



EXPRESS REVIEW

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



Local Boundary Review ★ New Planning Rules - take away your rights ★
Beckenham Library & Public Halls Update ★ Albemarle Rd Cycle Route



The 'Old' Big Breakfast by Dave Fagg

COPERS COPE AREA RESIDENTS' ASSOCIATION (CCARA)

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

Contact Details	Email: hello@coperscope.org.uk Web: coperscope.org.uk Twitter: CCARA_Beckenham Instagram: CCARA_Beckenham
Association Committee Members	Chair: Chloe-Jane Ross Vice-Chair: Stephen Parkin Secretary: Myra Jeffreys Treasurer: Robert Jeffreys Committee: Marsha Berg, Alan Old, Ben Soule, Rosemary Willsher

WEST BECKENHAM RESIDENTS' ASSOCIATION (WBRA)

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

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

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FROM THE CHAIR

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



Chloe-Jane Ross
Chair CCARA



Marie Pender
Chair WBRA

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

- Green and environmental issues
- Safer Neighbourhood Panel in Kelsey and Eden Park
- Road safety
- Promoting your local shopping parade

If you are interested in these areas or would like to join either of the Residents' Association Committees please get in touch.

There is lots of news to update you on. Since the last edition our Associations have :

- Submitted detailed opinions on the Government's consultation on Planning for the Future.
- Objected to planning applications for 18-20 metre telecoms masts in Copers Cope Road and Elmers End Green - both have been refused.

IMPORTANT: Postponed AGMs and members meetings

Sadly, the Coronavirus restrictions are still in place, have just got stronger, and look to continue for some time. We have not been able to hold our AGMs, which we hope you will understand. Both Associations are up-to-date with their accounts. CCARA are happy to provide a copy to members on request and WBRA (with fewer members) has sent a copy to their members with this newsletter. Please get in contact if you have any questions with regard to 2019/20 accounts.

- CCARA: chairman@coperscope.org.uk or phone 020 8658 5355
- WBRA: info@westbecknehamra.org or phone 020 8658 5355

We would also normally hold a members' meeting in October, when our local councillors and GLA member would be invited to answer your questions. If you have any questions for them, please email as above and we will do our best to get some answers which will be published on our websites!

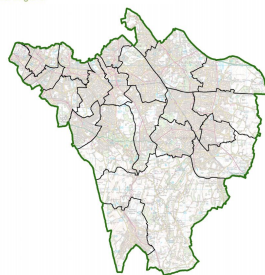
We hope you all had a safe and enjoyable summer and we wish you the best for the upcoming festive season.

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

LOCAL GOVERNMENT BOUNDARY COMMISSION'S DECISIONS ON BECKENHAM'S WARDS

The Local Government Boundary Commission has completed its review of the ward boundaries in the London Borough of Bromley. The review's aim was to reduce the overall number of councillors in Bromley Borough from 60 to 58, by redrawing boundaries so the number of electors in each ward was roughly equitable while reflecting community interests and identity. The last such review was undertaken in 1999.

The
Local Government
Boundary Commission
for England



The changes will come into effect before the next local government elections in 2022. All four of the wards covering Beckenham retain three councillors each.

**New electoral arrangements for
Bromley Council**
Final Recommendations
November 2020

We are pleased the Local Government Boundary Commission took the submissions of both our Associations into account.

Clock House /Copers Cope boundary

The Commission has decided against moving the boundary between Clock House and Copers Cope Wards from Rectory Road to the Hayes railway line which would include the library, the Spa and Venue 28. WBRA and CCARA both argued against this proposal and our argument that this area

is a focal “hub” for Clock House was cited in the final report. The boundary therefore remains on Rectory Road.

Clock House/Penge and Cator boundary

The review will also bring the area between Kent House Station and Chaffinch Road into Clock House ward instead of Penge and Cator.

Copers Cope/Kelsey and Eden Park boundary

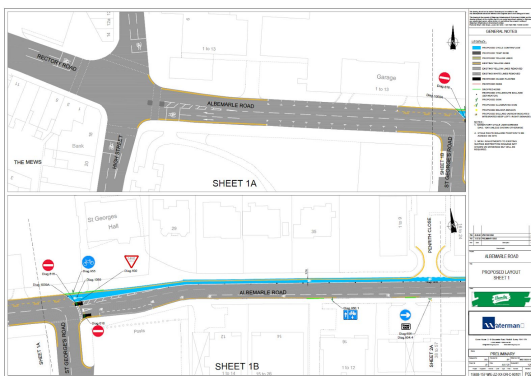
Copers Cope ward is to be renamed **Beckenham Town and Copers Cope** ward. Copers Cope RA suggested that roads in the town centre, especially those around the Lidl car park should be included in the Beckenham Town and Copers Cope Ward, and they have. The boundary that followed Manor Road will be moved southwards so that properties on Bevington Road, Burnhill Road, Downs Road, Kelsey Park Road, Manor Grove and Stanmore Terrace be included in Beckenham Town & Copers Cope ward.

You can read the full recommendations on the Local Boundary Commission’s website at: www.lgbce.org.uk . Choose Bromley Council or use your postcode on the ‘Select a review to start’ menu at the top of the website.

ALBEMARLE ROAD CYCLE ROUTE & ONE WAY TRAFFIC

We advised in the last edition of the Express Review that Bromley Council were successful in securing funding to install a cycle route on Albemarle Road as a segregated contraflow (meaning Albemarle Rd will be one way for vehicles).

Since then the Council published the proposal on their website (as did we on ours) and, we understand, leafletted some residences. By the time of reading the cycle lane will be almost installed if not operational.



The Council advises that the cycle lane is temporary but likely to remain in place at least until emergency COVID-19 measures are deemed no longer required by central government. All significant road layout changes have to go through a temporary stage before being made permanent and it is our understanding that it is intended that the cycle lane between Bromley and Beckenham along Albemarle Road be made permanent in time. Subject, of course, to any issues highlighted by the temporary trial and funding being available to make any changes required for it to be made permanent.

You can view the road layout drawings on the Council website at:
www.bromley.gov.uk/downloads/545/traffic_management

Main changes

- Motor vehicle traffic will no longer be two-directional along Albemarle Road between St Georges Road and Bromley Road and a cycle contraflow (a segregated cycle path to allow cyclists to travel in the opposite direction to traffic) will be installed. The one-way car traffic will flow west from Bromley towards Beckenham.
- There will be road layout changes at Albemarle Road onto Westgate Road bridge.
- Existing on-street parking will be retained on one side of Albemarle Road only.
- As well as encouraging cycling it is anticipated that residents will experience less noise disturbance and benefit from improved air quality from reduced traffic levels.

Residents can provide feedback to the Council by email to traffic@bromley.gov.uk or phone number is 020 8313 4543.

PERMITTED DEVELOPMENT RIGHTS EXTENDED MUCH FURTHER

The report we made in the last edition of the Express Review was, sadly, a great understatement of the extent of changes to Permitted Development Rights (PDR).

As well as the reported PDR for upward extension of two storeys on purpose built blocks of flats built



between 1948 and 2018, there are also PDR for up to two storey upward extensions to ordinary houses built between the same dates, either for additional accommodation for themselves or to provide completely new homes. So if your neighbour's house was built between these years, they can extend upwards with no planning considerations for approval except for overlooking and privacy, and the outside design. There is no provision to take into account, for example, increased noise levels through party walls or parking provisions.

There will also be PDR to demolish vacant and redundant free standing buildings which were offices, research, industrial or free standing purpose built flats. This would appear to mean that applications such as that for Carlton Court on Beckenham Road, if it was made now, would not need the usual planning permission. This particular building was the subject of considerable controversy with local people and eventually amended proposals were approved. Under these new PDR, local people would have had no say at all and the first proposals would have been approved. See our 'Planning Update' for details of the first application for upward extension of a block of flats in Beckenham - Elmers Lodge.

These changes have already happened. These next proposals in "Planning for the Future" will make things worse.

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



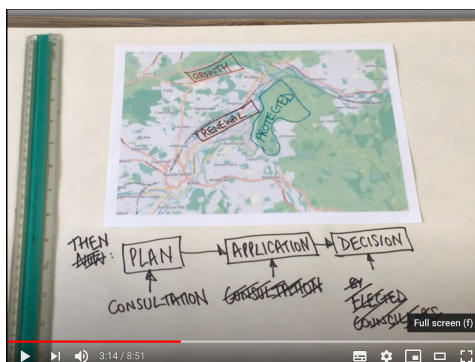
The government has recently consulted on proposals to **rip up our planning system** and replace it with a system based on data, maps and algorithms! Once a master plan is in place, any application that fits in with it would get automatic outline permission or presumed consent. **You will have no right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

Our Associations have, over many years, helped members fight against inappropriate developments that would affect their quality of life and the

enjoyment of their property. In recent years Beckenham has been blighted by overdevelopment on sites, such as conversion of a house into multiple occupation, backland development in gardens, offices being turned into small pokey flats, and demolition of existing properties to be turned into high density flats without good amenities. We have often been successful. Although we have not always been able to stop them, we have usually been able to mitigate the effects and encourage better design and standards. That would stop under the new proposals. Local people, the Council, our Councillors and MP would be almost powerless to stop bad planning development once the new planning system is in place, with only an option to tweak the design guidelines every 5 years.

What is being proposed?

A video by the Countryside Charity helpfully explains the proposed Planning System. The changes impact people in urban and rural areas in the same manner. It lasts about 8 minutes, but is very clear and informative, and even fairly humorous! Find it on YouTube, search for: Planning White Paper - a short video guide for communities



The key changes

- The council would have only 6 months to consult local people about a master plan for their area. Then that would be it – no further opportunities to object to any individual planning application if it complies with this master plan for at least 5 years.
- The master plan would have to allocate every piece of land to one of three zones.
 - **Growth Zones** (suitable for substantial development) automatic outline planning permission
 - **Renewal Zones** (for densification) a general presumption in favour of pre-specified building types.
 - **Protected Zones** (Green Belt, Areas of Outstanding Natural Beauty or Conservation Areas) planning applications would be required as now.

- There is no indication of how big zones are expected to be – Town? Ward? Local? But they would be decided by using “data” and “maps” and then “algorithms” would be used to decide what type of development should be built there.... What could go wrong?
- Each local authority would have nationally set targets for their contribution to a national target of 300,000 new homes to be built. These indicative targets have already been published and once again have been set by algorithms.
- The master plan would set out the zones and also a design guide for what buildings should look like. Any application that features “approved” design for what they call “beautiful buildings” would get automatic approval. The document is full of photos of what they



consider to be beautiful - but they are all in the developers’ current favoured style of flat faced, square buildings like this.

- The people who live here – you – would have a say only when this master plan is drawn up and councils would have only six months to consult us. “Engagement” would be via technology. No IT or smart phone? No comment possible. You would have **no say at all** when a planning application was made for next door or the corner of your street.
- And local community groups such as WBRA and CCARA will unlikely have the time resources to engage in any meaningful “consultation” exercise on the master plan, the design guide or the identification of “zones”. Perhaps the government is banking on that!!

Some MPs are revolting against the proposals

There was debate in Parliament on 8 October where not a single MP was in favour and the vast majority who spoke against were members of the government party opposing their own Ministers. Teresa May pointed out that there are already planning permissions granted to build 1 million houses that developers simply do not build, and she said our existing planning system is not the problem.

This is a terrible proposal – what can you do? Even though the consultation period has ended, the responses still have to be analysed and then it has to go through Parliament. So you can -

- Sign the petition organised by the Countryside Charity at this link: takeaction.cpre.org.uk/page/66589/petition/. Or search for Countryside Charity and the “MPs revolt” icon.
- Write to your MP (see www.writetothem.com). You don't need to know all the fine details, just that:
 - You oppose the planning changes as you think they will be detrimental to Beckenham and Bromley Borough as they remove proper planning scrutiny by the Council.
 - Planning decision-making powers must remain with communities and local councils and not handed over to central powers in Westminster and made by algorithm.
 - The government should improve the current planning system whilst ensuring that communities have a say in shaping the future of where they live.

Our Associations have made strong representations against these changes

CCARA and WBRA have responded in great detail to the consultation document which is long and complicated. We have also written a detailed objection to our MPs, and copied in other Bromley MPs (Bob Neill for Bromley and Chislehurst and Gareth Bacon for Orpington) who have both spoken against the proposals in the debate.



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BECKENHAM LIBRARY BUILDING SAVED - FOR NOW!

The Council has shelved (pardon the pun) plans to relocate the Library to the Beckenham Public Hall and sell off the current Library building for housing. But they have not said much about whether they still have plans for redevelopment of the library site.



Their decision came after the consultants'

reports said that although it was feasible to move the library, it would cost too much because of the need to strengthen the floors in the Halls. Even then, there would be room for only 60% of the books currently housed and only 50% of the computers, even if they took over the large hall and The Club as well as the other rooms previously proposed, which would vastly reduce the space available for community use. This did not meet the commitments made at the November 2019 RR&H PDS and Executive.

A second consultant's report discussed the public's reaction to the proposals based on phone conversations with relevant groups (including both our Associations). There was not a single comment that supported the proposals.

The Council has accepted these reports and will not move the library to Beckenham Hall. Instead they will pursue options to lease out Beckenham Hall to a private contractor who would be expected to undertake the necessary repair and maintenance. The Council has said little about where this leaves the library itself. We can only assume that the threat of demolition and redevelopment into flats has not been removed. Meanwhile, the large office block just along the road (The Registry) which has housed Capita and The Link, has been granted permitted development rights to convert to 125 flats. This approval has been made under existing Permitted Development Rights, so presumably will not be bound by recent

government commitments to require minimum space standards and actual windows!

How much would it have cost?

The Council's costing was not only £1.1m for work on the Hall (to bring it up to a reasonable, but not 'as new') standard, but THEN a further £2.5m to convert it into an inadequate library, ie a total of £3.6m for works! Even at £3.6m (with 10% contingency) this excluded furniture and IT, and probably some other things. This took no account of Covid 19 market conditions.

This is versus the claimed £2.1m land value of the Library as housing development, which the consultants said is likely an overvalue in terms of the number of flats/size/massing in a conservation area.

£70k spent

£70,000 of public money was spent on consultants for the Beckenham Library proposal to tell us what we already knew. It was always obvious that there is not enough space in the Public Hall to house the contents of the Library and keep space for community use - anyone that had been inside both buildings could easily see that the Library site was significantly bigger. Yet the Council ignored the representations of numerous community groups and local residents, including our own Associations' objections, and proceeded instructing consultants to undertake the costly feasibility study that vindicated many of our collective concerns.

FUTURE OF BECKENHAM PUBLIC HALL

Now that the Council's ill-conceived plans to squeeze the Library into the Public Hall, sell the current library site for development and use the proceeds to fund the much needed Public Hall building has failed, the Council is left with the problem of how to fund the repair of the Public Hall.

The Council is to try to secure a commercial tenant to take on a 'repairing' lease of the building whilst ensuring 15% community use. The Council has approved spending of £35,000 to find a tenant. Should this not succeed

then over £100k would have been spent on both the Library and Public Hall with little return, whilst both buildings need repairs.

Many community groups use the Public Hall, including our Associations for public meetings. There is a growing concern that groups, classes, community meetings etc will be pushed or priced out of the Public Hall.

We wrote to the Council Executive to ask what provisions they will be making to ensure existing users of the Beckenham Public Hall retain access on favourable terms when the building lease is disposed of. In particular safeguarding access to groups that regularly hire the halls in terms of affordability and accessible timetabling.

The official response is: The marketing of the site for a suitable operator will include provision of community use, which by its nature means on favourable terms that are accessible for the local community.



There is some scepticism that the Council will find a tenant that can take on the significant repairs of the building whilst maintaining access for community groups. To that end local groups, including our Associations, are advocating that the Council put effort into securing a Heritage Lottery grant to refurbish the Hall to its former glory. It can then be transformed to make a real community hub for Beckenham.

The Portfolio Holder, Cllr Peter Morgan, has agreed to seek Heritage Lottery funding for repairs to the Public Hall but he would not agree that the funding is sought BEFORE any move to lease the Public Hall is made, a lease that may well see a significant use of community use at the Public Hall.

There is talk of a 'Save Beckenham Public Hall' campaign should the Council not safeguard it for community use. We will keep you updated.

FUTURE OF BECKENHAM JUNCTION/BLACKFRIARS RAIL SERVICE UNCERTAIN – SIGN THE PETITION

Many will recall our Association (CCARA) launched a campaign to save the rail service from Beckenham Junction to Blackfriars and beyond back in 2014. The campaign was successful and we kept the service as far as Blackfriars when Southeastern took it over from Thameslink. It seems as though the future of the rail service from Beckenham Junction to Blackfriars is at risk



again. Under the COVID timetable, the service is not currently running. Concerned that the service may never be reinstated, we followed up and have been advised the following by Southeastern:

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

This is not reassuring! If you want this service to be reinstated sign this petition. We need to let Southeastern know how important this service is to local people before they make a decision about its future. Sign below:

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

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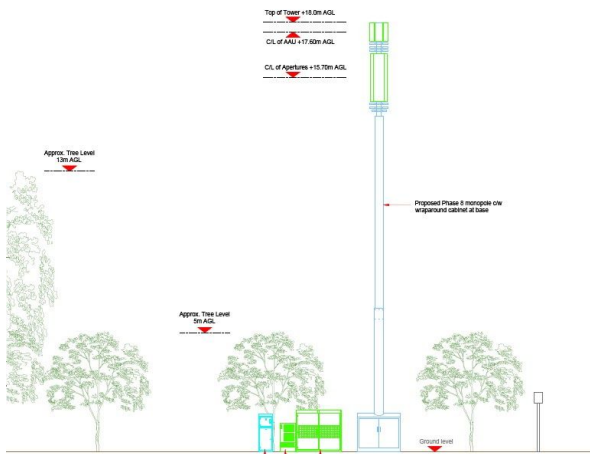
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TELECOMS MASTS IN AND AROUND BECKENHAM

The Telecoms company H3G (phone companies EE and Three) have made several applications for telecoms masts in and around Beckenham - in Hayes, Copers Cope Road, Elmers End Green, Penge and Croydon Road Beckenham next to the Rec. Penge and Croydon Road are still under consideration, the others have been refused. The Hayes application is now under appeal.



Thanks to all the members of WBRA who joined our efforts to oppose the mast on Elmers End Green - illustrated above. There were around 70 objections and 193 people signed our petition. Two comments supported the application because they felt they needed better phone reception. WBRA stressed that we are not NIMBY (Not In My Back Yard). We pointed out that there are other light industrial and commercial sites that would be more acceptable. But the Green is a special piece of land with a 300 year history. It is not 'Our Back Yard' - it is Our Front Garden!

The four applications recently received and so far refused are all on open grassed areas (Elmers End Green and Hayes) or grass verges (Copers Cope Road and Penge). This is apparently because the transmission from these masts is quite fragile. They are shortwave and so need to be around 20m high and way taller than any nearby buildings and trees - as the diagram for Elmers End Green shows. These applications are for EE and Three networks - there are a lot more networks so we are likely to get these huge masts all over the place. Given the government's attitude to planning shown in the latest PDR and "Planning for the Future" proposals, and Dominic Cummings' obsession with technology, they are very likely to bring forward more PDR rights to stop local authorities refusing permissions.

BECKENHAM TOGETHER - BUSINESS IMPROVEMENT DISTRICT

By Zoe Carr, BID Manager

Whilst this has, and continues to be a challenging year for our town, we are continuing to support our businesses and ensure that retail and hospitality outlets continue to trade safely and adhere to government guidelines. As these are constantly changing, we are in regular communication with the Local Authority to ensure we are informed and can share the information. We have Street Ambassadors on duty at the weekends when the hospitality sector is busy, to support social distancing and to support the door staff and management in the relevant premises. Working alongside the police and public protection teams too, the approach has been to educate and inform over the last few months, walking the tightrope of supporting the local economy as well as maintaining safety for everyone and preventing a local lockdown.

Whilst events are not allowed to take place, Beckenham Together organised Halloween decorations on Beckenham Green and will be bringing Christmas lights to the BID area again this year, which will bring plenty of cheer and promote our “Shop Local” campaign for Christmas. With fewer people travelling to large shopping centres and the West End, we hope to encourage our local residents to turn out and support all the fabulous retailers we have in Beckenham and whilst doing so, enjoy safely, the hospitality sector.



The red and white plastic barriers that can be seen in certain areas were put in place to allow pedestrians to socially distance and step off the pavement where the path is narrower. There is ongoing concern as to the maintenance of these by contractor to the Local Authority, and Beckenham Together has sent several examples of appalling barrier management and is waiting for a response. There is now a plan in place to have sturdy planters replace these so that aesthetic is more pleasing.

All business improvement districts in the London Borough of Bromley are now on a taskforce to support local economic development post lockdown and through the next challenging period and along with the Small Business Champion Councillor Yvonne Bear have regular updates and meetings to try and support all businesses in the borough, particularly those in our relevant BID areas.

CCARA is interested to know your views on the barriers in the town centre and whether they should be made permanent or removed. Please email hello@coperscope.org.uk or phone 020 8658 5355.

KEEPING BECKENHAM CLEAN AND TIDY

The restrictive circumstances of recent months meant that for a time CCARA has not been as active around the High Street and wider Beckenham area as usual. When we did get out and about we were saddened to see the amount of graffiti, fly-tipping and illegal stickering that had accumulated around the town, and worst of all perhaps, the number of discarded face-masks on walkways.

The barrowmen have been doing a great job of keeping the bins emptied and the pavements clear of light litter, and Fixmystreet have responded quickly to all the reports we have made. Please help keep our



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town safely clean by reporting any rubbish, graffiti or pavement issues to **www.fixmystreet.com** . Their system is really simple, it takes only minutes to send a report, and although a photo helps them identify the problem, it is not necessary.

BECKENHAM GREEN FRIENDS

email: greenfriends@coperscope.org.uk

facebook: www.facebook.com/beckenhamgreen

The Beckenham Green Friends resumed their activities in September to start preparing The Green for winter months and to plan ahead for next year. Focus has been on removing brambles and vine weeds from the borders, which is a never-ending task, but slowly and surely making good progress. An additional 300 bulbs are being planted during November adding more daffodils, tulips and alliums to the borders as well as amongst the trees.

The Friends will continue to do work safely and within COVID guidelines during the winter months, so if you see us, come and say hello (from a distance of course!).

Hopefully, we can return to holding a group event in the Spring, if guidelines allow, so keep an eye on our Facebook page (noted above).





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NEGLECT OF OUR STREET TREES

Trees make the borough a more attractive place to live, work and visit. They make the roads greener, break up the built environment, provide wildlife habitat, shade in summer, shelter in rain, oxygen for breathing, reduce the urban 'heat island effect' and absorb carbon dioxide emissions.

In Beckenham and the north-west of the borough, hundreds of new street trees have been planted in the last 5 or so years, often with measures to help them establish such as stakes, tree-ties and mesh guards. Sadly, as the saplings grow, many have not been maintained by the Council.



The 'tree ties' holding the trees upright against wooden stakes have, as the trees and their girth naturally widen, not been loosened or removed by the Council or its contractors. The ties are rubber, but they don't expand.

Whilst initially helping saplings to establish they then mutilate and ‘strangle’ them as they grow, threatening death in infancy.

It seems tree maintenance was a budget cut from as far back as 2013, when annual savings of £68k were sought by halting routine maintenance to trees or from requests from residents – except for tree planting, insurance claims and emergency works. No routine or even essential work seems to have taken place to new planting in recent years.

Some residents have taken to ‘saving the trees’ by cutting the ties themselves. However, in many cases loosening is needed, and this requires access to the buckle, or extending and re-nailing the tree tie, which may be inaccessible behind a metal tree guard. It may be necessary to remove the sharp-edge wooden stake which can rub and damage the bark in the wind.

Our thanks to Association member Nick Goy and adjoining Ravensbourne Valley Residents’ Association, who lobbied the Council to reinstate urgent systematic care of new planting. This has achieved results. The Council Environment Department has now started a programme. When the trees are self-supporting, they will remove the stakes and tree guards which can be the cause of wind-damage. An alternative ‘double staking’ method is to be used, as seen in some other boroughs. It may take some time to address the backlog. Unfortunately, the harm to many saplings cannot be reversed, if they are disfigured or damaged at the former tree-tie point and susceptible to breakage in high winds.

We welcome the Council’s restoration of new street tree maintenance but it should never have been halted. Individual cases can still be reported on the usual ‘Fix My Street Bromley’ website, and we have asked for an additional easy Street Trees option of ‘Tree ties, stakes and guards’. Not all the new trees are on the pin map.

You can help

You can report individual cases by searching ‘Fix My Street Bromley’ or ‘Bromley street tree problem’ or emailing or phoning the Arboricultural Manager, Hugh Chapman, hugh.chapman@bromley.gov.uk or trees@bromley.gov.uk or call 020 8464 3333 ext 3229.

BECKENHAM BUSINESS ASSOCIATION

The current Beckenham Business Association (BBA) Executive Committee has been in post for nearly 10 years! And what an exciting time of Beckenham's development the committee has been able to help shape and see grow.



The last 2020 event for BBA members is a "Thank You" Cocktails evening on 8 December with a demonstration from Vicky of Petals Florists of a Christmas floral table decoration, with one lucky winner receiving this decoration.

As the year draws to an end for this BBA EC, it is with great excitement of a new Executive for 2021, along with some sadness that the old guard is stepping down. It's now time for others to help grow our amazing Town that we all take so much pride in.

From the BBA Executive – Marsha Berg, Paul Bailey and Jackie Groundsell – all the very best for an even greater Beckenham.

If you're a Beckenham based sole trader, SME, maybe working from home, or hot-desking, Beckenham Business Association is for you. Get in touch; info@beckenhambusinessassociation.co.uk or 020 8650 8015.

WHAT'S NEW ON CLOCK HOUSE PARADE



Alexander Stores, No 61 Clock House Parade, offers plastic free shopping. Take your own containers and fill them up. They stock pulses, grains, herbs and spices and cleaning & beauty products.

A new coffee shop "Shotsmiths" has opened on the corner of Clock House Road where the plant shop used to be. Three Hounds has relocated to bigger premises a few doors down, at 57 Beckenham Road.



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PLANNING AND LICENSING UPDATE

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

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

The Registry, 32-32 Beckenham Road (old Link/Capita offices) 20/02655/RESPA

A second application has been granted approval, under Permitted Development Rights to convert the office building close to the Spa and Library, to flats.

Earlier this year a proposal for 101 No. flats was approved, however the developer appointed another architect to produce plans that increase the number of units.

125 No. flats - 95 No. one-bed and 30 No.two-bed - will now be squeezed into the five/six storey T-shaped block currently occupied by Link (previously Capita).

Compared to the first one, the second scheme achieves the higher number of units mainly by increasing the number of one-bed units at the expense of 2-beds and by reducing the width of the corridors to the flats on each floor to just to 1 metre. Other common areas have been cut down in size and had their natural light substantially reduced, service risers and equipment space has been omitted from each floor, the amount of space given to cycle storage has been halved and bin storage space is not shown.

Carlton Court, 23 Beckenham Road 19/01637/FULL

Construction has begun to redevelop Carlton Court, an existing two-storey block of six two-bedroom flats situated diagonally opposite the Fire Station, on the corner with Hayne Road.

The development involves the demolition of the existing building and



garage block and the construction of two three-storey blocks of 24 No flats, comprising 6 No one-bedroom, 18 No two-bedroom units.

The existing block provides accommodation for up to 24 people, whereas this new scheme will increase to a maximum to 74 people, although only 12 No car parking spaces are provided for future residents!

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

A decision is still awaited for an application to demolish the existing low-rise building and erect a three-storey building containing 5 apartments (4No 2-bedroom and 1No 1-bedroom) with associated car parking, refuse/cycle storage and amenity areas.

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

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



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

Elmers Lodge 86 Croydon Road 20/03771

This application is for the site that was formerly a garage and petrol station, and not the former Elmer Lodge Pub site on Dunbar Avenue.

It is also the first application in Beckenham to take advantage of the new Permitted Development Rights



(PDR) to extend purpose built flats upwards by two storeys. This three storey block, built in 2001, currently has 18 flats, each with a parking space.



The two new storeys would accommodate another 20 flats, 7 of which are below minimum space standards, and none have parking provision. It appears that the owner occupiers and tenants of the existing flats have not even been told that the freeholder is applying for this. There are very limited grounds for LB Bromley to refuse prior approval, mainly transport and highways impact, and though the building is on the very busy Croydon Road, no doubt the council will be under pressure to allow yet more so called car free development.

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

This is an application to put two additional storeys onto the row of shops to the east of the Clock House Station entrance. It is the fifth attempt to build up over the shops.

Previous applications for single storey additions have been approved, but the latest one for two storeys, in 2019, was refused because of conflicts between the commercial use of the ground floor and the residential occupancy because of access issues and servicing of the shops.

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



There are strong local objections to this proposal, mainly because of the effect on the businesses and one in particular whose premises would be used for a stairwell to the flats. It is unclear from the application how the construction of the two additional storeys will be achieved without significant impact upon the existing structures at ground floor level.

15 Wickham Road 20/03070/RESPA

A change of use application to convert the building currently used as offices to 4 small houses, 1 No. two-bed and 3 No. one-bed, has been refused permission. The reason for refusal was a hazardous parking arrangement at the front of the property, facing directly onto a double bend in the road.

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

On the opposite side of Chancery Lane, a change of use application has been submitted to convert the travel agent's office on the ground floor to a two-bedroom flat.

77b Bromley Road 20/03581/FULL1

A planning application has been made to demolish the existing single family house and replace it with a block of 8 No flats.

PRE-PLANNING DEVELOPMENTS OF NOTE

76a and 76b The Avenue

A consultation with residents in the area was held last month by Devonshire Developments which is planning to redevelop the two plots as the first phase of a larger scheme that will eventually include 76c and 76d.

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



Phase One of the proposed development, situated 400 metres from the junction with Westgate Road, involves the replacement of both houses with a block of 18 No. one and two-bedroom flats towards the front of the site and 3 No. houses at the rear.

From the consultation presentation, the three houses appear fairly well appointed, however the layout and size of the flats seem cramped and only just meet the minimum space standards.

The developer has offered to resurface the Avenue, which is an unmade and unadopted road, from the site down to Westgate road and add traffic calming measures. Phase Two of the scheme would see the section to Downs Hill Road similarly resurfaced.

Residents on the road have been in contact with us, concerned that the proposals are an over-development of the site and worried about the traffic problems that could result from any resurfacing.

A planning application is expected to be submitted by Christmas. You can find out more on the developers website at www.76theavenue.co.uk

114 Bromley Road

Woolbro Group have recently completed a consultation with local residents for a scheme to redevelop the site, which is situated on the corner of Crescent Road.



The development involves the replacement of the existing Victorian building, last used as sheltered housing, with a block of 27 No. flats and parking for 19 cars. A planning application is expected to be submitted by Christmas. You can find out more on the developers website at www.114bromleyroad.co.uk

PLANNING APPLICATIONS ON THE HIGH STREET

3 Beckenham Road (Barclays Bank) 16/04145

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

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

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

In August, another application was made to convert the shop into a restaurant after a previous one applying for change of use of the shop to a restaurant was refused. A decision has yet to be published, although work

appears to have started to the interior and frontage. A planning enforcement case is currently in progress concerning unauthorised building works at the rear of the property.

128 High Street (old Allure shop) 19/02948

Permission has been retrospectively granted for a replacement shop front for a restaurant that already has permission for change of use. Work to the interior and frontage appears to have been completed, though the restaurant has not yet opened.

49 High Street (Branded) 20/03713/CUTA3

Work appears to be nearing completion to change the frontage of the old 'Frock Follies' shop and extend the Branded restaurant, following the company's purchase of the next-door unit several years ago. This is despite an application for change of use being submitted only last month and which has yet to be decided.

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

The appeal against LB Bromley's refusal of approval for yet another application to convert the existing offices to 22No one-bedroom flats and bedsits has still not been decided.

The approval granted in 2016 for conversion to 14 flats (just the existing office building) has now expired, but would have permitted development rights if it were re-submitted. This latest application that has been refused is identical to the one which was dismissed on appeal last year and still does not appear to contain the signed legal document required by the Planning Inspector to ensure the occupants of the flats cannot obtain residents' parking permits. However, this could not prevent occupants having cars and still parking on roads that don't have parking restrictions. There are also concerns for road safety with a large increase in pedestrian footfall straight onto the narrowest point in Burnhill Rd.

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

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Information about how to join either the Copers Cope Areas 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.

[Coper 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

If you cannot join online we accept standing orders - for a form get in touch by email to chairman@coperscope.org.uk or call 020 8658 5355.

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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.

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