

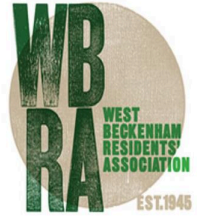
Spring 2025



BECKENHAM RESIDENTS

Formerly the Express Review

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



MEMBERS' MEETING

Monday 14 April 2025, 8pm
Christ Church Beckenham



Lake at Kelsey 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, a local community market with live entertainment, and runs Beckenham Green Friends.

Contact Details	Email: hello@coperscope.org.uk Web: coperscope.org.uk Phone: 0208 058 5557 Twitter & Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Jen McArthur Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Dee Heatherington, Stephen Parkin, Gloria Tam

WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)

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

Contact Details	Email: info@westbeckenhamra.org Web: westbeckenhamra.org Phone: 020 3732 5260
Association Committee Members	Chair: Mike Manley Treasurer: Stafford Bunce President Janet Ambrose Vice-President Marie Pender Committee: Sue Woodward, Arnjali Rowe, Ian Dunn, Eileen Welsh, Tom Robin, John Harris, Anne Dyson

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NEWS FROM THE CHAIR

Welcome to the spring edition of our joint Beckenham Residents' newsletter.

WBRA - My thanks to the WRBA committee members for their continued support.

Currently we are finalising a new set of Association Rules which will be put to the

membership at our AGM in summer. We are continuing to support the Metropolitan Police Safer Neighbourhoods initiatives for Clock House and Eden Park Wards. Theft of, and from, vehicles remains a problem. Bromley Borough continues to seek a fairer settlement from central government but this has been ongoing for many years. The budget gap forecast for 2026/27 is currently £26.6m without a change in the settlement. WBRA subs are due on 1 April. Please check your standing order.



Chloe-Jane Ross
Chair CCARA



Mike Manley
Chair WBRA

CCARA - This newsletter advertises our next joint public meeting and CCARA's AGM at 8pm on Monday 14 April in Christ Church. Our guest speaker is Bromley Police Superintendent Luke Baldock, who will be happy to take questions. Sadly, crime has become an increasing concern across Beckenham so it will be good to hear current police strategy for tackling it.

We are hoping to resume our community Market On The Green in 2025. We are seeking some additional help in organising the event, if you would like to volunteer please get in touch. We are also inviting stallholders, food traders and performers to contact us.

CCARA member subs were due in March. Individual members that pay by standing order may have noticed a 'Go Cardless' transaction on their bank accounts for £5 on 1 March. Those who need to pay should email chairman@coperscope.org.uk.

Best wishes

Chloe-Jane Ross (CCARA) & Mike Manley (WBRA)

PUBLIC MEETING & CCARA AGM - Mon 14 April

CCARA is holding its AGM, followed by a joint public meeting with West Beckenham Residents’ Association. Our guest speaker is Met Police Bromley Superintendent Luke Baldock. The Superintendent will update us on tackling crime in the borough and take questions. We anticipate other local and senior Police Officers will attend.

Date: 8pm Monday 14 April
Location: Christ Church, Fairfield Road, Beckenham BR3 3LE
Guest Speaker: Met Police Superintendent Luke Baldock

Timings are expected to be: 7.45pm doors open; 8.00pm CCARA AGM; 8.25pm public meeting; 9.30pm event close. Fairfield Road Car Park will have evening car parking charges - see article on page 12.

Nominations for CCARA’s Committee
CCARA will be electing their new committee for 2025-26. The following posts on the CCARA committee are available: Chair/Co-Chair; Vice-Chair; Secretary; Treasurer and up to 12 Ordinary Committee Members. Nominations for any of these posts, which have to be made by any two CCARA members with the consent of the nominee, must be received on or before **10 April 2024** (4 days before the AGM). Completed Nomination Forms should be scanned and emailed to secretary@coperscope.org.uk To make arrangements to return a form by post please call 0208 058 5557.

NOMINATION FORM FOR CCARA 2025/26 COMMITTEE

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

Proposer’s name:.....

Address:.....

E-mail address:

Seconder’s name:

Address:

E-mail address:

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

FLOELLA BENJAMIN OPENS THE REFURBISHED BECKENHAM LIBRARY

Our much loved Beckenham library was re-opened on 5 February by renowned childrens entertainer and author, Baroness Benjamin of Beckenham. Marking completion of essential refurbishment, Floella Benjamin, the Mayor of Bromley and MP Liam Conlon cut the ribbon at the opening ceremony.

Floella spent a long time chatting with her 'Playschool babies' (those of us that watched her on Playschool as children). It was lovely to see all the people that made the trip to meet her. Later she read a story in the new children's area, which was enjoyed by all.



Mayor Jeffries, Baroness Floella Benjamin and Liam Conlon MP cutting the ribbon. Councillors Chloe-Jane Ross, Will Connolly and Jeremy Adams are also pictured.

Beckenham Library was first mooted in 1891, but there was strong opposition because at that time there were subscription libraries that would be adversely affected by free books! Also, some people didn't want to have what they said would be "dirty, smelly" books in their homes, presumably books you paid to borrow would be so much cleaner. So Beckenham didn't actually get a public library until 1939!

Long-time readers will remember that in 2021 the Council proposed to demolish our heritage library building for housing and move the library into the smaller Beckenham Public Hall. There was much opposition to this, and the plans were shelved. Now the library has been renewed with a customer toilet with baby changing facilities, new windows, improved electrics, an expanded children's library, and new bookable meeting room for local use. Plus the original art deco entrance has been reinstated.



The library renovation was widely praised – it is light and airy with plenty of room, though that might be at the expense of some book shelves.



The children's area is bright and welcoming with its huge mural of Beckenham's much loved Stella the cat and David Bowie. It was wonderful to see it full to bursting point during the opening event.

The local studies area at the top of the stairs has an exhibition of famous Beckenham people – of which there are many! Floella herself, of course, and also David Bowie, Enid Blyton, Carey Blyton, Bob Monkhouse, Bill Wyman, Julie Andrews, and many more. It also houses lots of local documents of interest to any budding local historians.

Stella the cat, local celeb-kitty, is renowned for her wanderings around Rectory Road and the High Street. She often wanders into shops, joins exercise classes at The Spa, pops into the library, and has even been known to join lessons at Balgowan School.

HAPPY 60TH BIRTHDAY BROMLEY

On the 1st of April sixty years ago the London Borough of Bromley was created when Bromley, Beckenham, Chislehurst, Orpington and Penge were brought together to create a single local authority. The Council and Mayor of Bromley's Office are preparing to mark the occasion with a programme of activities throughout the borough. Resident groups, businesses and partners that want to get involved in the anniversary are encouraged to get in touch. See: www.bromley.gov.uk/BromleyAtSixty

ROAD CLOSURE FEES WAIVED FOR 80VE DAY AND BIG LUNCH STREET PARTIES

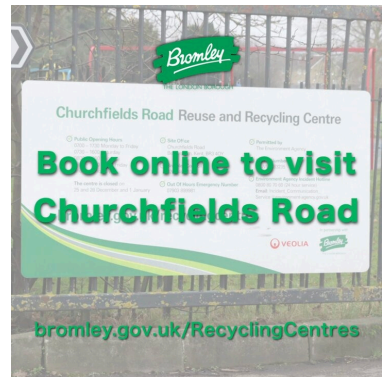
The Council is waiving fees for road closures for street parties to celebrate the 80th anniversary of VE Day (Bank Holiday weekend 5 May) and to take part in the annual Big Lunch community get together (7 or 8 June). Residents and street friends applying for road closure permits need to do so by Friday 28 March. Find out more in the News Section of the Council's website.



CHURCHFIELDS ROAD REUSE AND RECYCLING CENTRE

A booking system has been introduced at Churchfields Road reuse and recycling site to help manage the anticipated additional demand whilst the Waldo Road site in Bromley is closed until 2026.

There is no entry to the Churchfields site without a booking which must be made online - see link below. For those that cannot book online the Council's Recycling and Waste Management Team can be reached by phone.



Link: www.bromley.gov.uk/recycling-sites-1/churchfields-road-reuse-recycling-centre

Phone: 0300 303 8658

NATURE-FRIENDLY VERGES: COPERS COPE ROAD TRIAL TO CEASE; TRIAL TO BEGIN ON FOXGROVE ROAD

For the last two years Bromley Council have trialled nature-friendly verges in locations across the borough. The results of the trial have shown extraordinary results in some locations, with increases in flora species up by 80%. The table below is from the Council report.

Table 3: Summary of Flora Species present at each site in 2023 and 2024

Site Name	Flora Species Present 2023	Flora Species Present 2024
Addington Road	30	41 (+11)
Beadon Road	18	37 (+19)
Copers Cope Road	20	20 (0)
Court Road	36	52 (+16)
Downs Hill Road	15	27 (+12)
Northfield Avenue	20	17 (-3)
Ormonde Avenue	16	22 (+6)
Pickhurst Lane	9	32 (+23)
Riverpool Walk	32	20 (-12)
Rangefield Road	14	31 (+17)
Warren Road	21	55 (+34)

Copers Cope Road was one of the least successful trials, it had no increase in flora species during the trial period. There were also complaints about the management of the nature-friendly verge with issues around litter, seeding trees and weeds in the verge. Some residents were in support of the trial, but on balance it was felt that Copers Cope Road was not a good location.

The Council will now trial a small patch of verge on Foxgrove Road along the Tennis Club boundary (suggested by CCARA Chair), but not near the exits to maintain visibility for cars.

Do you want to try your hand at Lawn Bowls?

Well you can every Monday between May and September between 1.45pm and 4pm within Croydon Road Recreation Ground.

Come along. We have the bowls, the green and the coaching.

Lawn bowls is a sport for everyone.

For more information go to our website at:
www.beckenhambowlingclub.co.uk



Or go direct to our Contact and Location page by scanning the QR code

BECKENHAM POLICE COMMUNITY MEETING

18:30 - 21:00

Thursday 1 May 2025

**Orion Eden Park High School,
43 Balmoral Avenue,
Beckenham**

This is the chance for the residents and businesses of Clock House, Kelsey & Eden Park, Beckenham Town & Copers Cope and Shortlands & Park Langley wards to meet the local police teams covering those areas and senior officers from Bromley police, together with the Council and partner agencies, to discuss what is happening in Beckenham and the local issues that matter to you.

Free event, but reserve tickets at the link below.

www.eventbrite.co.uk/e/ Beckenham-community-meeting-tickets-1250454215219

UPDATE FROM THE PROBLEM SOLVING CONFERENCE ORGANISED BY THE POLICE SAFER NEIGHBOURHOOD BOARD

Our Committees were represented at the borough's Problem Solving Conference organised by the Safer Neighbourhood Board (SNB). The Conference drew an impressive line-up of speakers, including former Chief Constable of Durham, Mike Barton, academic Lucy Pilling giving a Behavioural Insight, and Chris Scott from the commercial world on Crisis & Incident Management. Members of all Bromley blue light services joined police officers, chairs and members from our own Beckenham Town and

Beckenham Community Meeting



An opportunity to receive updates about what is happening in your area, join in with a Q&A session & meet your

local police teams/senior police leaders & partner agencies

Click on the QR code for more information and tickets.



<https://www.eventbrite.co.uk/e/1250454215219?aff=oddtdtcreator>



**1st May 2025
Starts at 18:30**



THE LONDON BOROUGH



**METROPOLITAN
POLICE**

Are you fed up about the way that it is? come along, get involved and be part of the change
We look forward to seeing you there.

Clock House Safer Neighbourhood Panels (SNPs) with many other ward SNPs, Councillors and MPs, in a day focusing on initiatives being undertaken in Bromley.



Shifts in policing methods spearheaded by Superintendent Luke Baldock (pictured) are being seen across the Borough and in our ward.

Professor James Roach spoke of ‘nudging’ people to turning a negative behaviour into positive by incremental, interim steps. For instance, he is working with SNB Chair, Sharon Baldwin and Supt Baldock on making small changes in the custody suite at Bromley Police Station to nudge ‘guests’ into getting or accepting help, with the aim of reducing reoffending. Lucy Pilling explained the SARA (Scan, Analysis, Response, Assess) method of working through the problems of crime, looking at social, structural and environmental ways to change behaviour. Other topics included Mapping prolific offenders, introducing liveried police

drones, Product Tagging Technology, Facial Recognition, and Restorative Justice.

Under Supt Baldock, Bromley Police is trying different and innovative strategies to deal with the Borough's crime problems, particularly on shoplifting and antisocial behaviour (ASB). One of Supt Baldock's first initiatives in the role was to develop a Retail Crime Strategy in partnership with local managers from the major national stores, town centre leaders from around Bromley (including Beckenham) and Safer Neighbourhood Police teams from wards with high street shops.

The Strategy is already bearing fruit. Operation Kelleher saw the arrest of thirteen prolific shoplifters in Orpington and Anerley, resulting in prison for some, banning orders from the whole area or specific shops for others. This multi-agency operation also involved the Council drug addiction team and social services tasked with trying to divert offenders into help for addictions and getting them appropriate help, whether with health or living conditions, as these often lie behind the reasons for committing these offences. 20% of offenders are responsible for 80% of retail crime, and not only does shoplifting form 10% of local crime, but shoplifters use threats, intimidation and violence, and are also often involved in wider criminality such as motor vehicle crime and drug use. Motor vehicle crime dropped 30% in Orpington in the period following the arrest of the shoplifters.

Report, Report, Report

The new targeted police model is hugely helped by information on the ground, i.e. from local residents. Online reporting of crime on the Met website met.police.uk has been simplified. Reporting any crime you see enables police to build an offender's profile, and only reported crime will attract crime-fighting resources into the area.

Join your Safer Neighbourhood Police Panel

You can join your Safer Neighbourhood Police Panel to affect the priorities of your area. Email CopersCopeSNT@met.police.uk for more information.

CAR PARK CHARGES ON SUNDAYS AND EVENINGS

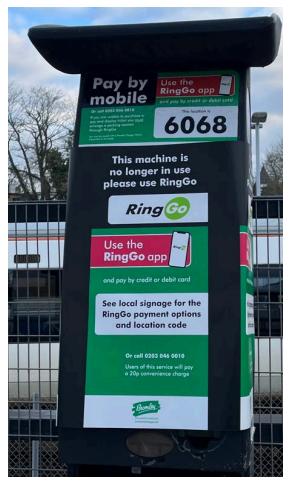
From **1 April** Bromley Council will be introducing new charges in most of its car parks (car parks owned by the Council). Not all Councillors agreed with this policy, but the majority vote won at the Committee. The daily charging period will be extended from the current 7pm, to ending at 9pm, and charges will be imposed on Sundays. There will also be a charge of £1.50 between 9pm and midnight.

Parking revenue is down over the last few years. This may be attributable to more online shopping and therefore less footfall, or the introduction of payment by RingGo, or both. It has been noticeable that, after the introduction of RingGo, the Village Way car park at Sainsbury's became much busier on Sundays when parking was free, so people didn't have to battle with RingGo like they would Mon to Sat.

Leisure centre car parks will be exempt. For us, those will include The Spa and West Wickham leisure centres. There will be no changes to resident and business parking permits. The last time on- and off-street fees were increased was April 2023.

Shopping parades - Further to the 1 April changes, the Council will now be introducing parking charges on some shopping parades including Croydon Road and Upper Elmers End Road along Elmers End Green and Upper Elmers End Road near Links Way (it appears it will be near the Sainsbury's Local). Again, not all Councillors voted for this at Committee, with concerns raised about the impact on small shops in the parades and displacement issues on local roads as more people park there instead. The Council will be consulting with Ward Councillors on the operational times of the new charges for specific parades.

Blue badge charges - It is up to each local authority whether to charge blue badge holders for parking, and outside of London some do. Bromley Council briefly decided to impose these charges but in the light of opposition from campaigners and some Councillors it was decided not to proceed.



BECKENHAM GREEN FRIENDS UPDATE

The Beckenham Green Friends volunteers have already started work on The Green where an amazing display of snowdrops has already covered much of the wooded area! We are however looking forward to warmer and drier days to get on with this year's projects!



You may have noticed two signs on The Green marking the start and end of the nature trail we are building between St George's Road and Beckenham High Street.

The aim is to create areas to allow nature to thrive, hence a few areas are fenced off to protect the compost area where bug hotels are being installed as well as new hedgerows to create greater diversity of planting and more areas for birds to shelter!

Beckenham Green is an open space for all to use so we try to do what we do with care and consideration to the community, but we also know that for some this is a playground and an area for fun and adventure!

It's a fine balance to support everyone's use of The Green, and we rely heavily on mutual respect not to trample or damage plant life or boundaries aimed at making it a beautiful green space!

If you are passing by and see us in our green jackets, say hi, and if you love gardening and community support as we do, become a volunteer too! We are always looking for new members so we can achieve even more on The Green. If you have time and capacity to join us or have a social media passion to help with our Facebook/instagram presence, or even want to be part of the Friends leadership, please get in touch with us at greenfriends@coperscope.org.uk

HIGH FENCES AND PLANNING PERMISSION

Residents' Associations across the borough have been reminding members about the heights permitted for fences without needing to apply for planning permission, following a spate of newly installed fences that do not meet permitted development.

Permitted development rights allow front fences/walls to be up to 1m high and side and rear walls/fences/walls to be up to 2m high. Any higher and planning permission must be applied for.

Where fences/walls are erected above permitted development rights a retrospective planning application must be made. The Council may approve the application, or if the application is refused the owner will be required to take the fence/wall down.

Over-height fences/walls can be reported to:

Planning.Investigation@bromley.gov.uk

Do you:

Want to get fitter?

Want to make new friends?

Start playing Bowls!

New Beckenham Bowls Club.....

welcomes new members

Between 153 and 155 Copers Cope Road, BR3 1NZ (CPFC Academy Site) Beckenham

Stay fit and active plus have lots of fun by playing friendly and competitive bowls. We have afternoon, evening and weekend games as well as a variety of social events throughout the year.

For more information contact:
Dave Jones: 07519 565698 - jonesdm50@gmail.com
Vera Scudder: 07970 918563 - vera_scudder@hotmail.com
www.newbeckbc.com



CROYDON ROAD RECREATION GROUND OPENS UP

Bromley Council and idverde have dramatically cut back trees and bushes along the boundaries of “The Rec” along Croydon Road and Village Way. Although some people are opposed to any cutting or removal of trees, Bromley Council assure us that this is a managed process. This area had not had any attention for some time. All dead growth and any self-sets were taken out, but no viable plants were removed.



Friends of Croydon Rec said they had no objection to the work and, on the contrary, think Bromley Council have done a good job. The shrubs had become overgrown, non-maintainable and full of rubbish. The Friends have thanked idverde for their work in this respect. There are no plans to remove or reduce anything further and Bromley Council say they will maintain the shrubs at their current height.

The work was done for several reasons. It opens up the park, reducing the risks of antisocial behaviour and making people feel safer. Opening up the area allows more light to benefit regrowth of the existing shrubs. And the areas are more manageable and easier to tend, including the removal of litter.

We think it makes the park much safer and more welcoming.

PROBLEMS WITH THE 358 BUS SERVICE

The 358 service from Crystal Palace to Orpington was one of the first routes to be made all electric.

The buses have been welcomed by many as spacious and comfortable, as well as clean. But they are reported to have been having problems. On some occasions the route has been terminated at

Elmers End Green instead of Crystal Palace, as shown - with three waiting here and another two parked on Upper Elmers End Road.



The 358 bus is charged at each end of its 15 mile route, through an arm-like structure attached to the bus roof. TfL says it can be charged in a little as 6 minutes. We understand that the batteries cannot last the full route while heating and lighting are on during the winter months. Nor can it cope with long diversions due to road works, especially not with the lights and heating on. We have asked TfL, via London Assembly Member Tom Turrels Office, for more information but at time of writing, we have not heard back.

KELSEY PARK LAKE DE-SILTING PROGRAM UPDATE

The Council report that the desilting works have been progressing well and are due to complete soon in Spring this year. The Council will be making-good the tarmacked footpath areas and replacing kerbs where necessary. Part of the works compound area will need the grass reseeded and



it will be fenced off while the grass is established. The remaining area will be left to grow naturally over the summer, and then be repurposed as the compound for the new bridge works, which is anticipated to start later this year.

In addition the Council have provided the following updates:

- The retained silt areas at the Lower Lake will take approximately 4–6 months to fully dry out, depending on weather conditions. Until the silt has dried, the new silt banks pose a risk of sinking for children and dogs. To help prevent access, chestnut pale fencing will be installed and removed once the silt has dried, and planting has been established.
- The Upper Lake access point will be planted with a new hedgerow and enclosed with chestnut pale fencing until the hedgerow is fully established.
- The two additional beds by the Upper Lake will remain regraded, with large trunk sections from felled trees placed to reduce footfall and support natural re-establishment of planting.
- The Wickham Road entrance will only be reinstated following completion of the bridge works. We plan to remove the heras fence panels during the demobilisation and replace with temporary gates. This entrance will be open to the public following completion of the desilting reinstatement works, until the bridge works commence on site.

BECKENHAM BUSINESS ASSOCIATION

Beckenham Business Association held its Spring networking event recently at Andrew Copeland Insurance on Beckenham High Street. As well as hearing from CEO Andrés Copeland, members and guests gathered to listen to an insightful talk from Sam Bowden of Enjoy the Journey.



Sam, who is a retail expert, shared his advice on how small businesses can offer a premium customer service experience for their clients. From the local newsagent who makes him feel like he's the only customer, through to

the hotel chain that provides a warm chocolate cookie on arrival, Sam enlightened us with his simple tips that will help keep customers coming back.

There was a real buzz in the room and lots of connections were made among local business owners.



If you run a local business and would like to join us for our next event on 22 May, please join our mailing list:
www.beckenhambusinessassociation.co.uk/maillinglist

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"the booking was effortless"
"the quality and quantity of the food was perfect"

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ROTARY BECKENHAM COLLECTS £96,000 FOR THE ROYAL BRITISH LEGION

The Rotary Club of Beckenham has raised £96,000 in its Poppy Appeal 2024. The club has been involved with Poppy Collections



since 2004, and in 2014 took over the organisation for the Beckenham area. It is estimated Rotary Beckenham has collected over 1/2 £million for the Royal British Legion (RBL) in the last 20 years or so.

Whilst the Appeal itself each year is over a two-week period up to the 11th of November, the organisation behind it takes three months. It begins with the ordering of merchandise from RBL which, when delivered, needs to be packed into collecting trays ready for distribution. Donation cans and poppy trays are delivered to 470 collecting points, everything being meticulously recorded. There are 160 “static” collection points such as churches, schools, newsagents and other shops and 310 “in person” collection points where volunteers stand in supermarkets or brave the weather in the streets and railway stations. Poppy stocks need replenishing daily in the high turnover locations such supermarkets. Recently there has been a growing use of card reader machines and the batteries have to be recharged frequently.

Once Remembrance Day has been observed all cans and poppy trays are retrieved and the long process of counting the money begins. Notes and coins probably make up half of the collection; frequent trips to the bank are made. The other half is card reader donations (which have the advantage of

facilitating Gift Aid through a QR link). RBL itself is constantly experimenting with new products; in the last two years it was fully biodegradable poppies and, a few years ago, the popular enamel badges.

Approximately 100 volunteers are recruited (most do it every year), of whom half are Rotarians. The age range is from teenagers to nonagenarians, with the majority in their 70s, and Rotary Beckenham are constantly seeking to attract fresh recruits. Rotary Beckenham is grateful for the support of the Rotary clubs of Bromley, Langley Park and Chislehurst whose participation is an important factor in the success of our campaign. Thanks also to the Mayor of Bromley who is an ardent supporter of the Poppy Appeal.

WHAT'S NEW IN THE TOWN CENTRE

Since the last edition of the Newsletter there has been much change in the High Street. We are lucky to have so many new ventures opening up, keeping our High Street vibrant. Mind you, there are still a few long-time empty shops we would like to see get new life.

Greggs Ex-Homefayre shop now the new style Greggs - with seating



Just around the bend at the War Memorial to 435 Croydon Road, the restaurant that's gone through so many changes in recent years is now open as **Shara's Casual Dining**.

Kelsey House is back! Open again after a long closure due to the Travelodge building works.





We have a new coffee shop, **Batu**, at 114 High Street. All the cakes are handmade by the owner - we can vouch for the pistachio loaf.



Fancy some speciality chocolate with your coffee, try **Blowing Dandelion** at 71A High Street Beckenham (actually located just around the corner in Manor Road).



Not another coffee shop... but another beauty destination, find **Olives Beauty and Tanning** at 69 High Street, Beckenham



It's been very pink all the time it was undergoing refurbishment to change it from South of the River to an estate agent, but it's now **Black & Blanc**.



Charles Eden Estate Agents has moved into what was Manor House Estates on the corner of High Street/Manor Road (both Estate Agents were part of the same company evidently).

Into Charles Edens old unit comes **BR3WERY**, selling locally made craft beers. They have a store on Beckenham Road going toward Penge. Their latest taproom is in the heart of Beckenham.



Something different is coming soon to the ex-Winkworth office, 127 High Street Beckenham, a **Your Bowl** Poke Bowl Restaurant.



EMPTY SHOPS ON THE HIGH STREET

There are currently a number of empty shop units on Becknenham's High Street. Several have been closed and unoccupied for more than a year.



No 292, Kebab Ye

The shop changed hands in 2019, was refurbished and reopened for a couple of years before closing again in 2022. Since then it has undergone a series of further changes to the frontage and interior but hasn't reopened.

No 225-231, SAS Group Holdings

This property has been empty for about five years. Previously occupied by Thackray Williams, in 2019 it was taken over by SAS Group Holdings which also owns Kebab Ye across the road. In 2020



approval was granted to convert the upper floors from office space to flats. It isn't clear whether the conversion work has been completed or not. In 2022 an application was made to change the ground floor office and street frontage to a restaurant, however three years on it has yet to be determined by the Council.



No 436 Croydon Road

This prominent property, opposite the Odeon, was until quite recently occupied by Uni-Plan financial services who were there for about five years. Prior to that it has been a furniture clearance shop and a carpet shop. It used to be occupied by Wards Antique Fireplaces until about 2010.

No 243, Zen Grub

This unit has been empty for about twelve months. Zen Grub restaurant was short-lived, lasting only a year. It was previously a restaurant called Wild Mango which replaced Indian restaurant Cafe Royal.



No 220, Starbucks, and No 218, Babasheesh (Ardec)

Starbucks closed over a year ago after eight years, and has remained empty ever since. It was previously occupied by Kitchen Range shop, and by Coffee Republic before that. Babasheesh Restaurant has been empty for slightly longer. The Turkish restaurant operated briefly, after taking

over from Ardec Lebanese Restaurant which was similarly very short-lived. The premises was once Ardec Gentlemen's Outfitters, established in 1925, a family-run firm for 90 years until it closed its doors in 2015. Very sadly, the beautiful 1920s shop front no longer exists, having been ripped out five years ago during the restaurant conversion.



No 210, Gyros Amigos

The restaurant closed earlier this year for refurbishment, pending a 'new concept' rebrand. It isn't clear when, or if, the restaurant will reopen.



NatWest bank

The last bank in Beckenham closed at the end of last year. The external cash machine has gone and the hole bricked up. It is understood there is interest in renting this unit, so hopefully there will be news soon.

PLANNING AND LICENSING UPDATE

To find out more about a particular planning application, go to: www.bromley.gov.uk then click on search planning applications and enter the case reference in the search box. The website has been undergoing extensive work recently, leading to long periods of unavailability. We hope this will be resolved soon.

When providing comments, you must give your name and address (including postcode) otherwise your views may not be considered. But these details are not put on the website.

NATIONAL PLANNING POLICY CHANGES

In our last edition, we reported on changes to National Planning Policy. Bromley Council are now considering the impact of these changes on our Borough.

Bromley Council considers that the main implications of the NPPF for the Bromley Local Plan review are related to housing need and Green Belt. The new annual local housing figure for the number of units Bromley needs is 3,001 homes (compared to 1,463 homes previously. This is not the

new target - it would provide the starting point for the new target which would be set in the new London Plan. The new NPPF also required Local Planning Authorities to undertake a review of their Green Belt boundaries where they were unable to meet identified development need, which includes Bromley.

The Bromley Council Green Belt Review is underway and would include all Green Belt and Metropolitan Open Land (MOL) sites, as well as selected Urban Open Space (UOS) sites. The last two are of main interest for Beckenham, with particular interest in whether “grey belt” designations will apply to them as well as Green Belt areas.

In our last edition, we set out that “grey belt” is defined as previously developed land, for example land which is fully enclosed, dominated by urban land uses, that contributes little to the setting and special characteristics of historic towns, or which makes little contribution to the prevention of towns merging into one another. If “grey belt” land is correctly identified, it could make useful contributions to housing provision.

Bromley’s Green Belt Review should provide the basic evidence for the designation and potential re-designation of land within the Borough, but the Council says it is likely that Grey Belt land would come forward on a case-by-case basis. Developers may make speculative planning applications to attempt to push definitions to build on valued MOL and UOS sites in Beckenham. The Development Control Committee is mindful that any attempt to develop MOL or UOS should not impact its core purpose to provide open air facilities for local people, protect history and biodiversity and form part of the green infrastructure network. We must all be vigilant in protecting these areas.

“BECKENHAM TRIANGLE” – HOUSING ON THE CAR PARK AT THE SPA, BECKENHAM ROAD. 24/02917

The Development Control Committee approved the application for this development in January 2025. The proposal concerns a six storey block of social housing on the car park between the railway line and The Spa, behind Registry Heights and Venue 28. The proposal is for 35 flats in a mix

of 1, 2 and 3 bedroom types, with 10% fully wheelchair accessible. This development of this site was brought forward by Bromley Council's housing team, all of the 35 flats are designated 'affordable rented housing', which is defined as homes rented at no more than 80% of private market rents. None of the flats are for private sale, or rent.

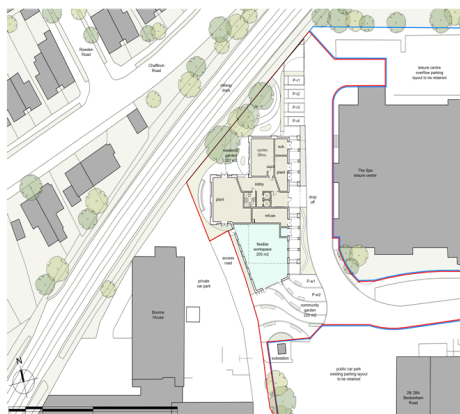
Over 100 comments were made on this application. Ten of these were supportive of the proposals because of the provision of social housing. Nearby residents were concerned about the addition of a further high rise block next to their houses.



In November, a meeting was held between local Councillors and residents of Chaffinch Road, at WBRA's request. Residents expressed concerns about the height of the proposed building, overlooking into their houses from windows and balconies, noise and light pollution and the loss of trees. Clock House Councillors took these concerns seriously. While they conceded that approval was very likely to be granted, they committed to promoting the interests of the residents in both the construction and operational phases of the development.

The Decision Document is very detailed and is accompanied by a Legal Agreement. The former contains detailed requirements to prevent "unacceptable deviation from the approved plans". It also sets out, in detail, requirements for a Construction and Environmental Management Plan, soft and hard landscaping, lighting details and noise mitigation.

The commercial use at ground floor level is restricted to office use and



there is a restriction on hours of use. It also sets out parking provision for disabled persons and prohibits other residents from having parking permits. We are very pleased that it sets out that no upward extensions will be allowed without the approval of the Council. While this may seem a technicality, the Council cannot outright forbid upward extension, but by including such a condition at the outset, they are setting out a commitment.

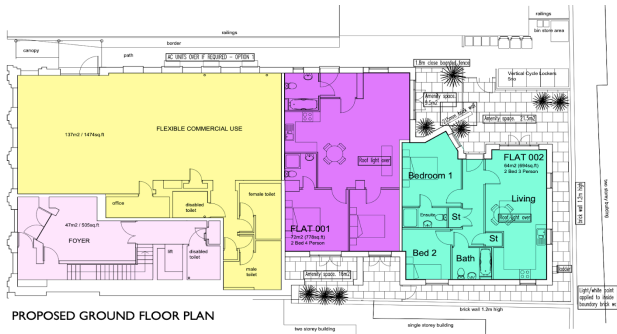
**Crystal Palace Football Club Academy, Copers Cope
Road Beckenham BR3 1NZ 24/04744**

A second retrospective planning application for work carried out on the site more than two years ago has been submitted, following refusal of the initial one last autumn. This application is for a 2.6m high external fuel tank used for the heating system under the outdoor football pitches and installation of heating plant and a large flue on an existing building were installed in the summer of 2022 without permission.

**St Georges House, 2 Bromley Road, Beckenham BR3 5JE
24/03028 and 24/03049**

Planning permission has been granted at the building currently occupied by ASK restaurant for the demolition of the rear, single-storey section of the restaurant and construction of an extension to provide two ground floor 2-bed flats. The front half of the existing restaurant is proposed as a flexible commercial unit.

The second application, for the conversion of the second floor commercial units to three 1-bed flats, was refused due to the loss of employment floorspace and the lack of evidence to demonstrate that there is a lack of demand for the existing permitted use.



Land at Canterbury Close (off The Avenue) 21/00292

An application for a residential development on a vacant plot of land at Canterbury Close, off The Avenue, has been granted permission at appeal by the Planning Inspectorate, following earlier refusal of the scheme at a Council planning committee meeting.

The development will be a three-storey block, with basement, of five flats consisting of 4 two-bedroom and 1 three-bedroom units.

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 and the plot has remained undeveloped ever since.



186, 188 & 190 Bromley Road Beckenham BR3 6PG 24/00583

Planning permission was refused last month for an application to demolish three neighbouring, detached houses on Bromley Road and replace them with a block of flats.



Proposed: street-scene

The three houses are situated on the corner of Ashmere Avenue, near to the Esso petrol station on the brow of the hill. The proposed development was for a four-storey block of 23 flats, with underground car park, comprising 8 one-bed and 15 two-bed units providing homes for up to 66

people. The scheme included a basement car park, accessed from Ashmere Avenue.

No affordable housing was provided in the development.



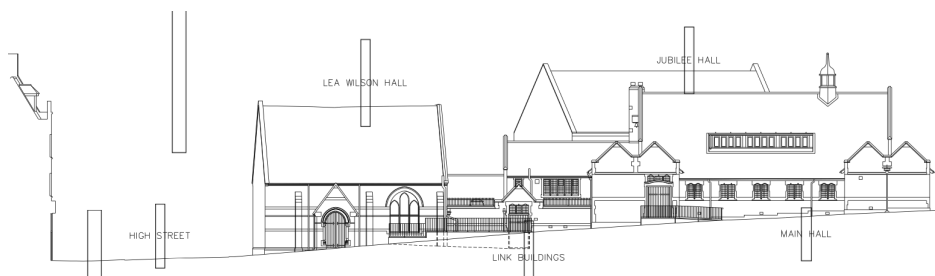
Aerial view: North

Christ Church Halls, Fairfield Road, Beckenham BR3 3LE 25/00214

A planning application has been made for a project to partially redevelop the Church halls site on Fairfield Rd and The High St, following a public consultation held in September last year. The image below shows an Artist's impression, as viewed from High St.



Three halls and interconnecting buildings currently occupy the site, completed at different times: The Lea Wilson Hall, on the corner of the High St, built in 1877, the Main Hall on Fairfield Road completed in 1901 and the Jubilee Hall behind Village Car Care dating from 1926. All of the buildings sit within the Beckenham High St Conservation Area. None are listed, but the Main Hall is a locally listed structure. These piecemeal additions over the years, combined with the varying floor levels across the various buildings, mean that the complex no longer meets modern standards in terms of accessibility or fire safety.



Fairfield Rd elevation, as existing



Fairfield Rd elevation, as proposed

The existing link buildings and road frontage between the Lea Wilson and Main Hall are proposed to be demolished and replaced with a new two-story building that incorporates a new fully accessible entrance to all three halls. The interior is also to be fully accessible and will include lifts to all the various levels and disabled toilets.

The three halls are being retained and restored, and the Lea Wilson Hall is being altered, with the most significant changes being the insertion of an

additional floor level, a new roof, and the lowering of existing window sills facing onto the pavements.



St George's Church extension plans

St George's Church in the town centre are planning to build a new community room at the north end of the church grounds. The proposal looks modest and well designed to complement the existing church building. The new room will give the Church more space for community activities. There is a display board showing the proposal in the main church. We will report back once a planning application is submitted.



76a & 76b The Avenue, Beckenham BR3 5ES 24/03645

The latest application to demolish two neighbouring detached houses on the un-made section of the Avenue, and construct a new residential development has finally been granted planning permission. Previous schemes since 2018 for blocks of flats, and combinations of flats and houses were all refused, with one for flats granted at appeal.

This approved development is for two blocks of three adjoining townhouses, of three and four-storeys - three homes at the front of the site and three towards the rear - with new access road and off-street car parking.

North Dene Beckenham Place Park Beckenham BR3 5BS 24/04258

An application to demolish this existing house and redevelop the site was refused permission at the beginning of this year. North Dene is a large and significant villa house on the unmade section of the road that skirts the southern edge of Beckenham Place Park. The existing building has been unoccupied for about a decade, and sadly damaged by vandalism and a number of fires in recent years. The proposal was for a pair of four-storey, 6-bedroom detached houses with basements and large gardens.



28 Manor Road Beckenham BR3 5LE 25/00461

An application has been submitted to convert one of the few remaining family houses on Manor Road to five flats. A one, two and three storey extension is proposed at the rear.

Car Wash Operating at old SEGAS sports field on Worsley Bridge Road

Before Christmas a number of residents got in touch about a roof structure being built in the grounds of the old SEGAS sports field on Worsley Bridge Road. A car wash has been operating from the site for a couple of weeks. A planning investigation case was opened immediately and enforcement officers have visited the site twice. Under planning laws the land owner can make a retrospective planning application for the car wash. The land owner has indicated they will apply for planning permission and was given 14 working days to lodge that application. The car wash can continue to operate whilst the planning application is being considered. We will keep you updated in our regular emails.

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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 “Beckenham Residents” a year.

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Copers Cope Area Residents’ Association predominantly covers the Beckenham Town & 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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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.

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 to your own bank.**

Your name
Your address
.....
.....
Phone/ email

Are you an existing member wishing to pay this year's subscription **Yes/ No**

Pay by Cash/ cheque/ BACs . If BACs please add a reference of surname#streetname (eg smith#reddons)
Or if Standing Order (preferred) please complete the mandate below.

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To: The Manager
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Please pay **West Beckenham Residents' Association (WBRA)**
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The sum of £5 Commencing immediately and thereafter on 1 April annually until further notice.
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Account Number Sort Code.....

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