

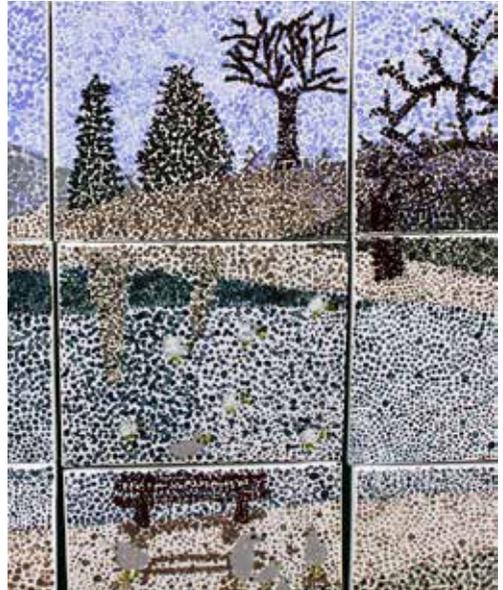
Chislehurst REPORT

A Publication of the Chislehurst Society

No. 49 Summer 2013

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Our Pond, by Red Hill students

The Chislehurst Society's Environmental Awards 2013

Congratulations to Red Hill Primary School, which won this year's Alun Jones Award for the school with the most winning entries, and to Babington House School, who won the Joy Jones Award.

Babington House School hosted the event, and new headmaster, Tim Lello, welcomed the guests to the Awards ceremony. Tony Allen, chairman of The Chislehurst Society, thanked all the participants for their hard work and inspiration, and said how satisfying it was for the Society to be able to organise the Awards.

The subject this year was 'Flora and Fauna of Chislehurst', which produced a wide and interesting array of entries, including artwork, poetry and other projects. 137 certificates were awarded to individual students, and prizes totalling over £1,800 were awarded to students and schools. *More on pages 4 to 6, and on our website.*

Images, mostly by Robert Piwko, of some of the entries and students are included throughout this Report.

Go online to the Society's website at www.chislehurst-society.org.uk

Chislehurst Society AGM - 25 April 2013

A rare warm sunny April evening may have been enough to keep some members in their gardens, but still some 120 members and guests turned out to join us for our meeting.

Guests included our Councillors, Katy Boughey, Ian Payne and Eric Bosshard, and they were joined this year by Cllr Colin Smith, deputy leader of Bromley Council and Portfolio Holder for Environment. Cllr Smith has been actively involved in the Town Team's discussions with Bromley Council, and we were pleased to welcome him to our meeting. We were also pleased to welcome Bromley's acting chief planning officer, Jim Kehoe.

The Trustees of the Commons were represented by chairman Andrew Osmond and Colin Yardley; Orpington and District Archeological Society (ODAS) by their chair, Janet Clayton; the Friends of Scadbury by Keith Burns, and Chris House, newly appointed chair of the Petts Wood and Hawkswood Branch of the National Trust, also represented the Petts Wood Residents Association, of which he is a member.

David Wood, Chair of Bromley's Advisory Panel for Conservation Areas, invited the Society to resume its seat on the Panel, which has been vacant for some years.

The official business of the AGM was quickly dealt with – the accounts and annual report were approved, and officers and Committee members were voted in unanimously (see page 12 for a note of the composition of our executive committee) – so that we could get on with the real business of the evening.

First, Joanna Friel revealed that the Society had been successful in its application for a grant from the Heritage Lottery Fund to repair and display the Camden Place indenture we acquired last year.

Joanna announced a series of exhibitions and activities involving the indenture which will take place later this year and in 2014.

Inspector Darren Murphy then provided us with an update on proposals for policing in Bromley and Chislehurst. Details of his talk are reproduced opposite. Much of the subsequent discussion focused on traffic issues in and around Chislehurst.

Finally, Alison Stammers, chair of the Chislehurst Town Team, outlined the progress of the Town Team since its launch at last year's AGM. These have been covered in recent editions of *Chislehurst Report*.

Alison specifically thanked our councillors, and Cllr Smith, for their help in facilitating progress in a number of areas with Bromley Council officials.

Thank you to the Revd. Barbara Calvert for allowing us to use the Church for our meeting, and to all speakers and attendees.

Policing in Chislehurst

Inspector Darren Murphy spoke to members of the Society after this year's AGM. He acknowledged that there had been a number of differing communications about the future of policing in Bromley, and that plans for implementing the changes continued to be refined. He set out his views of the current position as follows:

'Changes to the Metropolitan Police Service (MPS) are being driven by both the need to deliver an improved service and the requirement to reduce costs. Currently the MPS is performing poorly in delivering satisfaction in comparison to other police forces across the country.

'London has changed – with growing numbers of people living and working in the capital, new technologies and emerging/changing crimes the MPS needs to use resources differently.

'We must make savings of in the region of £500m by April 2015. The Commissioner's Total Policing approach aims to improve the service to the public.

'Neighbourhood policing will be the foundation of our delivery. 2,000 officers will be realigned to Safer Neighbourhoods Teams and will be dedicated to working in communities. Safer Neighbourhoods Teams and wards will be led by an Inspector and activity will be coordinated across ward boundaries for more effective community problem solving.

'We will continue to respond to local priorities, reassuring and engaging with local people. As part of the LPM, we are adopting a revitalised approach to Total Victim Care and adopting further service commitments. For example, every victim of crime is now offered a visit from a police officer.

'Safer Neighbourhoods Teams will investigate low-risk, high-volume crime that affects the day-to-day quality of life of local people. We will provide a thorough investigation of these crimes, giving victims a reliable service.

'Boroughs will continue to work closely with local authorities and partners – building strong networks and community panels to identify local problems and priorities and working together to find solutions.

'We will make and deliver on a number of promises within local communities, such as patrolling certain areas at certain times, or visiting every secondary school and every place of worship at least once a month.

'More complex and serious investigations will remain with Criminal Investigation Departments (CID), who will prioritise the pursuit and disruption of harmful criminals and gang members, and the support for vulnerable people, such as victims of hate crime or domestic violence.'

The Chislehurst Society's 2013 Environmental Awards

The Worshipful Mayor of Bromley, Councillor Michael Turner, presented the awards to the top schools, and Paul Cooling of Coolings Nurseries presented certificates and prizes to the successful students, after addressing the winners and their families about how Coolings had grown from its original base as a small market garden in Chislehurst over the last 100 years.

Thanks to Vivien Smith, who organised the Awards this year. Donna Bompas received a special award in recognition of the 12 years that she previously organised the awards.



Bromley's Mayor, Cllr Michael Turner, with students from Red Hill School, with the Alun Jones Award. Donna Bompas receives her special award, and students from St Nicholas (CofE) school.



The panel of judges included

- Coral Gibson – Bromley Council Principal Tree Officer
- Megan Goodeve – Learning and Participation Officer Gerald Moore Gallery
- Marie-Louise Kerr – Bromley Museum
- Stephanie Waddington – Countryside Services Bromley
- Sam Pettman – Keeper, Petts Wood and Hawkswood NT, and
- Liz Abels, Joanna Friel, Madeline Clarke and Alison Stammers – The Society.

Many thanks to all the judges and all those who helped on the night of the Awards.



Students from Babington House (top left) with the Joy Jones Award. Senior students from Bromley High with their certificates, and an appreciative audience.



History Group happenings

Our newly formed History Group is enthusiastically investigating the heritage of Chislehurst. Fifteen devotees of all things ancient and not so modern meet every month in the Old Chapel to share findings, with a view to producing items for our website and publications. New members are always welcome.

New book. Currently the team is producing a new book commissioned by Amberley Publishing, *Chislehurst Through Time*. This will feature old images of Chislehurst set against the view from 2013. We are making steady progress towards the September deadline; add it to your wish list for Santa! We are always looking for never-seen-before old images and particularly want a picture of London taken from White Horse Hill before Canary Wharf went up.

Mead Road School. We are enjoying trawling through the old school records at Mead Road and learning about its former life as a boy's private school, Pennthorpe. We hope to get the headmaster of Pennthorpe School, now based in Sussex, to visit on Heritage Open House weekend in September.

Chislehurst Tours. *Chislehurst History Today* is an online tour of Chislehurst on our website which can be enjoyed physically or from your computer. A limited number of printed copies will also be available. As the Heritage Lottery Project progresses there will also be guided walks available around the perimeter of the Camden Park Estate.

What was Waratah? Residents of the new housing estate on the former Ravensbourne College site have raised questions about the meaning of the road name 'Waratah' and our group is writing a leaflet on this 'forgotten area of Chislehurst' including the story of the 'Cow Path'.

The Builder. We have catalogued items from *The Builder* for easy access to fascinating articles on the heritage and architecture of our older houses. One team member is working with Bullers Wood, Coopers and Camden Place to open these wonderful heritage buildings for public view on Open House weekend in the autumn.

The Great War. We are preparing information to publish over the period of the centenary of the First World War, from next year. We are very interested in hearing from anyone who has letters, photographs, or other documents, such as diaries, from relatives who lived in Chislehurst during the War.

More to come... New projects include creating a Chislehurst version of Cleudo based on the house layout plans from Camden Place and our version of Horrible Histories, *Chislehurst Chillers*. We aim to tell the ten-year-olds of BR7 some creepy but true stories of dastardly deeds from days gone by in the hopes of interesting them in their heritage! Future editors of *The Cockpit* we hope.

Chislehurst Recreation Ground update

Over the coming months there will be a bit of disruption in Chislehurst Recreation Grounds as various improvement works take place. These include

- A new Invicta Scout clubhouse on the site of the old play area, enclosed in new security fencing.
- Drainage and soil-level improvements in and around the main playing field – these works have been funded by the Football Foundation in partnership with LBB and the Chislehurst Playing Fields Association.
- New playground equipment – a nest swing suitable for children of all abilities and a climbing train suitable for younger children will enhance the play opportunities already on offer. These items have been part-funded by the Chislehurst Playing Fields Association.
- Improved access from the Library car park by means of a slope and steps. It is hoped that this will encourage visitors to the Recreation Ground to use the Library car park instead of parking in Empress Drive.

For this year only, the Friends of the Recreation Grounds' annual music festival, *Chislehurst Rocks*, will take place on Walden Recreation Ground on 14th September 2013 in order to allow the grass reinstatement in Chislehurst Recreation Ground to become firmly established.

Any questions or problems should please be directed to LBB at 020 8313 4471 or landscape.helpdesk@bromley.gov.uk



*Ducks on
the pond,
by Ramisha
Rahman of
Beaverwood
School*

The Chislehurst Town Centre Management Group Pub Quiz

The Chislehurst Society took part in a Pub Quiz, organised by the Chislehurst Town Centre Management Group on 2 May at the Bull's Head. We were competing with teams from local businesses that included Francis Chappell, Wrattens, Annabel's, Flawless Jewellery, Churches2gether, and others. Christine Wearn (who had never before taken part in such an event) was the Society Team's Skipper, and a team of ten drawn from our Executive Committee and Road Stewards was enhanced by some spouses roped in at the last moment. The event was organised by Clare Herriot from Churches2gether and Amy from Annabel's. Local Councillor Ian Payne proved to be a competent and humorous MC. Christine reports on the evening:

'The questions came fast and furious and the later it got, the louder it got. My lip-reading skills were tested to the full. Daniel had a neat trick; he would write down his answer and pass it around the table to me. Then I couldn't read his writing. This was tense, believe me. Then there were the quiet speakers, Derek, Tony and Roger. I still don't know what Derek was saying, David Ely proved to be very knowledgeable, but we fell on the Latin question; Magnum Opus – literally great work. We said masterpiece, which is arguably more correct. Joanna was brilliant with her history knowledge and general knowledge. Christine Barrett had a stab at the rivers of England, but we all floundered in a few of them. I knew the Balearic Islands, LLD was a law degree, but led the whole team astray with Winchester cathedral being the second largest cathedral. Wrong - it was York.

'There were questions on film music: was it Warhorse or The Life of Pi? What do I know? I was in their hands for this category. I was just sad that there were no science questions. There was a section on very youthful, shall we say, music? Daniel again came to the fore. I think he was better than the youngsters. What does that say? I thought I was quite good at contemporary music, but not without hearing the tune first, and Ian Payne wasn't very forthcoming when I asked him to sing the song out loud.

'After the raffle, the second half went just as well as the first, but our early lead was now being eaten away and we were beaten by Clare's 2gether team by only one point! A good night was had by all, and next year we'll aim to do better. The takings for the whole event totalled £1,000, which will go towards the funding of the Chislehurst Christmas lights.'

Open Air Cinema on Chislehurst Common - 27 July 2013

A magical evening of fun and entertainment for the whole community at the playing fields of Chislehurst C of E Primary School. Seating opens at 7:00, live music at 7:30 and the movie begins at twilight. Drinks and hot food will be on sale and there will be activities for the children to enjoy. The film will be announced in June and the tickets will be on sale in July. Pre-sale tickets will be £8.00 for adults and £5.00 for children (£10 and £7 on the day). Profits will go to the Trustees of the Commons.

International 'investors' looking at Chislehurst Green Belt land

A land investment company based in Dubai is actively marketing Green Belt land in Chislehurst as potential house-building plots. The area in question is pasture land located west of Kemnal Road and south of Belmont Lane (footpath).

The land has been divided into two phases. Phase 1 appears to have been fully sold or reserved. The second phase, further south, is the focus of the current promotion. It comprises 42 building plots each of about 300sqm in area.

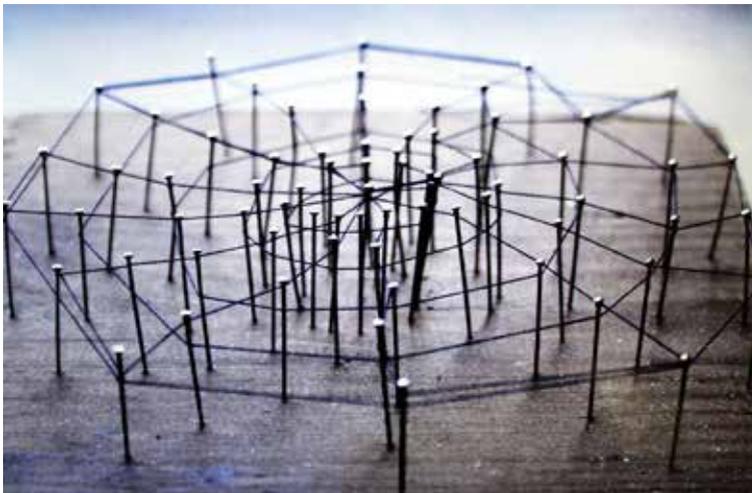
In the UK, when a land bank scheme does not simply sell plots of land but also offers to manage and get planning permission for them, it is probably operating as a collective investment scheme. These schemes come within the jurisdiction of the FSA.

The land investment company, Herald Land, states on its website that it is solely for international clients. They are careful to refer only to selling plots of land. Their 'products', e.g. the land parcels in Chislehurst, are '*not to be marketed to persons in the UK*'. They state that they do not fall under the jurisdiction of the FSA.

It is inconceivable that investors are not buying in to a collective investment scheme. How otherwise would individual investors think their plots would ever be developed? Notwithstanding a small reference in their website to the land being designated as Green Belt, this looks like a land banking collective investment scheme where it is claimed that the plots of land have good investment value in the expectation of future development.

But the reality is that there is little or no chance that the land will ever be developed.

The FSA estimated in 2012 that such schemes have cost UK investors as much as £200m. In 2012, the Land Registry issued a guide warning the public about such schemes.



*Natural Network,
by Hattie Lowers
of Bromley High
School, based on
the design of a
spider's web.*

Castles in the air?

Over recent months you can hardly have escaped the controversy generated over government proposals to relax permitted development rights (PDR) affecting rear extensions to dwellings. These measures are included in the Growth and Infrastructure Act, which received Royal Assent on 26 April 2013. For the next three years homeowners will be able to double the size of single storey rear extensions that can be built without the need to apply for planning permission. Expressed in numbers this means:

	Previous limit	New limit
Detached dwelling	4m	8m
Semi-detached dwelling	3m	6m

Are you interested in taking advantage of this relaxation in planning control? Before you get too excited you need to confirm if these new measures apply to your property.

- They will not apply to dwellings located in a Conservation Area. A considerable part of Chislehurst is designated as such.
- Specified PDR can be removed by conditions attached to planning permissions granted by the local planning authority. This has occurred in Chislehurst over the past 40 years when parcels of land have been redeveloped for housing estates. For example, the permission granted in 1986 for the residential development of the former Kemnal Manor Lower School site in Edgebury, and the 2006 permission for the residential development of the former Ravensbourne College site both included such conditions. If your dwelling was authorised by these or similar planning permissions the new measures will not apply; you will need to apply to Bromley council for planning permission for any proposed extension or alteration to the roof.

You may not be limited by the above, but can you start digging the foundations for your new extension? Pause for further thought: there are still limits to what you can actually carry out, for example (there are more!)

- The height of the extension will be limited.
- In certain circumstances you will not be able to build within 2m of the boundary.
- The extension is measured from the rear wall of the original dwelling house – so if you have already extended your house the scope for further extensions may be very limited.
- You must not build over more than half of the total area of the curtilage of the dwelling house (excluding the ground area of the original dwelling house). Our politicians described this as not be able to build on more than 50% of the garden. But this ‘garden’ will be the aggregate of front and rear gardens and any side space.

If you are sure that your planned extension does not compromise the conditions and limitations referred to above I expect you are raring to get started! But have you consulted with your neighbours about your plans? A last-minute amendment to the Bill before it received Royal Consent introduced 'a light-touch neighbours' consultation scheme'. So, for Chislehurst homeowners who want to build under the new rules:

- They must notify Bromley council of their intentions, providing plans and a written description (no fee is proposed).
- The council will tell immediate neighbours of the plans.
- Immediate neighbours have 21 days to object (in writing) to the council.
- If no-one objects, the development can proceed.
- If objections are received, the council will decide whether or not the impact of the extension on neighbours' amenity is acceptable.
- If the council refuses permission, homeowners can appeal to the Planning Inspectorate.

It is likely that local residents who are not immediate neighbours will not be notified of nearby homeowners' plans. The definition of the term has not yet been given. But it has been common for local planning authorities to increasingly restrict how widely they notify neighbours of receipt of planning applications for nearby sites. Many people that might be affected will not be informed. As it stands, The Chislehurst Society will not be advised.

Correspondence from Bromley planners frequently take five days or longer to arrive after the date on an enclosed letter. As a neighbour you will need to respond quickly if you dislike the plans. If you are planning to be away from home for a period have a cuppa with your neighbours before you depart!!



Geese, by Olivia Smith, Red Hill Primary School, won a first prize in the junior section.



Beetle Umbrella, by Alex Green of Babington House.

Society News

Road Stewards' news

Six Road Stewards have resigned since the last edition of the *Report*. We welcome five new Stewards, and we thank three Stewards for taking on additional rounds.

We welcome new Road Stewards, Sarah Jerrari (Elmstead Lane even numbers 6–50), Roger Handley (Willow Grove excluding Woodhayes), Gilian Edwards (Beechcroft Rise), James Crawford (Mill Place) and Tony McClarty (Leesons Residents' Association) and thank David Harding (Grange Drive odd numbers), Anne Tickel (Marlings Park Avenue even numbers 38–72) and Myrna Henson (Walkden Road) for taking on more.

We also thank retiring Road Stewards, Christine Coole (Leesons Residents' Association), Isobel Ross (Willow Grove excluding Woodhayes), Andy Townsend (Grange Drive odd numbers), Beryl Magrath (Elmstead Lane even numbers 6–50), Terry Baskett (Heatherbank and Longmead) and Ed Hallam (Mill Place) for their work for the Society, and offer best wishes for the future.

May clean-up morning – be prepared!

Stuart Sutton, Society member and leader of the 6th Mottingham Scout Troop, brought some of his troop along to assist Society volunteers at the last Clean-up morning at the end of May. Troop members are working towards their Community Challenge Award (sponsored by the police), a key part of which involves taking part in some form of local community service totalling at least six hours. Stuart, Bromley Council and the Society have worked together to make this happen and are determined to make it a permanent arrangement.

Members' meeting – Thursday 4th July 2013 at 2.30 p.m.

Chislehurst's youth ambassador, Adil Ghani, appeared on television this year to raise awareness of disabilities and young people. Passionate about sport and with vision and enthusiasm, Adil will talk about the work done at Marjorie McClure School.

Executive committee

The AGM, on 25 April, voted on the members of the Society's executive committee. The members of the committee are set out below, with details of their main responsibilities.

Tony Allen – Chair	Frances Follin – Communications
Lesley Pullar – Vice Chair and Grants	Joanna Friel – Heritage
Derek Nash – Hon Secretary	Roy Hopper – Local History
Colin Martin – Hon Treasurer	Roger Lawson – Traffic
Tony McClarty – Membership Secretary	Barry Redding – Planning
Liz Abels – Community and Social events	Alison Stammers – Town Team and Schools
Christine Barrett – Police Liaison	Christine Wearn – Administration and IT

*You can contact the Chislehurst Society or individual members of the Committee
by phone: 020 8467 0900 or email: membership@chislehurst-society.org.uk
or by post: PO Box 82, Chislehurst, Kent. BR7 5TT*