

Summer 2022



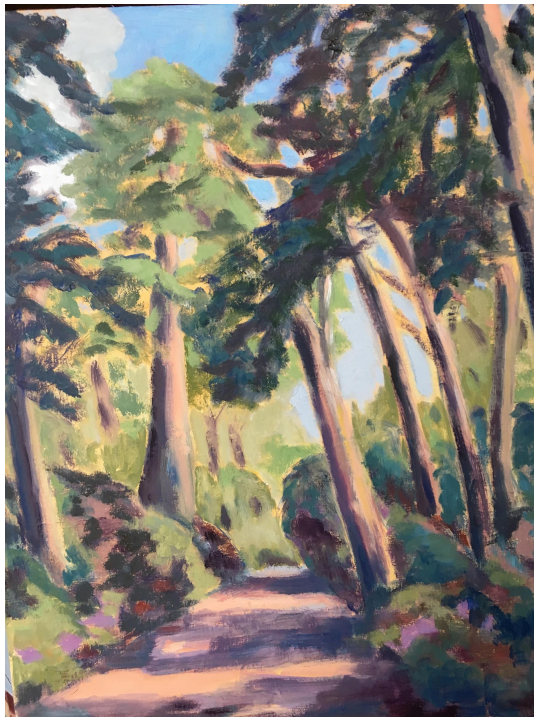
# EXPRESS REVIEW

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



## PUBLIC MEETING AND WBRA AGM

8PM 4 JULY, CHRIST CHURCH, BECKENHAM



*Trees at Kelsey Park by Ann Tilzey*

## **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: <a href="mailto:hello@coperscope.org.uk">hello@coperscope.org.uk</a> Web: <a href="http://coperscope.org.uk">coperscope.org.uk</a> Phone: 0208 058 5557 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, Dee Heatherington, Jen McArthur

## **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: <a href="mailto:info@westbeckenhamra.org">info@westbeckenhamra.org</a> Web: <a href="http://westbeckenhamra.org">westbeckenhamra.org</a> Phone: 0208 058 5557
Association Committee Members	Chair: Marie Pender Secretary: Eileen Penfold Treasurer: Stafford Bunce President Janet Ambrose 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**

The local election for Councillors took place in May and we welcome new Councillors to our patch and say thanks and farewell to others. In Beckenham Town & Copers Cope we welcome CCARA's Chair Chloe-Jane Ross, and Will Connolly, and say farewell to Stephen Wells and Russell Mellor.. In Clock House ward we welcome Jeremy Adams and Jessica Arnold and say farewell to Vanessa Allan and Ian Dunn. The Councillors in Kelsey and Eden Park and Penge and Cator remain the same. Details of all our Councillors can be found on the inside of the back cover.

The CCARA Committee unanimously approved Chloe-Jane staying on in her role as Chair of the Association until their next AGM in March 2023, when a new Chair will be elected in the usual fashion.

Since the last edition our Associations have:

- Met with Southeastern Rail again, about the Blackfriars rail service.
- Attended the Beckenham Town & Copers Cope Police SNT meeting.
- Monitored and fed back into planning applications.
- Reported faulty lighting on the steps up from Beckenham Junction by the former Burger & Bubbles restaurant.
- 
- Successfully bid for a Cultural Grant from Bromley Council to hold a David Bowie themed event on Beckenham Green, called Ziggy Stardust Family Funday.

Best wishes

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



**WBRA ANNUAL PUBLIC MEETING 8pm -  
9.30pm, 4 JULY 2022**

**Christ Church Hall, Fairfield Road,  
Beckenham BR3 3LE**

WBRA will hold its AGM on 4 July, the first since the Covid pandemic. CCARA members are very welcome to attend.

Our guest speaker will be Rob Vale, head of LB Bromley's Trading Standards team, who will give a presentation on scams and how to spot and avoid them.

Nominations for the Committee can be made using the form below. Nominations must be made by two WBRA members with the consent of the nominee. Nominations must be received by Wednesday, 29 June 2022. Send to 259 Elmers End Road, Beckenham, BR3 4EJ or scanned and emailed to [info@westbeckenhamra.org](mailto:info@westbeckenhamra.org)

**NOMINATION FORM FOR WBRA 2022/23 COMMITTEE**

I wish to nominate ..... for the position of  
..... or Committee member of WBRA

Proposer's name: .....

Address: .....

Email: .....

Seconder's name: .....

Address: .....

Email: .....

Consent signature of nominee:..... Date .....

# CHARLES DARWIN AND BECKENHAM JUNCTION

By Rod Reed

Beckenham and Beckenham Junction (then known as the Beckenham Station) had an important connection with Darwin who travelled to and from Beckenham at the time of his 'Origin of the Species' publication, and fellow scientists used the station to visit him, often bringing samples with them. They would take a carriage to Downe village from Beckenham. Darwin was a major debenture holder in the Mid Kent line and Beckenham was a terminus for a brief period from 1856.

He also had friends in Beckenham that he visited periodically and his post was always marked Down House, Beckenham to distinguish it from Down in Northern Ireland.



The photo was sourced from Bromley Libraries and appears in the book A.Hajducki "The Railways of Beckenham".

The station's Italianate ticket hall used to have a brick porch to receive passengers including Darwin and his associates. The importance of the railway facilitating communication and science cannot be overstated, and Charles Darwin understood this and was a passionate promoter and investor in the railways.

## **BECKENHAM JUNCTION STATION FOOTBRIDGE CLOSED FROM MON 14 FEB UNTIL AUGUST**



The platform footbridge at Beckenham Junction that closed in February was expected to re-open in April. However the works have overrun and it is now expected to re-open in August.

## **DON'T FORGET - PENGELSHAM TUNNEL BLOCKADE THIS SUMMER - 9 DAY CLOSURE**

There will be a 9-day closure of the line between Victoria and Beckenham Junction during the school holidays, 23 – 31 July. Trains will be able to run south from Beckenham Junction during the working week. Network Rail engineers will be replacing the track through the 1.25m tunnel. They are replacing 3,970 metres of track in total, using engineering trains, road-rail vehicles and other heavy machinery to complete the work. Check revised timetables between 23-31 July.



## **BLACKFRIARS SERVICE**

CCARA Chair, Chloe-Jane, met with Southeastern in April to lobby for the return of the service. Southeastern confirmed that they have not made a decision to permanently cancel the service and that they still retain the rights to run it. All services are under review with the Department of Transport since Southeastern was taken over by the government, so things are moving slowly. Chloe-Jane continues to fight for the service and is optimistic. She is meeting with Southeastern again in July.

Petition signatories have grown to 2166. If you haven't signed yet please do, we have to keep the pressure up.”

[www.ipetitions.com/petition/save-the-direct-train-service-from-beckenham](http://www.ipetitions.com/petition/save-the-direct-train-service-from-beckenham)

## POLICE STREET SAFE INITIATIVE

A new initiative has been launched by the Police for people to anonymously tell them about public places where they have felt unsafe because of environmental issues such as street lighting, abandoned buildings or vandalism and/or because of some behaviours, eg being followed or verbally abused.

**'StreetSafe' is not for reporting crime or incidents.**

Anyone can make a report about a public place that worries them online at: [www.police.uk/pu/notices/streetsafe](http://www.police.uk/pu/notices/streetsafe)



## SAFER NEIGHBOURHOOD TEAMS



The Beckenham Town & Copers Cope Safer Neighbourhood Team (SNT) held its first meeting post COVID in April. The SNT is chaired by CCARA Committee member Marsha, and was attended by our neighbourhood Police Team, local residents and ward councillors.

One of the functions of an SNT is to set ward priorities, one by the Police and two by the Panel members informed by feedback from residents. The following are the current priorities:

- Possession of knives and threat with a knife, or imitating possession of a knife (set by Officers)
- Resources and training for the Team to be able to work effectively on speeding
- Anti-social behaviour (particularly around St George's churchyard), including begging.

In addition the following issues were raised and discussed:

- Beckenham Town & Copers Cope Ward should have 2 x PCs, 1 x Dedicated Ward Officers and 1 x Sargeant. Apart from one month, it has had only one PC since December, noting the ward is the busiest Beckenham ward with the largest night-time economy in the borough - this has since been taken up with a higher authority. It seems this is part of current recruitment/retention processing, and a new officer (probably a probationer) should be allocated to the ward 'soon'.
- Road safety issues at the junction of Park Road and Southend Road.
- Crime statistics: Police have been targeting catalytic converter thefts, this was discussed at length. Theft of number plates is high (and SNT officers have tamper-proof nuts - they will have some available at their local contact sessions).
- Other vehicle-related crime is down compared with last year.

Each ward has a Panel, and some are looking for additional members to help establish regular meetings. You can look up your Neighbourhood Police at [www.met.police.uk/a/your-area](http://www.met.police.uk/a/your-area). Copers Cope and Clock House both have very active panels, find out more below.



**METROPOLITAN  
POLICE**

### **Safer Neighbourhood Panels**

Safer Neighbourhood Panels meet regularly in both Copers Cope and Clock House Wards.

These Panels offer local residents the opportunity to influence and shape the policing around them by meeting every 6 to 8 weeks to identify and tackle issues of concern in their neighbourhood.

Each Panel is dedicated solely to the needs of their specific neighbourhood or Ward. Updates on crime statistics are given and discussed at each meeting, and priorities for police focus are set. As well as the high profile problems of knife crime and women's safety, local issues such as burglary, graffiti and vehicle crime are assessed and addressed.

To ask about attending either the Clock House or Copers Cope Safer Neighbourhood Panel meetings send an email to:

**[SNMailbox.ClockhouseSNT@met.police.uk](mailto:SNMailbox.ClockhouseSNT@met.police.uk)** or

**[SNMailbox.CopersCopeSNT@met.police.uk](mailto:SNMailbox.CopersCopeSNT@met.police.uk)**



## LOCAL VOLUNTEER POLICE CADETS (VPC) ARE RECRUITING

VPC gives children aged between 10 and 19 years a chance to get more involved in community events, take part in competitions, participate in the Duke of Edinburgh Award scheme, make new friends, learn new skills and much, much more.



There are a number of units across Bromley: 4 Junior Units (10 to 13) in Penge, Hayes, Mottingham and Orpington; 2 Senior Units (13 to 19) in Hayes and Orpington, and plans to open new Senior and Junior units in the future. If you are interested and would like more details please email [SNMailbox.VPCBromley@met.police.uk](mailto:SNMailbox.VPCBromley@met.police.uk)

## SAVE THE DATE - ZIGGY STARDUST FAMILY FUNDAY 10am to 5pm, Sat 16 July 2022 on Beckenham Green



David Bowie Tribute  
Market  
Street Food  
Face painting  
Hula hoop workshop  
Live entertainment  
Kids craft activities  
Local school participation  
1970's vibe and more

When David Bowie lived in Beckenham from 1969 to 1973 he created the character Ziggy Stardust. To mark the historical 50<sup>th</sup> anniversary of Ziggy Stardust CCARA and friends are hosting a unique cultural event on Saturday 16<sup>th</sup> July on Beckenham Green. Find out more at [beckenhamresidents.org/ziggy](http://beckenhamresidents.org/ziggy). If you would like to have a stall, perform or get involved get in touch by email to [localmarket@coperscope.org.uk](mailto:localmarket@coperscope.org.uk)

## LOCAL PHARMACY SERVICES

A report (Pharmaceutical Needs Assessment) has been published, for consultation, on the provision of pharmacy services in Bromley. These reports are used by NHS England to decide on new applications to open pharmacies, to move a pharmacy or to provide additional services.



The findings are that there are no gaps in provision of pharmacy services in the borough. Most of the borough's population is within 1 mile of a pharmacy. All residents are within a 20-minute commute of a pharmacy via public transport. All GP practices are within 1 mile of a pharmacy.

For Beckenham, of the four wards covered by our Associations, three (Kelsey and Eden Park, Copers Cope and Penge and Cator) are among the top 5 for provision per head of population. However, Clock House, which is the most densely populated ward in the borough, amazingly has no pharmacy within its boundary although it does have pharmacies around its border – particularly a cluster along Croydon Road, which forms the boundary between Clock House and Kelsey and Eden Park wards.

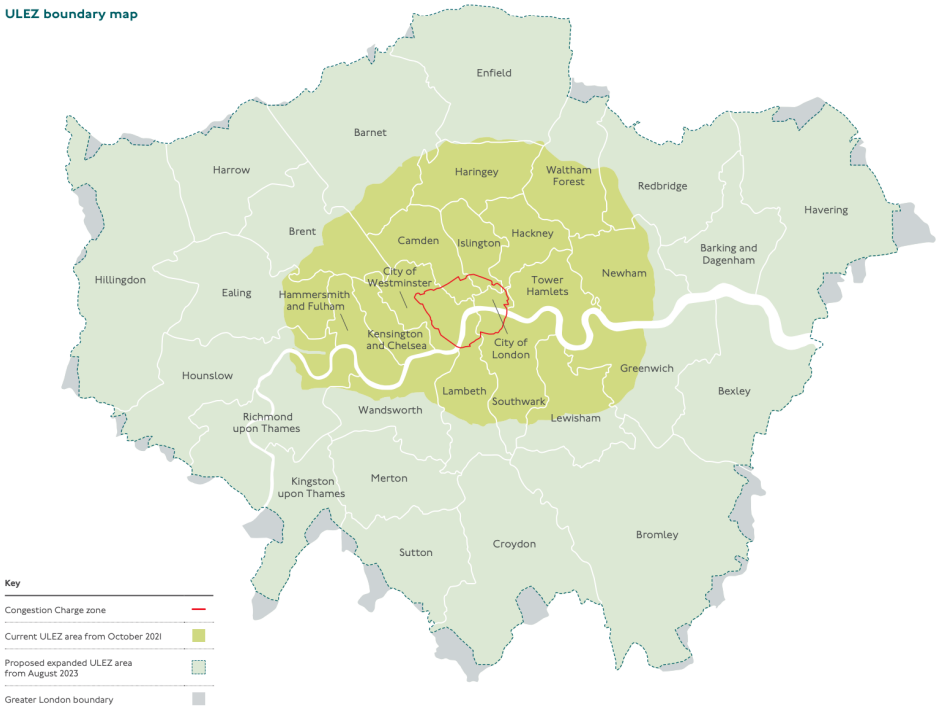
The statistics also show that Clock House ward has the highest proportion in the borough of over 65 year-olds living alone (44.9%). Crystal Palace ward has the next highest (44.1%). Our other wards also have higher than average proportions – Copers Cope 41%, Penge and Cator 38%, and Kelsey and Eden Park 34%, against a borough average of 33% and an England average of 31%.

The first results of the 2021 Census will be published on 28 June, showing population and household numbers at borough level. It will be interesting to see how the borough has changed over the last decade, and eventually to be able to see what has happened in Beckenham.

## PLANNED EXPANSION OF THE ULTRA LOW EMISSIONS ZONE (ULEZ)

Transport for London plans to expand the Ultra Low Emissions Zone across all of Greater London in August 2023 to improve air quality, reduce traffic congestion and reduce GHG emissions. The ULEZ imposes a £12.50 daily charge on polluting vehicles as an incentive for drivers to either upgrade their vehicles or reduce the number of trips taken within the ULEZ zone. There are exemptions for disabled passenger vehicles, wheelchair-accessible private hire vehicles, mini-buses, taxis and vintage vehicles. NHS patients can apply for a reimbursement of ULEZ charges. You can check whether your vehicle is affected [here](https://tfl.gov.uk/modes/driving/check-your-vehicle/): [tfl.gov.uk/modes/driving/check-your-vehicle/](https://tfl.gov.uk/modes/driving/check-your-vehicle/)

ULEZ boundary map



The ULEZ introduced in central London in April 2019 improved air quality significantly: roadside measurements of NO<sub>2</sub> dropped by 44% and the number of schools exposed to harmful levels of NO<sub>2</sub> fell from 450 to 20. Since Bromley has an older population, which is more vulnerable to the

impacts of air pollution, it has one of the highest rates of premature deaths due to air pollution in London. In addition to this, all schools in the borough are exposed to air pollution that exceeds the current WHO limits. 82% of vehicles in outer London are already compliant with the ULEZ, so many Beckenham residents will not need to upgrade their vehicles.

However, there is understandable concern about the support made available for those with non-compliant vehicles. A scrappage scheme has been proposed for low-income and disabled residents, as well as small businesses and charities. The ULEZ consultation documents provide limited detail about this scheme at present.

Our Associations will make a submission on the proposals calling for more detailed and substantial scrappage and compensation schemes, in addition to improved public transport services in Bromley. While the evidence on air quality shows that this is a key concern, the ULEZ should not place an unreasonable financial burden on those who have to upgrade their vehicles.

The public consultation is open until 29 July 2022 and you can make a submission online at [www.haveyoursay.tfl.gov.uk](http://www.haveyoursay.tfl.gov.uk).

## **PLANNING FOR THE FUTURE DROPPED!**

We are pleased to say that the most damaging proposals to remove residents' ability to comment on individual planning applications have been dropped. The proposals for targets for house building in every local authority (determined by algorithm!) have been dropped. As have proposals that would have made local authorities divide their areas into three zones, only one of which would require what we currently understand as planning permission. In the other two, permission would have been granted "automatic" or "presumed" approval. So there would have been no right to object so long as an application fitted in with a grand design plan.

However, from one extreme to the other! Now it is proposed that planning applications be put to a new 'street vote', allowing residents on a street to bring forward proposals to extend or redevelop their properties in line with their design preferences. Where prescribed development rules and other

statutory requirements are met, the proposals would then be put to a referendum of residents on the street, to determine if they should be given planning permission.



While in general we applaud attempts to give more power to local people, we do feel this is a recipe for discord in our streets. Anyone who has felt a neighbour's plans would adversely affect them knows that making an objection is quite a big thing if you want relations with that neighbour to remain good, or at least tolerable. And anyone wanting to make alterations to their property knows that it can lead to animosity. Some people report being unwilling to make written objections to proposals because their name and address is made public, and they fear reprisals. So we doubt that these new proposals will foster harmony and good relationships in our neighbourhoods. Please do keep the rights of people to make their views known, but dividing streets up between the “yeses” and the “noes” won't help. If this is aimed at getting more houses built – we think it has the potential to stop any development at all. There isn't any further detail on what these proposals actually mean, so we wait for more information with great interest.

The other proposals are also rather vague at present. Local plans are to be given more weight, but at the same time such things as heritage protection

will be set out nationally. Local authorities will be expected to complete plans within 30 months, and to update them every 5 years. Local design codes will be made mandatory so that developers have to respect styles drawn up and favoured locally - from the layout or materials used, to how it provides green space. A digitised planning system will make plans and planning applications fully available on your smart phone (bet you can't wait for that!).

However, there is no mention of MP for Orpington and former Beckenham GLA member Gareth Bacon's proposals to make unauthorised development without planning permission an offence and to prohibit retrospective planning applications. We consider that some allowance should be made for genuine mistakes, especially by ordinary householders, so criminalisation of development without planning permission may be a step too far. However, we fully support Mr Bacon's proposals that there should be greater penalties for those who knowingly disregard planning requirements, both by higher charges for retrospective applications and a tougher enforcement regime. We will write to Mr Bacon, preferably through Bromley's Federation of Residents' Associations, to ask if any progress has been made in discussions with Michael Gove's department.

## **PARK ROAD/SOUTHEND ROAD JUNCTION**

Bromley Council are further considering the solution to deal with the junction of Park Road and Southend Road.

Previously the Council advised they would be closing Park Road at its junction with Southend Road for a trial period of twelve months. However this was not put to the relevant Council Committee before the local election due to the concerns raised by local residents in terms of traffic displacement and access.



All agree something needs to be done with this junction and the Council is looking into alternative solutions. We will keep you updated.





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## BECKENHAM BUSINESS ASSOCIATION UPDATE



Beckenham Business Association has a number of events coming up for the local business community:

### **Networking event, Thurs 7 July, 18.30-20.30 – Becoming Fearless**

Join us for an evening of inspirational networking, during which we'll hear from local **wellbeing and mindset coach Zeenat Noorani** on how to break through the barriers, boost your confidence and become fearless in business.

**When:** Thursday 7 July 2022, 18.30-20.30

**Where:** BAU Studios, 3 Beckenham High Street, Beckenham BR3 1AZ

**Tickets:** Tickets are just £10 (+ Eventbrite fees) from:

[bba-july22.eventbrite.co.uk](http://bba-july22.eventbrite.co.uk)

We'll be in the fabulous surroundings of Beckenham's new co-working space, **BAU Studios**, and we'll hear from them about their facilities and membership. You'll also have plenty of opportunity to network with other local business owners.

### **Summer social – Thurs 18 Aug, from 18.30**

Join us for an informal gathering in Beckenham Place Park, weather permitting.

### **Beckenham Business Day 2022 – Thurs 13 Oct, 10.00-17.00**

After the success of last year's Beckenham Business Day, we'll be back even bigger and better in 2022! This one-day conference for local businesses will feature a host of guest speakers, workshops, exhibitors and networking, to help you **Switch On and Switch Up** your business!

More information and tickets for these events will be available on our website nearer the time. Why not sign up to our mailing list to be the first to hear about our events? Find out more at:  
[www.beckenhambusinessassociation.co.uk](http://www.beckenhambusinessassociation.co.uk)

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## BECKENHAM TOGETHER BID

Here at Beckenham Together we have been busy back on the Events schedule and have had our lovely Bench Installation which attracted all kinds of comments (good and not so good). As usual everyone assumed it was their council tax that paid for it, however, it was in fact the very last of the funding we are likely to see for the Arts from the EU. It brought some additional colour to the High Street and some additional footfall for our retailers.

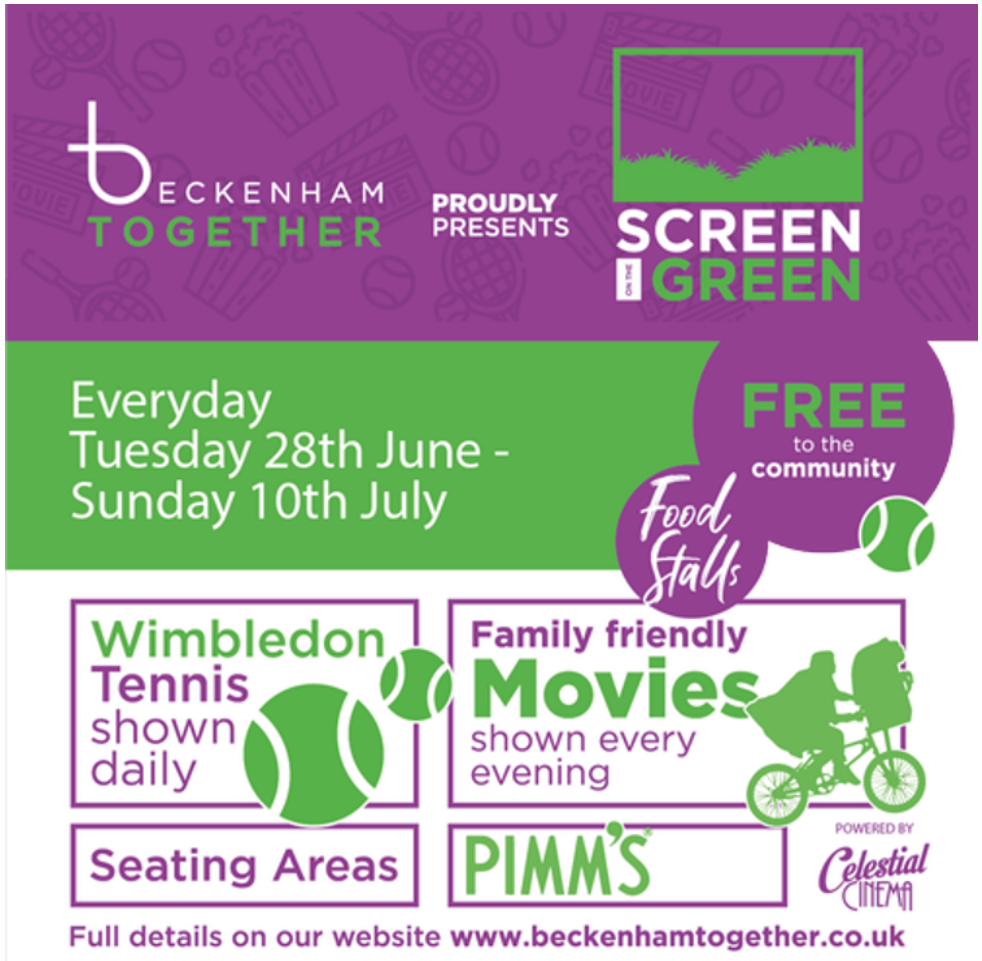
We have continued to provide security cover at the weekends when the High Street is busy with people out enjoying themselves, and continue to support the hospitality venue staff where needed.



Coming soon is the return of Screen on The Green showing Wimbledon Tennis during the day then films in the evening, so get ready to pop out for a free event and enjoy a glass of Pimm's at the same time. This will run from Tuesday 28<sup>th</sup> June – Sunday 10<sup>th</sup> July.

To get in contact with Beckenham Together please email [hello@beckenhamtogether.co.uk](mailto:hello@beckenhamtogether.co.uk)

Website: [www.beckenhamtogether.co.uk](http://www.beckenhamtogether.co.uk)



The poster features a purple background with a pattern of white icons representing food and drink. At the top left is the 'b ECKENHAM TOGETHER' logo. To its right, it says 'PROUDLY PRESENTS' above a green rectangular graphic of grass and a 'SCREEN ON THE GREEN' logo. Below this, a green banner contains the text 'Everyday Tuesday 28th June - Sunday 10th July'. To the right of the banner is a purple circle with 'FREE to the community' and a tennis ball icon, and another purple circle with 'Food Stalls' and a tennis ball icon. Below the banner are four white boxes: 'Wimbledon Tennis shown daily' with a tennis ball icon, 'Family friendly Movies shown every evening' with a person on a bicycle icon, 'Seating Areas', and 'PIMM'S'. At the bottom right is the 'POWERED BY Celestial CINEMA' logo. The footer text is 'Full details on our website [www.beckenhamtogether.co.uk](http://www.beckenhamtogether.co.uk)'.

**b** ECKENHAM  
TOGETHER

PROUDLY  
PRESENTS

SCREEN  
ON THE  
GREEN

Everyday  
Tuesday 28th June -  
Sunday 10th July

**FREE**  
to the  
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Food  
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Wimbledon  
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Family friendly  
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evening

Seating Areas

PIMM'S

POWERED BY  
Celestial  
CINEMA

Full details on our website [www.beckenhamtogether.co.uk](http://www.beckenhamtogether.co.uk)

## NEWS FROM BECKENHAM'S ROTARY CLUBS



Rotary Clubs throughout the UK have stepped up their volunteering efforts to help those who have been affected by the conflict in Ukraine.

Rotary Beckenham organised a barn dance to coincide with St George's Day. A good time was had by all and £850 was raised for Ukraine on the night. The music was provided by Whirling Skirmish, who began with a lovely Ukrainian folk tune before getting on to the serious business of playing for the dances. A further £727 was collected outside Tesco Express in Shortlands. Rotary in Langley Park held a very enjoyable "games night", the highlight of which was the horse racing game. Almost £10,000 was raised for Ukraine on the night, including a very generous donation, for which we are very grateful.

From these and other events and using the Clubs' own charitable funds a total of over £17,000 has been raised locally. The Rotary Clubs will continue to raise money as well as provide essential items for the victims of this war.

If you are interested in learning more about Rotary in Beckenham and how you can help us, please contact [athpower@btinternet.com](mailto:athpower@btinternet.com) or [RCLP@btinternet.com](mailto:RCLP@btinternet.com).

## POPPY COLLECTOR VOLUNTEER?



The Rotary Club of Beckenham has organised the Poppy Collection in Beckenham on behalf of the Royal British Legion since 2014, having increasingly assisted since 2004. In that time the collection has increased twenty-fold, and last year was a record at over £58,000.

Collection tins and poppies are distributed to over 200 premises, with the main individual

collections at supermarkets, railway stations and Beckenham High Street.

This year the collections are planned to take place between Saturday 29th October and Saturday 12th November.

Individual collectors usually agree to a two-hour period, but shorter times can be arranged, and all support is greatly valued and appreciated. For all this to work we need collectors.

If you would like to help, or would like to find out more, please contact Bill Fairhall at [bill@curiousferret.com](mailto:bill@curiousferret.com), or telephone 020 8460 6718.

## **BECKENHAM PUBLIC HALL**

Bromley Council had been negotiating with a new operator for the Beckenham Public Hall. The intention was that the new operator would need to repair the halls and keep only a minimum of 15% for public use. It has been confirmed that the operator has pulled out. A new plan to restore the Public Hall and bring it back into full community use will need to be developed by the Council.

Our Association along with other local groups and local historians is calling on the Council to apply for a Heritage Lottery Grant to repair the building and retain it for community use.



The community campaign to Save Beckenham Public Hall continues and the petition can be found at:

[www.change.org/p/bromley-council-save-beckenham-public-halls](http://www.change.org/p/bromley-council-save-beckenham-public-halls)



## WHAT'S NEW ON THE HIGH STREET



To be accurate, these two are just off the High Street. A **bubble tea shop** has opened at 5 Village Way in the former appliance shop. **Pret a Manger** will be replacing the old Santander premises, 212 High Street.

A new church has been established just off the High Street, in the old Prayer Hall, 18 Rectory Road, just down from the War Memorial. They did a great deal of much needed refurbishment before moving in, and the premises look a whole lot better now.

## BECKENHAM GREEN FRIENDS

Weeds, weeds and weeds. The Beckenham Green Friends have been doing lots of weeding on The Green. They have also installed a compost bin for all the green waste.

The team continue to lobby Idverde and the Council to get a proper planting scheme in the raised beds that front the High Street.

Get in touch at [greenfriends@coperscope.org.uk](mailto:greenfriends@coperscope.org.uk) and you can follow Beckenham Green Friends on Facebook too.



## PLANNING AND LICENSING UPDATE

To find out more about planning applications, go to:  
[www.bromley.gov.uk](http://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.

When providing feedback, you must give your name and address (including postcode) otherwise your views may not be considered.

## Telecoms Masts at Elmers End Green

Great news that the Planning Inspector has dismissed the appeal against refusal of permission for a 15m high telecoms mast plus surrounding cabinets. Despite agreeing with the applicant that there are no suitable



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alternative sites, the Inspector said that the proposal would harm the character and appearance of the area and highway safety.

Hopefully that will mean we will not have to deal with more applications on the Green and the sight of the tree in blossom will not be obscured by a set of hardware. Thank you so much to all members who wrote to support our objections.

## **Former toilet block on Elmers End Green**

WBRA have contacted the owner of the toilets on the Green to ask if he is actually going to do the conversion to a medical facility. Sadly he has not replied. It is now six years since he got planning permission. It is time the work was carried out.

## **21/05503/FULL British Gas Sports Ground, Worsley Bridge Road BR3 1RL**

A planning application submitted last December for a large new housing development at the former British Gas Sports Ground at the junction with Copers Cope Road, is currently being considered by the Council.



The proposed scheme, subject of a public consultation exercise held last summer, is for 95 new homes comprising 20 three-bedroom, two-storey houses and three 5-storey blocks of one and two-bedroom flats, with 76 total car parking spaces. Approximately fifty percent of the homes are proposed to be ‘affordable’ comprising a mixture of shared-ownership dwellings and those earmarked for London Affordable Rent.



The site, on Metropolitan Open Land (MOL), is not presently open for public use and is screened from the road by a high hedge. The scheme proposes opening up the site, to provide open space with public sports facilities facing the road, play areas and wild planting.



At the time of writing, there had been 52 letters objecting to the scheme and 10 in support.

You can still comment on the proposals, if you wish to do so, on the Council's website (details above) or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk) and the case officer [catherine.lockton@bromley.gov.uk](mailto:catherine.lockton@bromley.gov.uk)

### **Calverley Close, Southend Road**

The submission of a planning application was expected in February for the entire redevelopment of the Calverley Close estate,



however the developer has changed the proposals again.

Built in the 1980s near the brow of Beckenham Hill, the estate currently has around 200 homes and is operated by Riverside Housing Association, which manages the Borough's council housing. They also operated, among other sites, Coleridge House - a Victorian villa at 79 Bromley Road - that was last month granted permission to be demolished and redeveloped.



An online consultation was held in May this year to put forward revised plans for Calverley Close reducing the number of new dwellings from 358 to 275. The number of new homes for private sale is now 96, however 179 'affordable' homes are still planned, as previously. The latest scheme has six blocks of flats, varying in height from six to seven stories, and a cluster of three-storey terraced houses at the north of the site. The developer's illustrations at this stage are basic, but it appears several of the blocks are now much closer to the boundary of Beckenham Place Park than previously.

The revised timeline for the project isn't available at present, so it isn't clear when the planning application is likely to be submitted.

The pre-planning proposals for the estate can be found by visiting [www.calverleyclose.co.uk](http://www.calverleyclose.co.uk)

## **79 and 79a Bromley Road to be demolished 20/03881/FULL**

A Council decision letter dated 25 May 2022 has finally been published, unfortunately granting planning permission for the redevelopment of this site, subject to 35 conditions.



At a planning committee meeting in January this year, councillors disappointingly voted in favour of the demolition and redevelopment of Coleridge House at 79 Bromley Road. We aren't clear about the reason why there was a four-month delay between this meeting and the decision letter being made public.

More than 200 letters of objection were lodged. Our Association, Bromley Civic Society, The Victorian Society and many others also strongly objected to demolishing this significant building.



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 building from the mid-1800s and one of the last remaining grand villa houses that once lined Bromley Road.

The three-storey building was run by Riverside Housing Association (which also runs Calverley Close on Southend Road) and until recently contained 13 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 consented scheme comprises 5 one-bedroom, 17 two-bedroom and 5 three-bedroom flats, providing space for up to 95 occupants.

In addition to this fine Victorian building now marked for demolition, we also remain very disappointed to see that there is no affordable housing provision in the redevelopment scheme. The smallest one-bedroom flat in the £12M development is expected to market for £325,000.

## **Beckenham Theatre site, 46 Bromley Road**



Beckenham Theatre, another well-known historic building in the town, is due to be demolished and replaced with flats.

Situated at the junction with Manor Road and Wickham Road, it's a familiar approach into the town centre from the east. After many years,

based at the large Victorian house, the theatre group moved out due to the cost of maintaining and repairing the dilapidated building. Last September the mature trees around the building were cut down, and the site acquired by a developer.



In June, a public consultation was held to reveal plans to demolish the existing building and replace it with a five-storey block of 20 flats and parking for nine cars, filling the footprint of the site. EV charging and a car club are proposed, with the car club available to the community.

The developer aims to provide 35% affordable housing.



Residents have raised concerns about the height of the block, the design of the balconies and parking provision onsite, and support for the affordable housing component.

The developer is in pre-planning discussions with the Council, has met with ward councillors on site and held an online public presentation in mid June, followed by a drop-in session at the Methodist Church nearby the day after.

Details about the scheme can be found at [46bromleyroad.co.uk](http://46bromleyroad.co.uk) where you can leave any feedback you have on a web form, or email [46bromleyroad@engage.co.uk](mailto:46bromleyroad@engage.co.uk). The consultation runs until 29 June.

### **Register heritage buildings near you**

If you have any heritage buildings near you it may be worth bringing them to the attention of the Council's Conservation Officer, so that everyone in the Planning Department is aware of them before a planning decision is made. Email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

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

An application to demolish these two 1930s houses, replacing them with a five-storey block of flats was refused in April. The scheme proposes a block



of 18 flats comprising 10 one-bedroom and 8 two-bedroom units. Car parking is provided for 18 cars behind and in front of the block.



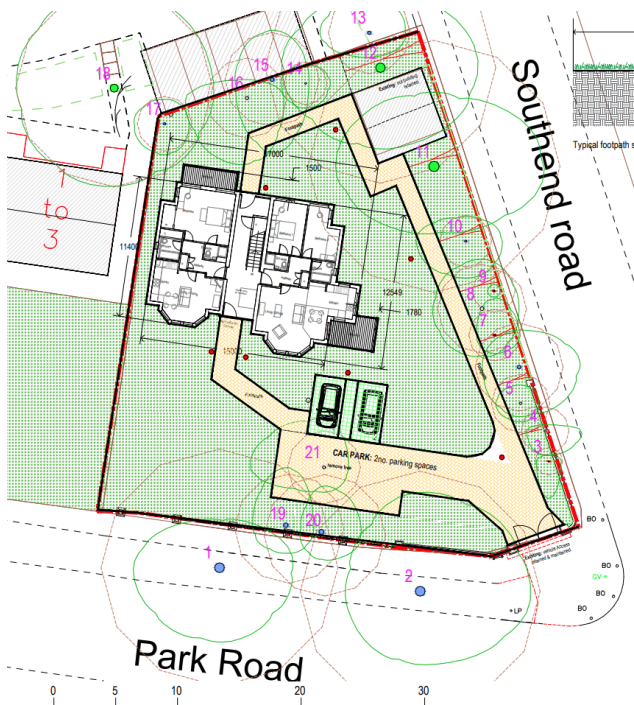
Again, it is disappointing to see that this application did not include any affordable housing provision.

The applicant has since filed an appeal against the Council's decision.

## **The Lodge, Southend Road 22/01070/FULL**

Yet another application to demolish this house, which stands on the corner of Park Road, and replace it with flats has been refused permission. This is the tenth application to redevelop this site in recent years.

Reasons given for refusal were that the proposal would represent a dominant and incongruous building and inappropriate overdevelopment of the site and be harmful to the character and appearance of the conservation area and setting of listed buildings to the east of the site. Lack of parking and access for vehicles to the road were also mentioned.



## **Wessex Court, Beckenham Road 22/00954**

An application for prior approval, under Permitted Development Rights, to construct a two storey upward extension to the existing mixed-use terrace

of shops alongside Thayers Farm Road, has been refused. The proposal would provide 14 flats.

The reasons for refusal are that due to its additional height and scale, the building would appear incongruous and over dominant when viewed alongside the neighbouring properties to the south, north-east and west along Beckenham Road and thereby is harmful to the character of the surrounding area. The external appearance of the building would therefore be unacceptable.



Proposed view from Blandford Road

The proposal, due to its siting, removal of existing roof level windows, its additional height and scale would result in an unacceptable loss of light, loss of privacy and overbearing visual impact to neighbouring residential properties, associated with the siting of the upward extension in relation to neighbouring property. The impact on the amenity of neighbouring premises would therefore be unacceptable.

The proposed development would also fail to provide a satisfactory standard of quality accommodation for future occupiers due to substandard floor space provision.

## Carew Court 1a Thayers Farm Road 22/00868

Just behind the proposed Wessex Court (above) is Carew Court which is the new block of flats, accessed from Thayers Farm Road, that was the subject of decades of argument going back as far as 1988, on the conversion of offices to residential. Permission was eventually granted in February 2018. Now there is an application to put another storey on top for a one bedroom flat. Permitted Development Rights do not apply in this case because the building was built after the PDR deadline of March 2018.



## Westbury Court, 252 Croydon Road, Beckenham BR3 4DA 21/05607

A new application has been made for an additional storey to provide 4 new flats. There have been many such applications for this building over the last few years. They have been refused because of the height and scale of the additions, and the relationship with the host property would





appear as an over dominant and incongruous.

This new application looks very similar to the previous one, which is still under appeal.

### **114 Bromley Road 20/05008/FULL**

A decision from the Council is expected imminently on a planning application submitted over a year ago for a large residential development on this site, situated on the corner of Crescent Road.



The scheme 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 27 flats. The new building comprises one and two bedroom flats, and has the capacity to accommodate up to 82 people. Only 19 parking spaces are provided.

This is yet another significant housing development proposed for Beckenham that does not include any affordable housing provision.

At the time of writing, more than 300 letters of objection had been lodged.

### **150 - 164 Upper Elmers End Road 22/01173/FULL3**

Former Masters showroom next to the new Co-op, is subject to an application to change to retail use for a B&Q store. The proposals affect only the ground floor. Residential units above are not affected. Objections have been made that a B&Q type store is more suited to a retail park. There are proposals for only 13 parking spaces which neighbours fear is insufficient, and they are concerned about deliveries and extended opening hours beyond those of the current showroom. There is also considerable concern about road safety. There have been serious accidents on either side

of the blind bend. There are three secondary and one primary school in the area.

**485/487 Upper Elmers End Road Beckenham BR3 3DB**  
**22/02070/FULL2**

Former Mazda car showroom is subject to a planning application for change to retail use with associated pet care, treatment and grooming facility. Residents are concerned because of issues with parking. They also want restrictions on lighting and delivery hours.

**168-170 High Street Beckenham (British Heart Foundation shop) 22/01845**

An application has been submitted for the redevelopment of this site to create a four-storey infill building, with a ground floor retail unit and flats above. The application is identical to one granted permission in 2019 which has since expired.



south east elevation

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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.

Join online at: [coperscope.wordpress.com/join](http://coperscope.wordpress.com/join)

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

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**West Beckenham Residents' Association Joining Instructions**

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.

**WBRA NEW MEMBERSHIP AND RENEWAL FORM**

Please send this form with payment to Stafford Bunce, WBRA Membership Secretary, 1 Shaftesbury Road, Beckenham, BR3 3PW. **Do not send it to your own bank.**

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