

Knoll News



Knoll Residents Association Spring 2018 Newsletter

SUBSCRIPTIONS

Welcome to the Spring 2018 edition of The Knoll News.

For those who are new to the area this edition is distributed to every household in The Knoll requesting payment of the 2017/18 subscription. This is still £1 per adult member of each household. Your Road Warden will call on you to collect the subscription but it helps them and speeds up the whole collection process if you could complete the form at the bottom of the Road Wardens names/addresses page (which you will find on page 4 of this newsletter) and pop the money through their door. The Summer and Autumn editions will only be delivered to households with a paying member.

2017 ANNUAL GENERAL MEETING

We had a very successful AGM on Tuesday, 21 November which well over 100 members attended, together with local Councillors, and invited speakers.

The meeting opened with a welcome from Rev Wendy Swann, assistant Minister of St John's United Reformed Church, whose hall we were of course using. Sergeant Nick McLoughlin provided an entertaining update of policing in the area. Sharon Baldwin, Executive Director of Orpington 1st, gave her usual enthusiastic and informative update of High Street developments. She also confirmed that Orpington 1st had been re elected to manage the Orpington business management district for a further 5 years from this March.

THE LONDON PLAN

Each Mayor of London publishes a London Plan setting out what they want to do during their term of office and beyond. It covers all the areas the Mayor has influence or control over, such as housing, planning, transport and the London economy. This Mayor is no exception and at the beginning of December Sadiq Khan published his London Plan. Details of the plan can be found at <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan>. The plan reports that the London economy is expected to grow and with this brings the demand for more housing, when there is already a shortage. The key points of concern for most of Greater London centre on the removal of protection for back gardens (contrary to national policy), the removal of the density matrix, the removal of targets for family homes, the reduction in parking standards and the insistence that new developments near transport hubs should have zero parking provision without exception. Cumulatively, these policies will encourage (particularly in outer London suburbs) a huge increase in the demolition of existing family housing and its replacement with blocks of flats with little to no parking provision. Furthermore the proposed London Plan presumes in favour for all developments under 25 units and within 800m of a town centre boundary or a station. LBB would therefore be unable to prevent planning applications to redevelop a few houses or use gardens and build flats with no parking provision. Amenity space starts at 5 square metres per unit. This would affect around 80% of The Knoll area.

We are obviously concerned that Orpington, as an area with principally family homes, will be redeveloped in to an area of flats without parking facilities. Whilst this works for inner London in close proximity to good transport links, we cannot see it working for Orpington. Whilst train links in to London are good, if overcrowded and rarely on time, getting anywhere else at speed, even with a car, is hard to achieve. There is clearly a shortage of homes for first time buyers, but unless house building is carried out with sense and a proper plan, then replacing family homes with flats only causes a shortage of properties to move on to when these households expand in size.

The Draft London Plan will need to go through several stages before it comes into force. The initial consultation, which finished on Friday 2nd March, was the first stage. It will go through several re-drafts, it will be interrogated by the London Assembly's Planning Committee, an examination in public and a vote by the London Assembly (who can vote it down, but only if two-thirds of the voting Members agree to do so) before requiring the sign-off of the Secretary of State for Housing, Communities and Local Government. The total process is expected to take just under two years.

Unfortunately, as noted above, the consultation period for this document ended on 2nd March so we were unable to draw this to your attention before then. However, the KRA has made comments on your behalf. We have also met with Jo Johnson, who is supportive of our views, and contacted Gareth Bacon London Assembly Member for Bexley & Bromley, who, as the Leader, GLA Conservative Group, is similarly supportive. Andrew Boff AM, who is the Group's Planning and Housing Spokesman has made representations on behalf of this group, many of which support our own concerns.

We will keep you informed of developments.

PLANNING

The appeals against the developments proposed for 24 Keswick Road, 69 Broomhill and 23 The Drive have all been rejected. Unfortunately the appeal against the development at 75 Mayfield Road was successful.

You may be aware that back in October 2016 an application was made to demolish 18-44 Homefield Rise and replace these houses with four separate three and four storey blocks, totalling 103 flats. This was refused by LBB but has been appealed against and, at the time of writing, the decision has not been made. The outcome of this appeal is important because a similar, though smaller, development is being proposed for Knoll Rise where numbers 14-20 would be demolished and replaced by 58 flats in one block, which would vary in height between 3 and 5 storeys. This application has met with considerable local opposition and, as of 2nd March, there were over 100 objections recorded on the LBB website. The KRA is supporting residents in their objections, as are the local councillors and Jo Johnson. LBB would not be able to oppose this planning application under the London Plan as it currently stands.

ROAD WARDENS - URGENT

We have Road Warden vacancies. Please see situations vacant. Ideally, you will take over immediately and collect the 2018 subscriptions. It is not reasonable for residents in the respective roads to expect others to cover these roads indefinitely so please can we have volunteers.

WANT TO STAY FIT? HAVE SOME FUN?

Join our Badminton Group!

All ages welcome over the age of 18
at



Bishops Justus C of E School
Magpie Hall Lane
Bromley BR2 8HZ

on

Monday evenings from 7.15 to 9.15p.m.

Contacts: Trisha Chapman:

mcpc.chapman@btinternet.com

Sabine Whelan: sabine.whelan@ntlworld.com

Come and try a free session

Fees payable monthly

approx. £5 per week plus shuttles

SPANISH CLASSES

Join a Spanish post beginner course.

There are a few spaces left in this friendly class which takes place on a Wednesday evening at St John's.

This ten week course is suitable for anyone who has completed a beginners course or has some previous knowledge of Spanish.

Start date: Wednesday 23rd May

Time: 8-9:30pm.

For more information email:

dpetronsdospanish@gmail.com

Telephone 07504086443

COMMUNITY FUN DAY Saturday 9th June 2018 between 2pm and 7pm at St John's Church.

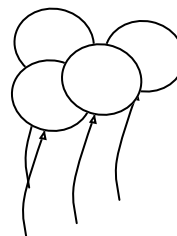
You are all invited to come along for an afternoon of fun and games, food and festivities at St John's Church, Lynwood Grove.

Entry is free, as will be most of the fun and games, including a bouncy castle. There will be a barbecue and other food and drinks on sale all afternoon.

The day will end with the launch of some 500 plus balloons in our balloon race, with tickets to buy on the day.

There will be something for all ages, so please join us whether young or old(er).

It would be great to make this a big community get together.





PRAISE AND PASTRIES AT ST JOHN'S

on

Sunday April 15th between 5pm and 6pm

Come and sing some of your favourite hymns/songs of praise and enjoy delicious pastries and refreshments.

Please feel free to email suzannewallbridge@gmail.com with your favourite hymn.

All ages very welcome!



KRA SITUATIONS VACANT

Road wardens

We have road warden vacancies, for the following roads, some of which have not been filled for over a year.

Hillview Road 33-49 & 34-52

Oakhill Road & Hill End

Tower Road 4-26 & 9-27

Tower Road top

St Aubyns Gardens

White Hart Road

For Tower Road and St Aubyns Gardens please contact Hilary Robson. For White Hart Road please contact Simon Wood. For Oakhill Road, Hill End and Hillview Road please contact Jo Wyton. All contact details are on the back page.

The duties of the road warden will be to deliver the Summer and Autumn editions of the Knoll News to members only, the Spring edition to all houses in the area they cover, collect subscriptions and pass them to the membership secretary. The time involved can only amount to a few hours a year.

KRA committee

We are also short of Committee members. Could I therefore ask all members to consider whether they would like to join the Committee in some capacity.

We meet about 8 times a year and each Committee member has a role but the duties are not too onerous. If you would like to join the Committee please contact me (contact details are on the back page) and I will be happy to discuss what is involved.

We really could do with someone on a regular basis to update and enhance our website so someone with the relevant IT skills would be most welcome.



SUNDAY FUN CLUB

For children in school years 3-6

At St John's Church Hall, Lynwood Grove

12pm - 2.15pm

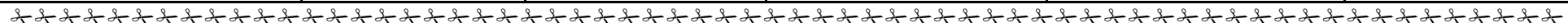
15th April: 13th May: 10th June: 8th July



Some spaces have become available for our group that meets once a month on Sunday afternoons. All our volunteers are DBS checked and there's currently no charge for the group.

If your child would be interested in coming along to try it out, then please contact Yvonne Veal:
y.veal@hotmail.com

Road	Road Warden	Road Warden address	Road	Road Warden	Road Warden address
Bancroft Gardens	Michael Carter	2c Lynwood Grove	Lynwood Grove 42-58 & 45-85	Denise Hardy	36 Lynwood Grove
Blossom Drive	Brian Wilkin	27a Orchard Grove	Lynwood Grove 60-84	Simon Hulme	54 Lynwood Grove
Braeburn Court	Brian Wilkin	27a Orchard Grove	Mayfield Avenue 20-38	Ray Humby	39 Mayfield Avenue
Bramley Court	Brian Wilkin	27a Orchard Grove	Mayfield Avenue 21-57	Val Humby	39 Mayfield Avenue
Brookside	Val Humby	39 Mayfield Avenue	Mayfield Avenue 40-76	Karin McCormack	70 Mayfield Avenue
Broomhill Road 3-73	Friso Dijstelbergen	24 Broomhill Road	Mayfield Avenue 59-123	Kay Wilkins	1 Lynwood Grove
Broomhill Road 2-62a	Patricia Sanderson	21 Broomhill Road	Melbourne Close	Simon Hulme	54 Lynwood Grove
Broxbourne Road 1-17 & 2-14	Maggie Brown	14 Broxbourne Road	Moorfield Road	Anne Bailey	34 Moorfield Road
Broxbourne Road 19-49 & 18-48	Ian Calnan	44 Broxbourne Road	Novar Close	David Riddoch	15 Novar Close
Broxbourne Road 49A-71 & 50-70	Adrienne Harris	70 Broxbourne Road	Oakhill Road	John Mangold	19 Oakhill Road
Chislehurst Road	Maureen Elliott	97 Chislehurst Road	Oatfield Road	Fiona Borthwick	1 Oatfield Road
Cornmill Drive	Friso Dijstelbergen	24 Broomhill Road	Orchard Grove	Brian Wilkin	27a Orchard Grove
Cyril Road	Susan Tapp	'The Sheiling' Cyril Road	Pepys Rise	Diane Brown	2 Pepys Rise
Dale Wood Road 1-27 & 2-24	Percy Williams	23 Dale Wood Road	Sequoia Gardens	Julia McCarthy	3 Sequoia Gardens
Dale Wood Road 29-49 & 26-48	Alan Willey	42 Dale Wood Road	Somerset Road	Nina Taylor	3 Somerset Road
Dale Wood Road 51-93 & 50-60	Lisa Bristow	89 Dale Wood Road	St Aubyns Close	Hilary Robson	35 Tower Road
Devonshire Road	Richard Parrott	20 Wiltshire Road	St Aubyns Gardens	Hilary Robson (acting)	35 Tower Road
Eastcote	Kay Wilkins	1 Lynwood Grove	St Kilda Road	Anne Raymond	4A St Kilda Road
Elm Grove 1-33 & 2-36	Deborah Simpson	19 Elm Grove	Stanbrook House	Brian Wilkin	27a Orchard Grove
Elm Grove 35-57 & 38-88	Harold Holding	42 Elm Grove	Stanley Road	Anne Raymond	4A St Kilda Road
Hill End	John Mangold	19 Oakhill Road	Station Road	Duncan & Elizabeth Cameron	15 Station Road
Hillview Crescent	Patrick Foo	1 Hillview Crescent	The Avenue	Tim Andrews	19 The Avenue
Hillview Road 1-31 & 2-32	Geoff Gammon	29 Hillview Road	The Drive	Martin Carney	24 The Drive
Hillview Road 33-49 & 34-52	Jo Wyton (acting)	14 Vinson Close	The Maltings	Jan Wright	8 The Maltings
Irene Road	Joan Kinnear	7 Novar Close	Tower Close	Hilary Robson	35 Tower Road
Irvine Way	Maggie Brown	14 Broxbourne Road	Tower Road 29-47 & 26A-36	Hilary Robson	35 Tower Road
Keswick Road	Jill Solly	9 Keswick Road	Tower Road 4-26 & 9-27	Hilary Robson (acting)	35 Tower Road
Knoll Court	Alice Smith	10 Knoll Court	Tower Road top	Hilary Robson (acting)	35 Tower Road
Knoll Rise 1-17 & 14-32	Alan Goddard	11A Knoll Rise	Vinson Close	Richard Burton	46 Vinson Close
Knoll Rise 17a-31 & 34-50	Trevor Marcussen	24 Lucerne Road	Westholme	Ray Humby	39 Mayfield Avenue
Lamorna Close	Susan Tapp	'The Sheiling' Cyril Road	White Hart Road	Patricia Sanderson (acting)	21 Broomhill Road
Lucerne Road	Chris Davies	3A Lucerne Road	Wiltshire Road	Richard Parrott	20 Wiltshire Road
Lynwood Grove 1-43 & 2-40	Michael Carter	2c Lynwood Grove			



Please enter your details below and deliver with your subscription (£1 for each adult household member) to your road warden listed above

Subscriptions for 2017/18 are due by 30 April 2018

Name(1) _____ Name(2) _____

Name(3) _____

Address _____

DAMAGED FOOTPATHS AND RUBBISH

We often receive complaints from members about the state of the footpaths and grass verges, especially following building work. LBB can recharge the cost of making good damage caused by third parties, but only if there is evidence to prove who caused the damage.

If you have building work and the builders damage the footpath or the verge then we would suggest you ask them to make good the damage. It is hardly an unreasonable request. If they do not or will not then we would suggest that if the footpath is damaged go to Report It on the LBB website at the following link <http://www.bromley.gov.uk/report> or <https://www.fixmystreet.com/>.

Less than £10 of compost and grass seed and ten minutes work will be more than enough to make good a damaged verge. We would encourage residents to take responsibility for their own streets, as you cannot rely on anyone else to!

Three girls, M, R and F, who call themselves 'the Lynwood Litter Collectors' certainly have. An abridged version of an email I recently received from them is set out below. What more can I say!

"Dear Knoll Residents Association

The last two Saturdays we have been picking up a LOAD of rubbish down the roads near where we live. We are trying to get our Community badge at Cubs and Scouts but we still like doing this for nothing as we are helping nature. We had the idea to collect rubbish because we saw a HUGE amount of rubbish dumped along the streets and we thought it was getting worse. We didn't like it. We are proud of what we are doing. Last week our black bag was so heavy that it was really, really hard to carry and it broke. This week there was less litter and we finished more quickly in an hour, but we still had a bag full.

We have a few suggestions to make:

80 pounds fine if you drop rubbish because it will make people stop doing it as they will lose money.

Ban cigarettes from the area as we see the ends of them everywhere along the road. If you have to smoke you should put the butts in the bin when you've finished.

Everyone should clear up outside their houses and the street by their houses. That will make this area not so polluted. We could have a clear up day! Everybody should pick up rubbish wherever they see it.

Stop using so much plastic.

Put more bins in the area so people do not dump it because there aren't bins.

If you clear up after your dog, don't be disgusting and throw the plastic bag with dog poo in bushes. Put more dog bins in the area.

If you have builders in your house, tell them to be clean and tidy as we find lots of rubbish outside those houses. They also drive along the grass and make the grass all messy. The rubbish is sometimes deep down in the mud. Tell them to make sure things don't blow off the skips. If it does, they should pick it up.

Please try to convince people to start picking up rubbish. We have to stop at the church, but we see more rubbish further ahead that we could get if we had more time.

Maybe we could have a local rubbish picker shop with everything you need to pick up rubbish for 50p or £1 each.

When people put out their plastic for recycling they should have a duty to make sure it doesn't blow away. Dustbin collectors should make sure they pick up EVERYTHING they drop.

Some people just throw their rubbish out of car windows or just drop it on the street. People should teach their children not to drop rubbish so they don't do it, and when grow up and they're adults, they'll teach their children too. And so on!

Please could you help us to keep our streets clean! We can't go out collecting this weekend because of the snow.

We hope you can help make changes.

Thank you. "

THE KRA MAY BE EXPANDING!

At the end of Lynwood Grove is Crofton Lane (specifically the houses between the railway bridge and opposite St Johns Road). Red Cedars Road leads from Dale Wood Road and off this road are 2 other roads: Pondwood Rise and Clay Wood Close. These roads are not currently covered by any residents association and there has been some interest in these residents joining the KRA as the nearest neighbour.

This edition will be distributed to all these roads and, depending on interest, the constitution will be amended at the AGM in November to include these roads. We hope enough residents sign up to join the KRA to make their inclusion worthwhile.

LOCAL ELECTIONS

There are local council elections on 3rd May.

Along with Gosport, Swindon, Watford and Woking, the London Borough of Bromley has volunteered to take part in a trial that will mean voters within the borough will need to show ID before they can vote. This is the first in a series of pilots to allow the Electoral Commission and Cabinet Office to evaluate the impact of asking for ID before a decision is taken on whether or not to roll it out nationally. Cards are being distributed in the borough advising what ID is required.

Further information can be found on http://www.bromley.gov.uk/info/200033/elections_and_voting/1177/voter_id_pilot

CONTACT US

The contact details for specific KRA officers & committee members are:

Chair & Treasurer Ian Black 831014 kra.chair@gmail.com

Secretary Miriam Harries 811243 kra.secretary@gmail.com

Membership Anne Dungan 820987 knollra.membership@gmail.com

Planning Sue Smith 830251 kra.planning@gmail.com

Tree Warden Brian Wilkin 867728 kra.treewarden@gmail.com

Road Warden co ordinator & Road Warden secretary Kay Wilkins 878603

Road Warden secretary Jo Wyton 810622

Road Warden secretary Hilary Robson 825422

Road Warden secretary Simon Wood 871811

Road Warden secretary Dave Thomas 829646

Items for the KRA website to knollnews@gmail.com



Our Spring Newsletter is delivered to all households in our area. Summer and Autumn editions are only delivered to members. Our Newsletter is delivered to over 1,500 members in the area.

If you have any articles or news snippets you would like to share, or details of any forthcoming courses, events or talks that you would like publicised in the Summer 2018 edition please email to knollnews@gmail.com by Monday 11th June 2018.

Thank you.

Please note: Information on items and activities included in this newsletter and on our website are as received by the Knoll Residents Association. The KRA is not responsible for these items/activities and the inclusion of such activities does not constitute an endorsement of services or information offered.