

**KESTON VILLAGE
RESIDENTS' ASSOCIATION**

Minutes of the
Committee Meeting held on
21st March 2018, 7:30pm at The Greyhound

Committee Present: Hilary Ryder
Kimball Ormond
Peter Zieminski
Jim Woolcott
Gaynor Christie
Les Oosthuizen
Alison Oosthuizen

Cllr Ruth Bennett
Leela Florey

1. **Apologies** – David Clapham, Cllr Michael, Terry Boley, Viv Haskey and Michelle Blythe
2. **Minutes of meeting 24th January 2018** - Approved
3. **Matters Arising** – There were no matters arising
4. **Treasurers Report** – Les reported that there was no change.
5. **APCA** – Terry Boley reported by email – Nothing specific to report from APCA or any local planning applications. The website is up to date.
6. **Planning** – Nothing to report
7. **Policing** – Nothing to report
8. **Transport** – Nothing to report
9. **London Borough of Bromley Residents' Federation** – Minutes and notation from the last meeting are attached.
10. **AGM** – Thursday 7th June. All in hand. Cllr Bennett offered to give a talk next year, on Richmal Compton as it was her 100 year anniversary.
11. **AOB** –
 - a) Royal Wedding – Gaynor will follow up.
 - b) Countryside Day – discussion about whether we could do something more on our stall.
 - c) Heathfield Rd crossing – nothing to report.
 - d) Defibrillator to be placed outside the Greyhound Pub. Leela Florey is only prepared to be responsible for its care and upkeep and does not want to be trained on its use. The Committee understood that no one needed to be trained on its use as it was self explanatory when needed.

e) Pot Hole Warden Scheme. Peter Zieminski offered to co-ordinate a register of locals who would keep an eye on designated local roads and report any potholes. Several Committee members presents volunteered to take responsibility for roads.
Peter produced a register – attached.

Next Committee meeting: Wednesday 23rd May 2018 at 7:30pm in The Greyhound Tea Rooms, Keston

Future Committee meeting Dates All Wednesdays - 25th July, 26th Sept and 21st Nov

AGM date – Thursday 7th June 8pm in Keston Village Hall

LBBRF Planning report March 2018

Please pass on my email contact details to your Chair and/or Planning Representative:

andrea.stevens@gmail.com

Current Planning applications that might be of interest

Crystal Palace Park Thicket Road Penge 19/00352/EIA – An application for a scoping opinion in respect of the Crystal Palace Masterplan. A range of improvements are proposed including landscaping, alterations (including demolition) to existing buildings, conservation & repair of heritage assets, new pedestrian paths/access road/car, coach parking, new buildings including a cultural centre, community centre and accommodation to provide up to 210 residential dwellings. *Lots of changes proposed including the indoor track facilities PWDRA Chair is involved in his capacity as GB athletics coach.*

Baston School Baston Road, Hayes 17/05772/FULL1 – Demolition of 3 sheds and extension to the existing specialist school comprising the erection of 10 single storey classrooms, additional car & cycle parking. *Specialism is autism.*

10A Sherman Road, Bromley 18/00399/OUT – Outline planning permission is sought for the demolition of 10A Sherman Road and redevelopment with a mixed-use, 10 storey scheme comprising of 6x1bed, 3x2bed flats and B1 commercial space (offices). *This is in addition to the scheme that I reported on in January – that was for 27 Storey tower. This scheme will have no parking. Application is from the SE Living Group – looks like it will have cladding – grey similar structures near Lewisham Station. Lots of objections (77) from surrounding residents who live in the low-rise houses in the roads surrounding this proposal. Concerns about on street parking pressure. Daylight/sunlight issues between this and the other proposal. No green space other than a green roof! Adverse visual impact on the surrounding area, CA and G2 listed building.*

196-198 High Street, Bromley 18/00520/FULL1 – Reuse and conversion of the existing building to provide restaurant (Class A3/A4) at ground floor, office (Class B1) at first floor, long-term document storage (Class B8) at basement level and 3 residential apartments (Class C3) above. Demolition of existing single storey and erection of new 2 storey extension building to the rear. Retention of the existing Stable Block to provide gym/fitness studio (Class D2) with cycle parking and landscaping. *Next to the Partridge PH. Old Pamphilon Wine Merchants building believed to have existed on this site since 1876. Last used as the Mascots Wine bar, site has been vacant since 2016. Within Bromley Town Centre CA. Mix of 1 and 2 bed units. Pre-application advice had been sought. Applicant is Sable Partners LLP.*

14 Knoll Rise, Orpington 18/00006/OUT – Proposed outline development in respect of access, appearance, layout and scale for the demolition of 14-20 Knoll Rise and the erection of a part 3, part 4 and part 5 storey building to contain 58 flats with associate parking, access & amenity areas. *This site has a long planning history where various schemed including flats have been proposed in the past. 121 objections (including JJ), 3 support, 1 neutral comment in so far. Rooksmead Residential. Concerns for infrastructure in terms of access to GPs, schools, etc. Worrying trend.*

Update on previously highlighted planning applications

St Nicholas School, School Road Chislehurst 17/05091/FULL1 - Two storey extension and dormer extension to provide additional office and toilet facilities and internal alterations to provide additional classroom. **GRANTED**

Meadow View, Salt Box Hill, Biggin Hill 17/05085/FULL1 - Use of site for the stationing of 14 mobile homes and erection of two single storey buildings for use as day rooms for extended Gypsy/Traveller family and associated engineering works to provide hardstanding. **REFUSED** *Refused as dev was considered to be inappropriate in GB due to increase in no. of mob homes, harm to openness and rural character of GB, urbanised dev and intensification of use of site.*

Biggin Hill Airport Churchill Way, Biggin Hill 17/05343/FULL1 - Hotel with 56 bedrooms, a restaurant (and associated kitchen/servicing areas), lounge, gymnasium and associated access road together with service area and car parking and a sub-station. **GRANTED**

Pedestrianised area highway, High Street, Bromley 17/05817/REG3 - Relocation of Bromley High Street market comprising 46 pop-up market stalls (3.7m x 2.5m) on the pedestrianised areas in front of 20-25 and 29 Market square, 109-111, 100-122, 124-126, 136-160, 162-184 and 165-167 High Street Bromley to operate every Thursday, Friday and Saturday (08:00 to 22:00) and additional operation on Sundays to Wednesdays for a maximum 7 times per year. **GRANTED**

Shortlands Railway Station Shortlands Road Shortlands 17/04769/LAORD – Installation of 2 lift shafts & alterations to existing canopies. **APPROVED**

The Widmore Centre Nightingale Lane, Bromley 17/04946/FULL1 – Part demolition of the existing building and associated reinstatement and hard landscaping works, minor external alterations to existing building and installation of access ramps. **GRANTED**

Trinity C of E School Princes Plain, Bromley 17/04529/FULL1 – Demolition of 2 temporary buildings & erection of 2 modular units to accommodate Class D1(Education) to a temporary period until 31 July 2018 & associated works. **GRANTED**

Bishop Justus C of E School, Magpie Hall Lane, Bromley 17/04531/FULL1 - Retrospective application for the installation of one modular unit to accommodate Class D1 (Education) use (3 classrooms) for a temporary period until 31st December 2019, and associated works. **GRANTED**

Forthcoming appeal public inquiries

Maybrey Business Park, Worsley Bridge Road, SE26 (Inquiry 9-11 and 14-15 May 2018 for 5 days) – Demolition of the existing buildings & comprehensive redevelopment of the site to provide new buildings ranging from five to nine stories in height comprising 159 residential units (Use Class C3), 1099 m² commercial floor space (Use Class B1a-c), residents' gym (Use Class D2), together with associated car & cycle parking, Landscaping & infrastructure works.

Appeal Public enquiries/hearings where a decision has been made

Footzies Social Club, Station Approach Lower Sydenham (Inquiry 30 January 2018 for 4 days) 17/00170/FULL1 – Demolition of existing buildings and redevelopment of the site by the erection of a 4-8 storey (+basement) development comprising 229 residential units (118 x 1 bed, 103 x 2 bed, 8 x 3 bed) together with the construction of an estate road and ancillary car & cycle parking and landscaping to the east part of the site to form open space accessible to the public. **APPEAL WITHDRAWN 14.2.18**

NPPF – Draft revised National Planning Policy Framework (NPPF)

The government have recently launched a consultation on the draft revised text of the NPPF. This runs until 23:45 on 10 May 2018.

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

This has been linked with various Government proposals since 2014 to do with building more homes and improving the supply of homes. *70 page document - includes a suggestion re planning reform to allow for PD to build upwards extensions, bringing agricultural land forward for housing development, expecting minimum density standards to be used in town and city centres and around transport hubs, making better use of the space above shops. There is an acknowledgement that there are locations where meeting needs through the more effective use of urban land will not be possible – will be a need to find extra land to deliver these homes locally(??) LPAs need to demonstrate a 5 year supply of deliverable housing sites. LPAs will be set housing targets.*

KVRA Pothole Wardens

Information

Potholes have the potential to cause potentially serious accidents and cause damage to motor vehicles motorcycles and bicycles. In addition, they are a trip hazard to pedestrians with the potential to cause serious injury through falls. Recent bad weather has led to an increase in the number of potholes and crumbling road surfaces in the Village.

According to many Councils, in order to count as a pothole, the hole must be at least 40mm deep (about the height of two 20p coins). The Highways Act 1980 sets out the requirements for the Council to repair and maintain roads and pavements. The Council's policy sets out the frequency of inspection and if the pothole (or a defect such as uneven paving slabs) was not recorded at the time of the inspection then they are not held to be responsible for injury or damage caused by defects they have not been made aware of. Having been made aware of defects then the policy sets out timescales for repair.

Intention

In keeping with the KVRA strategic aim of making the Village safe and accessible to all the intention is to carry out regular inspections of the main roads and pavements in the Village so that potholes and defects can be reported to the Council who are then obliged to carry out repairs in accordance with its policy.

Method

Inspections will be undertaken by volunteers every two months and potholes and defects will be reported to the Council using the 'Fix My Street' website (<https://fix.bromley.gov.uk>). Volunteers will need to sign up to the Council website to report defects (<https://fix.bromley.gov.uk/auth>). The KVRA encourages every resident to support this initiative and if they find a defect then should report it and not rely on the volunteers alone. We will begin on the 7th April 2018 and carry out inspections every two months thereafter. Volunteers will report all potholes and defects irrespective of size as they can become worse very quickly depending on road use and weather conditions.

Administration

The following roads will be monitored by the volunteers shown:

Commonside – Jim Woolcott

Fox Hill – [Volunteer Required]

West Common Road – Hilary Ryder

Lakes Road – Gaynor Christie

Heathfield Road (from the Westerham Road Roundabout to Greys Park Close) – Peter Zieminski

Heathfield Road (from Greys Park Close to Commonside) – Les and Alison Oosthuizen

If there are volunteers for other roads, then please inform the KVRA Committee.

Communication

Inspections will be a standing agenda item for future KVRA Committee meetings and residents will be able to track reports and outcomes using the 'Fix My Street' website.