huge impact on TfL's finances. It will not go ahead without a commitment from Government to support funding for the scheme.

TfL's priority is safeguarding the route of the Bakerloo line extension from Lambeth North to Lewisham in order to protect the route for delivery, a process led by the Department for Transport.

Extension beyond Lewisham to Hayes and Bromley



This seems to be a very long term proposal. A couple of years ago when Southeastern's tender was up for renewal there was a proposal that the Hayes line went to London Victoria instead of Cannon Street in 2022

(Charing Cross trains are supposed to remain, though timetables may change). We have written to the Department of Transport to enquire about it.

WBRA and CCARA did not support the extension of the underground to Hayes. Our Associations considered that the figures in the background papers to provide the financial justification for the extension overstated the benefits of the change. It was also clear from the consultation that the line would have to be **partly financed through housing and other development along the line**. The area is already subject to massive development along the rail line.

TREE PRESERVATION ORDERS - YOU CAN HELP

Sadly we have become aware of the felling of mature trees locally and planning applications that if approved will likely require more felling.

You can help protect trees by getting them under a Tree Preservation Order (TPO). Any tree that can be seen from a public highway, that has a significant impact on its local surroundings, can be placed under a TPO by the Council. Trees in Conservation Areas are already protected. TPOs mean that work cannot be done on the tree without permission from the Council



We have had members contact us at the weekend because a magnificent tree is being cut down and there is very little that can be done to stop it. The best thing is to get them protected before anyone starts working on them. Once they are protected, advising the workperson of a TPO is usually enough for tools to be stood down.

What you can do:

- 1) Identify any wonderful trees near you

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- 2) Check the council website to see if they are already under a TPO or in a Conservation Area
www.bromley.gov.uk/info/508/trees/1061/tree_protection
- 3) If they are not protected, apply for a TPO online at the web address above.
- 4) Keep an eye on any protected trees.

ALBEMARLE ROAD CYCLE SCHEME AND WESTGATE RD BRIDGE

Since the last edition of the Express Review the Council held a consultation on the scheme changes for the Albemarle Rd Cycle Scheme.

The scheme had been in effect for approximately 4 months and during that time many local residents provided feedback. The

formal Council Consultation was on two options and over 1000 people responded as per below:



Options	Overall
a) Re-introduce 2-way traffic on Albemarle Road between St Georges and Westgate Road whilst retaining the west to east segregated cycle lane and (b) Re-introduce 2-way traffic onto Westgate Road bridge controlled by the addition of traffic lights (with timings to manage tidal flows) to avoid driver conflicts.	62.8% 692 reponses
Revert Albemarle Road and Westgate Road (bridge) to their pretrial arrangements	35.4% 390 responses
No preference	1.8% 20 responses

The 'smart' traffic lights on Westgate Rd Bridge to be funded to Transport for London (TfL) were intended to reduce congestion at Beckenham Junction by enabling vehicles and cyclists heading northbound to Beckenham Place Park, Foxgrove Rd, The Avenue to not divert around Beckenham junction. It would have also paved the way to extend a cycle route down to Lower Sydenham via The Avenue and Copers Cope Rd or Foxgrove Rd and Worsley Bridge Rd.

63% of respondents agreed to retain the scheme, and re-introduce 2-way traffic on Albemarle Road between St Georges and Westgate Road, plus re-introduce 2-way traffic on Westgate Road bridge controlled by the addition of traffic lights.

Copers Cope Ward Councillors ran their own 'alternative survey', concurrently. The full survey at results are available online at <https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=127&MId=7053>

Of the 513 reponses counted, 49% wanted to continue the experimental traffic scheme with or without the changes the Council were proposing. And 50% of respondents wanted Westgate Rd to remain one-way (not revert to two-way traffic with or without traffic lights).

Outcome of the surveys

At the Environment and Community Services Policy Development and Scrutiny Committee on 11 March Councillors decided that the Albemarle Scheme should continue as there was a clear majority in both surveys to do so. **The proposal to return Albemarle Rd back to two-way between St Georges' Rd and the High Street was agreed and this will be implemented.** This will remove the sharp turn from Albemarle Rd on to St George's Rd where pedestrians have reported difficulty crossing.

Surprisingly, given the majority vote for traffic lights to be installed on Westgate Rd bridge (so it could return to two way traffic) in the Official Council Survey more weight was given to the smaller 'alternative survey' where 50% of respondents wanted the bridge to remain one way. The Portfolio Holder commented that he thought the reintroduction of two way traffic would reduce pressure at Beckenham Junction and that the Council could access TfL funding for the traffic lights but it was not certain they would be able to get this funding in the future. However, he acknowledged that Copers Cope Ward Councillors knew their area and had completed a

survey - and so it was moved **not to proceed with the traffic lights on Westgate Rd Bridge.**

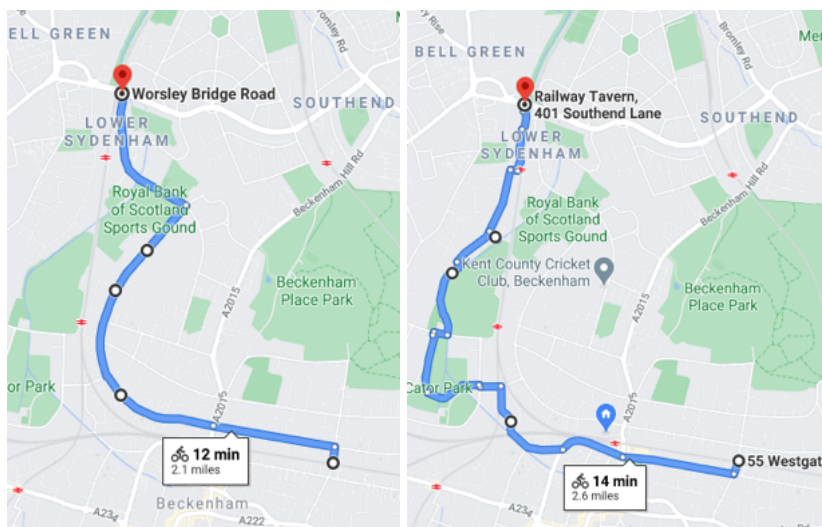
No right hand filter from Albemarle Rd north to Southend Rd

It was confirmed at the meeting that a right hand filter will not be installed at Beckenham Junction for traffic turning right from Albemarle Rd towards Southend Rd. This is because there would not be enough room to take the additional traffic on the bridge, noting that traffic backs up at the Waitrose lights. Traffic light build up at the Natwest junction was not mentioned and so it seems that neither set of lights can be improved.

To alleviate some congestion at peak time the Council are proposing to suspend the parking bays on Albemarle Rd by The Green in the mornings up to 10am.

Impact on cycle routes - no quietway?

It was accepted at the committee meeting that not going ahead with the traffic lights to return the bridge back to two-way would close off the option to have a cycle route in north Copers Cope Ward linking to Lower Sydenham. This means the scheme for a quietway (originally due to go down Worsley Bridge Rd, but could have gone down Copers Cope Rd) which the Council worked up a few years ago, will not go ahead.



Possible cycle routes to Lower Sydenham (Map data ©2021 Google)

It was agreed at Committee that the Albemarle Rd cycle scheme could be extended to Lower Sydenham via Rectory Rd, Blakeney Rd. This route to Lower Sydenham would mean cyclists would have to navigate the junction at Blakeney Rd and Bridge Rd - this junction is notoriously difficult as it is on a blind hump bridge. We have written to the Council outlining our concerns in regard to having a cycle route through this junction.

Street cleaning around the cycle scheme wands

Debris had been accumulating around the roadway wands on the Albemarle Rd and Bromley Rd. We raised this issue with the Council and have been advised:

“Existing schedules will be adhered to, but through applying a different resource to that which would ordinarily be applied for channel sweeping on carriageways due to these installations. By working with our Service Provider, we have identified a compact sweeping appliance that can fit in the narrower pathway. We have implemented this and will ensure any accumulations are minimised.’

Lost opportunity for dealing with speeding and north Copers Cope

CCARA receives its highest number of complaints about speeding on the residential roads in north Copers Cope Ward. The opportunity of extending a cycle lane through here and across Southend Rd (notorious for its tricky junctions, especially the one at Copers Cope Rd/The Avenue) would have provided an opportunity to fix these issues with creative road design solutions, all funded by TfL. We have raised this with the Council and hope they will continue to look for solutions, noting concerns about the possible closure of Park Rd at its junction with Southend Rd - see below.

Park Rd closure and mini roundabout

The closure of Park Rd to install a mini-roundabout at its junction with Southend Rd is still under consideration, but local people have concerns about traffic displacement on to the already busy Copers Cope Rd and Brackley Rd. We asked the Council for an update and were advised there was nothing further to report at this time. The proposal also includes a pedestrian crossing for Beckenham Place Park, however given the high number of people that cross here we have suggested the Council consider a light controlled crossing - this may also negate the need to close Park Rd.

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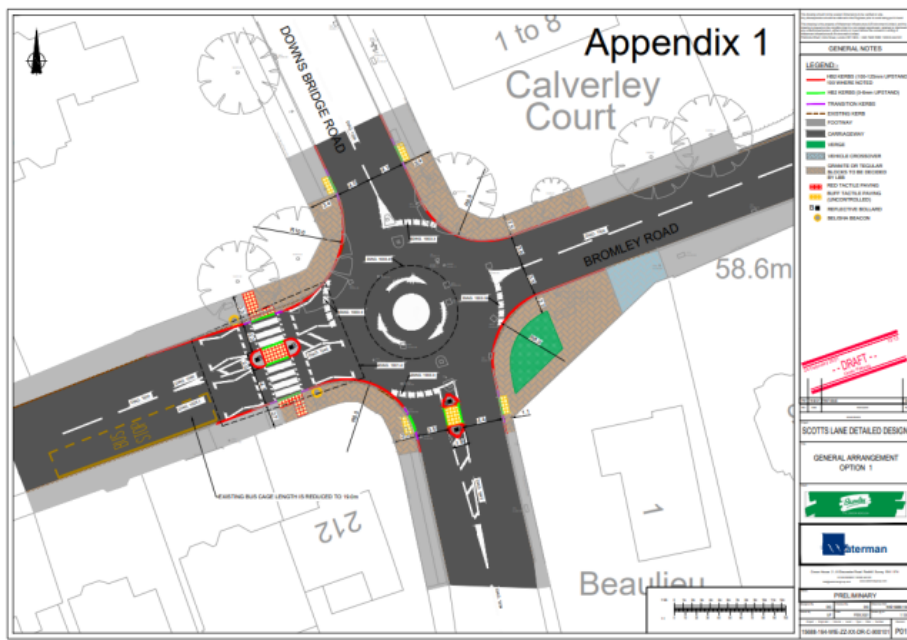
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MINI ROUNDABOUT PROPOSED AT JUNCTION OF BROMLEY RD, SCOTTS LANE AND DOWNS BRIDGE RD

The installation of a mini roundabout at the junction of Bromley Road, Scotts Lane and Downs Bridge Road, was discussed at the Environmental and Community Services Policy Development and Scrutiny committee on Thursday 11 March 2021 and it was agreed to proceed with designs for a mini roundabout at that location.

The new road layout was brought about by Copers Cope Ward Councillors in response to some incidents that have occurred when vehicles have joined Bromley Rd from the side roads. It was also agreed a pedestrian crossing would be installed and that the bus stop would need to be relocated to accommodate the road layout changes.



Unusually, the Council Officer report states that TfL do not recommend a mini roundabout be installed at this point. We checked this with the Council and they advised that “TfL have not been asked whether they recommend a mini-roundabout or other measure at this collision cluster site. The roads are Bromley’s not TfL roads. It is for Bromley and its consultants to design a solution.” At the meeting it was further clarified that TfL do not recommend mini roundabouts on junctions with four arms

as it can inhibit traffic flow, but it is possible to install them, such as the one at Hayne Rd/Beckenham Rd. The council also advised that “all new schemes such as this are subject to a two-stage road safety audit process prior to being installed to ensure that any design concerns are addressed.”

PERMITTED DEVELOPMENT RIGHTS EXTENDED MUCH FURTHER

We reported in the last issue that Permitted Development Rights (PDR) enacted last August were far more wide-reaching than we first thought. They allow upward extension to purpose built blocks of flats and to individual houses that were built



between 1948 and 2018 without the need for planning permission. All that is required is “prior approval” of outline plans, with very limited grounds for the authority to refuse. (They would of course still have to meet building regulations.)

We are extremely worried about the potential impact of these new laws on some areas - no doubt they would be uncontroversial in others. Of particular concern is the provisions for individual houses. For example, imagine a terrace of town houses built in the 1970s or 1980s with one house in the middle having an extra two storeys on top. In addition, these two storeys could be a completely separate dwelling, not connected to the dwelling on the ground. Neighbours would not be able to object except on grounds of being overlooked and privacy, and exterior design.

Bromley Council seems to share our concerns and has started proceedings to impose what are known as “Article 4 Directions” in certain locations that would remove these permitted development rights so that anyone wanting

to put extra floors on buildings would have to apply in the normal way. (Article 4 is part of the General Permitted Development Order 2015). CCARA and WBRA have pressed the council to make use of Article 4 directions since 2013, when PDR was introduced for changing offices to flats, but they refused. Now all the purpose built offices in Beckenham have prior approval under PDR to change to flats and most have already done so or are in the process of doing so.

So we are pleased that Bromley Council is taking this action but we remain puzzled by where they are locating these Directions. They are mainly based on Areas of Special Residential Character (ASRC), with others based on protecting certain views where an increase in building height would impede the view. This sounds good on the face of it, but wait a minute!

We can't speak for the rest of Bromley, but the three ASRCs and two protected views in Beckenham contain hardly any purpose built flats and the houses are virtually all pre-war. These ASRCs are Sidney Road/Kendall Road (near Clock House station), part of Copers Cope Rd near Kent Cricket Ground, and Langley Park next to the Conservation Area in Wickham Way. The two protected views are along Village Way, one looking north to St Edmund's Church and the other at the corner with Crossways Road near Crease Park, looking south to Croydon's skyline (sic!). Again the houses are pre-war.

So we can't figure out why the council are "protecting" areas that wouldn't qualify for the permitted development rights anyway.

In December we put a question to the Renewal, Recreation and Housing Scrutiny Committee on how many properties in these ASRCs were built between the relevant dates. The answer was that the number is "unknown". We also asked if the council would consider new requests for Special Areas and the answer was "Ad hoc requests for Directions would not generally be considered".

So we were still puzzled, and wrote on 3 February to the chair of the Development Control Committee and the Portfolio Holder for Renewal, Recreation and Housing to ask for clarification as to why they have chosen these designations. In Beckenham at least, ASRCs have little relevance. We have yet to receive a substantive reply.



Blocks on Court Downs Road could benefit from an Article 4

We have drawn attention to at least one other area worthy of consideration, Court Downs Road. The blocks of flats here are already mainly four or five storeys high. To add another two storeys to these, right next to our historic Kelsey Park and High Street Conservation Area, would create a high-rise eye sore. The council has adopted another area outside of ASRCs - in Ravensbourne Valley - because of its location.

If there are any other places you think could be considered for protection please let us know.

PLANNING FOR THE FUTURE - removing your rights to object to planning applications

In the last issue we reported that the government had proposals to **rip up our planning system** and replace it with a system based on data, maps and algorithms! Once a master plan is in place, any application that fits in with it would get automatic outline permission or presumed consent. **You will have no right to complain!**



There was overwhelming opposition from virtually all quarters, led admirably by the Countryside Charity. WBRA and CCARA submitted long and detailed criticisms to the consultation that ended in October.

To recap - the proposals would require councils to come up with a master plan within six months, and approve a design guide in that time. The council would have to divide their area into three types of planning zones - Growth, Renewal and Protected. Subsequently, any planning application that complied with the master plan and design guide would get automatic approval in a Growth Zone, presumed approval in a Renewal Zone and only in a Protected Zone would planning permission be required.

The Consultation responses are still being analysed. There is some hope however that the overwhelming opposition may have an effect. It has already been announced that one controversial proposal has been dropped - to impose on local authorities house building targets constructed by algorithms, which had resulted in very anomalous results. So we hope that the Government will listen to the strength of opinion against the rest of these damaging antidemocratic ideas. Our full analysis of the proposals can be found in the last issue, which can be found on our websites.

BECKENHAM LIBRARY BUILDING



There is little to report on the Library building as far as Bromley Council are concerned. There is no news on any repair programme. The chair of the

Development Control Committee, Cllr Alexa Michael, has said quite categorically that there will be no housing built there, in a reply to another question. However, with respect to Cllr Michael, that may be the decision now, but other councillors are known to be still promoting this proposal.

Sadly, an application to Historic England to give statutory listed status to the building was refused in 2020 and in January this year an appeal against this decision was also dismissed by DCMS (Department for Digital, Culture, Media and Sport).

The grounds for refusal are mainly that there have been too many alterations to the building, such as the railings and low walls to the south of the library that have been removed, the single structure added to the north-west elevation, and metal porch installed above the re-purposed children's entrance. Internally, the plan has been altered by opening up the adult library into a former filing room and bookstore, the addition of a mezzanine above the reference library, and the alteration of circulation round the building by the reassignment of the entrances.

They do however say that although Beckenham Library does not, in their view, meet the criteria for national statutory listing it does, nonetheless, have clear local interest and is an asset to Beckenham and its conservation area. We sincerely hope that Bromley Council shares this view and will protect it from any development.

We thank Association member Nick Goy, supported by many others doing background research, for a tremendous effort to persuade Historic England to list our much loved library. We greatly regret the decisions by Historic England and DCMS and hope that our library is safe.

FUTURE OF BECKENHAM PUBLIC HALL

The Council has published a tender document seeking expressions of interest for Beckenham Public Hall. Applicants are asked to state, inter alia, how they intend to use the Halls, how they intend to ensure a sustainable future for the building, including addressing the backlog of maintenance work, and provide details of how the proposal would be funded at the development and maintenance stages as well as operationally in the future.

The document gives the combined backlog and future maintenance costs to be taken on by a successful bidder as £479,820 and notes some elements will not meet their predicted end of life because “they have deteriorated to the extent that they require replacement within” their life span. It will cost over £1m to bring the building up to standard. This is certainly a large amount to guarantee before any of the bidder’s own costs and potential income are taken into account. The closing date for expressions of interest is 12.00 noon on Monday 1 April 2021. We await the outcome with interest.



The tender document says that proposals that will “continue to allow the building to be visited or used by the public on a regular basis and that will enhance Beckenham town centre, will be particularly welcomed” by the Council (but what about bids that don’t provide much public use or enhance the town?). We understand that the lease will require 15% for public use. This seemed a little low so we asked the Council:

Question: The tender for the Beckenham Public Halls provides for 15% community use, how does this compare to the current (notwithstanding COVID issues) space for community use and if there is a shortfall how will this be resolved?

Reply: The 15% community use is comparative to the pre Covid regular community use of the halls. However, we would very much hope that future use of the building will mean a greater use of the facility.

With few affordable and accessible buildings available for community use for clubs, civic groups and associations like ours, we hope the Public Halls will continue to meet the needs of the community.

Meanwhile, it appears that the commitment from Cllr Peter Morgan to make a bid for Heritage Lottery funding for the repair and maintenance of the Halls has come unstuck. It appears that the Council is expecting any such bid to come from a successful bidder.

Once again, some vigilance is required to keep up with developments and start a 'Save Beckenham Public Hall' campaign should the Council not safeguard it for community use.

BECKENHAM JUNCTION/BLACKFRIARS RAIL SERVICE UNCERTAIN – SIGN THE PETITION

With lockdown due to end on June 21st we want to see our rail services return to normal.

There is a risk that Southeastern may not reinstate the service from Beckenham Junction to Blackfriars.

CCARA asked them about it last year and their response was not reassuring:



“In the case of Beckenham Junction to Blackfriars, we will not be reinstating direct services in the short-term while usage of these services is very low and the usage of the line by other services will be returning to higher levels. This is to ensure the resilience of our ramped-up service and minimise the risk of any impacts on reliability as services are increased once more. However, this is not to say the direct services will not be returning in the longer term. We are keeping this situation under constant

review, owing to the very fluid circumstances we are facing, and it is our intention to return to a full timetable as soon as possible.”

Sign the petition: 1000+ and counting

We need to let Southeastern know how important this service is to local people before they make a decision about its future. Over 1000 people have signed our petition already, please join them at

www.ipetitions.com/petition/save-the-direct-train-service-from-beckenham

We plan to send the petition to Southeastern in April.

RBS Bowls Club **The Sports Ground, Copers Cope Road, BR3 1NZ**



Bowling in New Beckenham since 1899. Our bowls season starts in May and we are looking for new members to join us. We welcome both new and experienced bowlers.

Free coaching is available to new members. At the time of opening in May, the club will be following Covid-19 guidelines.

After the past 12 months, bowls is the perfect opportunity to get physically and socially active as well as top up your Vitamin D!

For more information, contact David at jonesdm50@gmail.com or visit our website: www.rbsbc.com/community/rbs-bowls-club14855/home

BECKENHAM TOGETHER - BUSINESS IMPROVEMENT DISTRICT

By Zoe Carr, BID Manager

As the daffodils start to appear, so does some hope about the reopening of the High Street.



Following the road map outlined by the Prime Minister, working alongside the London Borough of Bromley and the other BID's in the borough, Beckenham Together is preparing for our businesses to reopen. It's been a long hard year for many and we now have some hope on the horizon. We need to be aware that all the dates given may be moved; however all planning is based around those dates and there is a huge amount of work going on behind the scenes.



You may have seen the new planters in the High Street replacing the red and white plastic cones. In spite of all the comments on social media, it's important to remember that these are not funded by the BID, nor by the London Borough of Bromley but from an EU fund for the pandemic and social distancing. It's also worth noting that they are where they are because the pavements may be narrower or because there tend to be queues (due to social distancing) outside certain shops such as W H Smith because of the Post Office. These planters will remain in place as long as social distancing is necessary and have not been put in place to annoy car drivers who want to park in some of the bays there.

With regards to the parking bays it is worth noting that these are used very much for short term parking, perhaps someone nipping in and out of a coffee shop or to collect dry cleaning. For those people who are going to browse and spend leisure time on the High Street and therefore spend money on the High Street, we have two long term car parks. These are the

shoppers, including visitors and our local residents, that our businesses need and want to attract to the High Street. A short term car park might bring money to one business, a long term parking option often means more is spent per person and therefore more money goes into the local economy. Several studies have been done around the country on this issue and all have come up with the same result.

We are working to promote our businesses and get the local economy back on its feet. Please support the local businesses where you can, and help to keep Beckenham a great place to shop and socialise, safely.

ROTARY BECKENHAM PROVIDES LAPTOPS FOR SCHOOLS



As we know, during the pandemic, many children had their education disrupted and needed to do their learning online. Some children did not have the necessary IT at home and, as a consequence, were disadvantaged.

Rotary Beckenham therefore embarked on a project to provide new and refurbished laptops to primary schools in Beckenham and its environs to help such children. Since August last year and to date over 100 laptops have been distributed to 16 schools.

20 new laptops were purchased, thanks to generous cash donations, and the rest were refurbished secondhand ones. Donated laptops have their memories wiped, any necessary repairs effected (e.g. new batteries) and Windows 10 Education installed. Rotary Beckenham sets no conditions on the laptop use; that is left to the recipient schools. All it asks is that disadvantaged pupils benefit.

There is always a need for more laptops so, if any organisation or individual has redundant serviceable laptops with a Windows 7 operating system or higher, please donate them to Rotary Beckenham. Apple Macs and Apple iPads are welcome too.

If you can help, please contact Rotarian Peter Braithwaite on peter.braithwaite45@gmail.com and to follow their progress go to Facebook and search for Beckenham Rotary.

Our Associations congratulate Beckenham Rotary and their donors on such an amazing job - well done!

BECKENHAM GREEN FRIENDS

email: greenfriends@coperscope.org.uk

facebook: www.facebook.com/beckenhamgreen

The Friends activities on The Green have been limited over the last few months. However individual members have been popping along to keep up maintenance on some of the beds.

CCARA Member, David Wood, kindly applied to Bulbs for London and was given a whopping 1500 bulbs including Hyacinths, Alliums, Muscari, Cyclamen, Tulips, *Ixia paniculata* and *Eremurus*. These



have been planted on The Green and we look forward to seeing what sprouts up where over the coming months.

The Friends are following up with Bromley Council, Id Verde and the BID in regard to the planting in the raised brick beds along the High Street. Before Christmas the BID arranged for existing planting to be removed and replaced with colourful seasonal plants. However these plants have now died back and a new planting and maintenance plan is needed urgently.

We are also talking to ID Verde in regard to replacement benches on The Green - the two by the stage broke and have been removed in the last year.

WHAT'S NEW ON THE HIGH STREET

Thankfully the ugly red and white barriers in the “shared space” along the pavement have been removed along parts of the High Street. They were placed to stop cars parking on the allotted bays during Covid restrictions and allow more space for pedestrians to pass.

We understand from the Council that the planters that have been installed at pedestrian pinch points, will be maintained as part of the installation contract - so

they should continue to look lovely the whole time they are with us.

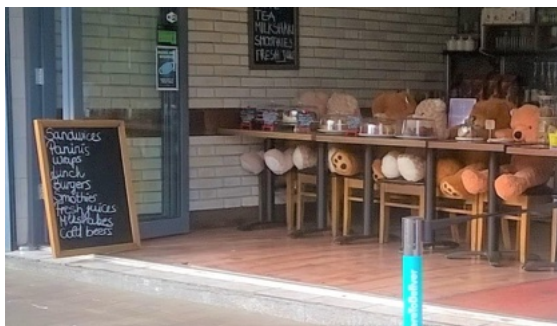


Our Associations have always questioned whether the additional space made by the barriers is used and we hope that moving to these new more permanent looking planters will facilitate pedestrians to be able to spread out more especially at pinch points in the High Street.

However, we do note that the parking cobbled surface is uneven (at least one older person has fallen on them and been hurt), and the continuous wall of planters at W H Smith could be broken up to allow pedestrians to get through at intervals. Also cyclists have complained about the lack of “escape” gaps. Perhaps some additional tweaks can be undertaken.

Village Bistro has added a bit of humour to cheer us up with a Teddy Bears’ tea party (see photo on the right).

Subway has been refurbished and has a bright fresh look.



Trees have been planted at the side of the **Odeon Cinema**, next to the new seating. This was originally planned as part of the Beckenham Town

Centre Improvement Project so we are pleased to see it completed. As the climbing plants along the back wall fill out this area should flourish and cheer up this corner by the summer.



A **new pizza restaurant** is planned for the **Oliver Stephens Hairdresser** unit at 186 High Street. The new use is apparently a pizza restaurant or takeaway. It also appears that prior approval is required for change of use from hairdresser to food establishment, but no application has been made. The new proposed shop front design, while not that different from the existing shop front, is not in keeping with the requirements of the High Street Conservation Area. It is sheet glass with no risers and a rather garish fascia. We hope the Conservation Officer will require a more suitable frontage.

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A CORRECTION FOR BECKENHAM WAR MEMORIAL

Private Alfred M Fullex

Service numbers 12665 and 40421 for the Royal Sussex and the Middx regiments. Missing in action presumed dead 23-10-1916.

When the guns fell silent bringing the end to WW1 families all over Britain looked forward to the return of their loved ones. Many of the returnees would be injured both physically and mentally but, nevertheless, they would be home.

Over 800,000 lost their lives in active duty and of those, thousands were still missing in action-presumed dead. War graves in Europe were out of touch and out of reach to those wishing to pay their respects.

War Memorials in every town were starting to spring up. West Wickham War Memorial was unveiled on 24 October 1920 and Beckenham's on 24 July 1921; thousands attended the ceremonies to pay their respects.



These monuments would become a symbol of the final resting place for the fallen. However this was not the case for the family of Private Alfred M Fullex, a Beckenham resident born in West Wickham; his parents lived in Sussex Road. He was missing in action, presumed dead, in 1916, at the age of 36. It was discovered that his name was wrong on the West Wickham Memorial where his name was written as Fullix A.M. It was as if a stranger had come home to rest. The mistake was repeated the next year on Beckenham's Memorial, where the name is Fuller A.

His parents pleaded with the establishment about the mis-spelling but were told by the Rector of West Wickham that nothing could be done about it. In those days you probably didn't argue with the local Rector and so the matter was dropped although it must have been very upsetting for his parents and family knowing that nothing could be done. It is hard for me to

imagine the pain and suffering that his parents endured when news reached them that he was missing in action presumed dead, let alone the wrong name on the Memorial, there would never be any closure for them. Over 100 years later the error is still evident.

I was contacted recently by the great nephew of Private Alfred M Fullex who made me aware of the mistakes; it would seem that a century later the family still suffers. Alfred paid the ultimate sacrifice, but his name is wrong on both monuments. The time has come to amend the name so he can be remembered by his correct name.

Casualty Form—Active Service

Regiment or Corps *and Bn. (ROYAL SUSSEX REGIMENT)*

Regimental No. *12665* Rank *Pte* Name *Fullex*

Enlisted (a) *4.12.15* Terms of Service (a) *Doyle* Service reckons from _____

Date of promotion to present rank _____ Date of appointment to lance rank _____ Numerical position roll of N.C.O.s _____

Extended _____ Re-engaged _____ Qualification (b) _____

Report		Remarks taken from Army Form A. 88, official document
Date	From whom received	
1916	O.C.	EMBARKED 1 st SEP 1916
3rd Octr 40	I.D.D.	TRANSFERRED to 2nd Bn Middlesex Regiment
		proceeded to 10th Bn
		Officer 1/6 Reg Inf Section No. 5

Booked to 1st Bn

2nd Bn

1st Bn

Private Alfred M Fullex has waited long enough to stand down.

I am therefore pleased that Bromley Council have agreed to put an Addendum on both West Wickham and Beckenham Memorials. The Commonwealth War Graves Commission has also agreed to amend the memorial headstone in Foncquevillers Military Cemetery, north east of Amiens, France. Thanks to Bob Stewart MP, Cllr Michael Tickner, Copers Cope Ward Councillor and Nicholas Bennett, West Wickham Ward Councillor who have supported this campaign to correct the memorials.

By Ian Muir, Chair of West Beckenham Residents' Association 2001- 2006



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BECKENHAM BUSINESS ASSOCIATION HAS A NEW LOOK

Beckenham Business Association's new leadership team, which took over on 1 January this year, recently launched their new logo and website. This rebrand is colourful, vibrant and designed to give a fresh 'new look' to the Association.



The new team is made up of long-standing BBA members, themselves all local business owners:

- Jane Rogers – Jane Rogers PR
- Elizabeth Wakeling – Beckenham College
- Colin Hughes – Web Design
- Carol Ann Walters – Carol Ann Walters PR

The previous Executive Committee (Jackie Groundsell, Marsha Berg and Paul Bailey) retired their duties at the end of 2020, after nearly 10 years in post.

The new team says: “We’d like to say a big thank you to Jackie, Marsha and Paul for their leadership of Beckenham Business Association over the last 10 years. They put BBA on the map for supporting local businesses and, among other things, introduced the annual Beckenham Business Day.

We are really excited to be taking BBA forward into 2021. This is a particularly tough time for small businesses, so we want to help and support them as best we can. As well as the rebrand, we have some exciting plans for growing BBA membership and for holding online events, and physical events once it is safe to do so again.

Beckenham Business Association is for all types of businesses based in or serving people within Beckenham. The next Beckenham Business Association meeting will be on Zoom on 25 March, 12.30-2pm. To find out more or to sign up to the BBA mailing list, please visit www.beckenhambusinessassociation.co.uk

PLANNING AND LICENSING UPDATE

Local people may lodge comments online on any applications below that are currently being considered by Bromley Council.

Go to www.bromley.gov.uk then click on the following menu options environment & planning /planning /search planning applications and enter the case reference in the search box. You must give your name & address, otherwise your views may not be considered.

Land between 1 and 1c Copers Cope Road 19/03145

Permission has been granted to demolish the existing low-rise building on land opposite Parkwood flats and erect a three-storey building containing 5 apartments (4No 2-bedroom and 1No 1-bedroom) with associated car parking, refuse/cycle storage and amenity areas.

1B Orchard Lodge, Copers Cope Road 20/03927

A planning application to demolish the existing house and replace it with a block of 7No flats has been refused permission. The proposal was deemed to be visually obtrusive and inappropriate due to its size, height and bulky design, as well as having a detrimental impact on a neighbouring property and the trees existing on the site.

NatWest Sports Ground, Copers Cope Road (Gambados) 19/04644

A large scale redevelopment of the site surrounding, and including the

former Gambados childrens' play centre, by Crystal Palace Football Club, started construction on site in September. CPFC are upgrading and consolidating their Youth Academy facilities that currently occupy part of the overall site.



The old Gambados building will be replaced with a sports hall, and the adjacent gym and ancillary areas would be remodelled. A full-size football pitch, covered by a large, fully enclosed building, will sit next to Copers Cope Road where there are currently 10 smaller artificial pitches. The remainder of the site will be filled with a full size artificial pitch with floodlighting, a full-size show pitch with spectator seating and 6No training pitches - 2No full size, 2No $\frac{3}{4}$ size and 2No $\frac{1}{2}$ size.

Elmers Lodge 86 Croydon Road 20/03771- prior approval refused

This application was for the site that was formerly a garage and petrol station. It was the first application in Beckenham to take advantage of the new Permitted Development Rights (PDR) to extend purpose built flats upwards by two storeys. This three storey block, built in 2001, currently has 18 flats, each with a parking space. The application would add another 20 flats, 7 of which would be below minimum space standards.



None of the additional flats would be able to park on the site. Bromley Council has however refused prior approval because of the impact on local parking pressures; that the height and design would have a detrimental effect on the existing building and the street scene; lack of information about the provision of natural daylight for the new flats and the impact on neighbouring properties. Over 80 objections were made by owners of the existing flats (who weren't even told of the application by the freeholder) and neighbours.

149 - 169 Beckenham Road 20/03357 (by Clock House Station)

This application to put two additional storeys onto the row of shops to the west of the Clock House Station entrance has been approved, subject to 22 conditions, most requiring additional reports and more details of the final appearance of the building.



The pictures show a comparison of what the site looks like now and how it will look with the proposed development. The Clock House Station sign may provide some sense of scale.

15 Wickham Road 20/04794/RESPA

A second change of use application to convert the building currently used as offices to 4 small houses, 1 No. two-bed and 3 No. one-bed, has again been refused permission, following refusal of the first application last year. A hazardous parking arrangement at the front of the property, facing directly onto a double bend in the road is one of the main points of concern.

44 Chancery Lane, (Ski-line Travel Agents) 20/03897/RESPA

On the opposite side of Chancery Lane, a change of use application to convert the travel agent's office on the ground floor to a two-bedroom flat, has been refused on the grounds of a lack of parking provision and the

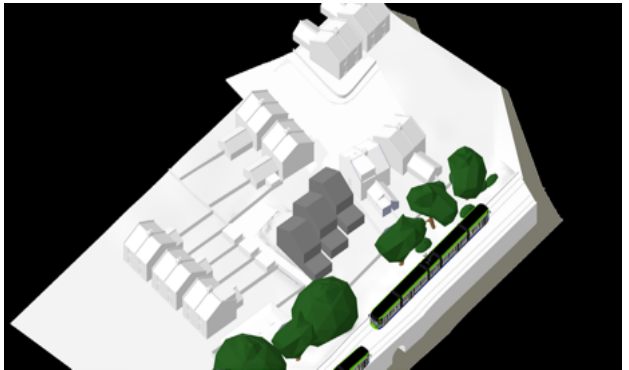
subsequent impact the proposal would have on parking on Chancery Lane and Wickham Road.

61 Thayers Farm Road 20/03270/FULL

A decision is still awaited for an application for the demolition of an existing detached house and erection of a part one storey, part three storey building containing 7 residential flats (1no. 3 bedroom/4 person unit, 2no. 2 bedroom/3 person units, 2no. 1 bedroom/2 person units, and 2no. 1 bedroom/1 person units).



The existing house is the one in the centre of the photo above, with a very narrow access point. While the plot behind the house, backing onto the tramline, is relatively large, it has been undeveloped so far, presumably because of its inaccessibility. To put 7 flats on the site would be an overdevelopment of the site, as shown here. The land is also a wildlife protected area.



77b Bromley Road 20/03581/FULL

A planning application to demolish the existing single family house and replace it with a block of 8No flats has been withdrawn, following the case officer recommending the scheme for refusal. The proposal was deemed to be visually obtrusive and inappropriate due to its size, height and bulky design, as well as failing to provide a satisfactory layout and good standard of accommodation. The scheme was also deemed to have a detrimental impact on the privacy of neighbouring properties either side and failed to

maintain the wellbeing of existing trees on the site.

79 and 79a Bromley Road 20/03881/FULL

A planning application has been made to the Council for 27 No flats and involves the demolition of a large Victorian house.

Situated in a prominent location at the brow of the hill between Beckenham and Shortlands, at the corner of Downsbridge Road, 79 and 79a Bromley Road is a distinctive Victorian house from the mid-1800s and one of the last remaining grand villa houses that once lined Bromley Road.



The three-storey building currently accommodates 13 retirement flats and an adjoining, four-bedroom single family house. The £12M development involves the demolition of the entire building, replacing it with a five-storey block of 27 flats, and underground car park. The proposed scheme comprises 5 No. one-bedroom, 17 No. two-bedroom and 5 No. 3-bedroom flats, providing space for up to 95 occupants.

It is very disappointing to see in their Affordable Housing Viability Statement that the developer, like the others involved in residential schemes in Beckenham at the present time, doesn't include any affordable housing provision. The smallest one-bedroom flat in the £12M development is expected to market for £325,000. The developer's claim that they can't afford to provide affordable housing in the scheme, is unacceptable in our view and the proposed Section 106 payment of £120,000 to the Council, insubstantial.

76a and 76b The Avenue 20/05047/FULL

An application has been made for the demolition of these two 1930s houses, replacing them with a five-storey block of flats, and houses to the rear of the site. The application also includes the resurfacing of The

Avenue between the site and the junction with Westgate Road, which is an unmade road.

The new block of 18 flats comprises 10 one-bedroom and 8 two-bedroom units. 3 three-storey terraced, mews-style houses are proposed behind, providing accommodation for up to 70 people. Car parking is provided for 16 cars behind and in front of the block.

A consultation was held with local residents and groups last autumn by the developer, Devonshire Developments, which also plans to redevelop the two neighbouring houses at 76c and 76d in a second phase. Disappointingly, CCARA was not invited to contribute to this consultation.

The Avenue has been heavily developed over the last 70 years and these four existing houses are among few remaining inter-war detached houses left on the road.



The three houses appear fairly well appointed, however the layout and size of the flats is cramped and many barely meet the minimum space standards required.

Again, this development doesn't include any affordable housing provision. The smallest one-bedroom flat in the £9M development is expected to market for £330,000.

Residents on the road have been in contact with us recently, concerned about the size and height of the development, that it is an over-development of the site and the traffic problems that could result from any resurfacing of the road. It is difficult at present to see how the developer will achieve consensus from all other residents on The Avenue, whose joint responsibility it is to maintain the road.

114 Bromley Road 21/05008/FULL

A planning application has recently been submitted for a large residential development on this site, situated on the corner of Crescent Road. The



scheme, by Woolbro Group, involves the demolition of the existing Victorian building, last used as a care home, and construction of a part-three part-four storey block of 27No. flats. The new building comprises 12No. one-bedroom and 15No

two-bedroom flats with the capacity to accommodate up to 82 people. Only 19 parking spaces are provided.

Despite a requirement in the Bromley Local Plan for affordable housing to be provided in every new development of 11 units or more, here is yet another example of a development being proposed in Beckenham which provides none at all, because the developer claims they can't afford to include it. The market value of the smallest 1-bedroom flat in the £10M development is expected to be £300,000.



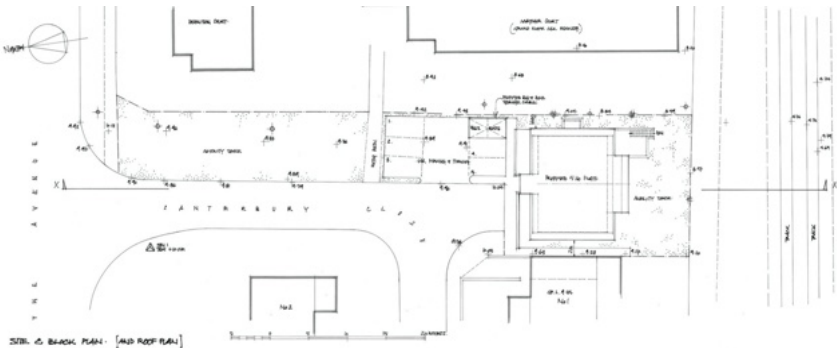
Last autumn, the developer held a consultation with local residents and groups, although CCARA was not invited to contribute.

Land and Highway at Canterbury Close 21/00292/FULL

An application has been submitted for a residential development on land at Canterbury Close, off The Avenue.

A three-storey block, with basement, of 5No flats comprising 4No two-bedroom and 1No three-bedroom units is proposed.

It's understood that when this part of The Avenue was originally being considered there was an idea to provide a road bridging the rail lines to the south, at the point where the land is situated, however this was never realised.



PLANNING APPLICATIONS ON THE HIGH STREET

3 Beckenham Road (Barclays Bank) 16/04145

Applications for discharge of conditions are gradually being submitted, suggesting that construction work to add two storeys on top of the bank (six new flats) is imminent, although there is currently no evidence of work commencing at the site.

Last July, an application to vary the existing consent by adding a zinc pitched roof to the building was refused.

122-124 High Street (old Cartridge World shop) 20/02817

Last August, another application was made to convert the shop into a restaurant after a previous one applying for change of use of the shop to a

restaurant was refused. A decision has yet to be published, although work appears to have started to the interior and frontage. A planning enforcement case is currently in progress concerning unauthorised building works at the rear of the property.

49 High Street (Branded) 20/03713/CUTA3

Branded restaurant has taken over the adjacent property that used to be “Frock Follies”. A retrospective application for prior approval under Permitted Development Rights for change of use from a shop to a restaurant was refused in December, because the change had taken place and therefore the legal requirements had not been met. A further retrospective application to change the frontage to match the existing Branded outlet at No 51 has however been approved. Presumably some regularisation of the change of use issue will happen in due course.

Burnhill House, 50 Burnhill Road (Kelsey Square) 20/00065/RESPA

The appeal against Bromley Council’s refusal of approval to convert the existing offices to 22No one-bedroom flats and bedsits has been allowed.

Despite the new requirement for habitable rooms to have adequate natural light, this does not apply to applications made before 1 August 2020. Therefore although many of the proposed flats do not meet current requirements, the appeal has been allowed.

The Inspector has accepted the appellant’s undertaking that the occupants would be prevented from obtaining parking permits, saying that they can park in Lidl’s car park or would not be likely to own cars anyway because of good public transport provision. The narrow footpath outside the entrance was also not considered to be a problem on the grounds that parcel deliveries wouldn’t stop long. No consideration seems to have been given to danger to pedestrians, including those using wheelchairs or mobility scooters.

The proposed units are mostly quite cramped, as there is no minimum space requirement and natural light, ventilation and privacy is very poor. The Police commented on the proposal with regard to safety and security of the building, making reference to the lack of compartmentalisation, large number of interconnecting corridors/stairs and inadequate entrance.

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JOIN YOUR LOCAL RESIDENTS' ASSOCIATIONS

Information about how to join either the Copers Cope Area Residents Association (CCARA) or West Beckenham Residents Association (WBRA) can be found below. As a member you will receive up to three editions of the Express Review a year.

[Copers Cope Area Residents' Association Joining Instructions](#)

Copers Cope Area Residents' Association predominantly covers the Copers Cope Ward of Beckenham. The annual subscription cost per household is £5. The simplest and most secure way to join is online.

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If you cannot join online we accept standing orders - for a form get in touch by email to chairman@coperscope.org.uk or call 020 3732 5260.

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West Beckenham Residents' Association covers the Beckenham parts of Clock House, Kelsey & Eden Park and Penge & Cator wards. The annual subscription per household is £5 or £2 for the unwaged.

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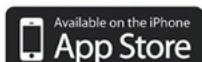
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