

Knoll News



Knoll Residents Association Summer 2019 Newsletter

Changes to ward boundaries

In July 2018, The Local Government Boundary Commission began a three-year programme of electoral reviews of London Boroughs, that it has not reviewed in the last 5 years. The LBB boundaries have not been reviewed since 1999 so it is now our turn.

The electoral review recommends new ward boundaries that mean each councillor will represent approximately the same number of voters. It also aims to ensure that the pattern of wards reflect the interests and identities of local communities as well as promoting effective local government.

Their proposal is to reduce the number of councillors in LBB by 2 to 58, though no reason is given for this and are inviting comments on how the ward boundaries are to be withdrawn.

At the moment the majority of The Knoll is in the Petts Wood and Knoll ward but some roads towards the High Street and the other side of Station Road are in the Orpington ward. Ideally the whole of the Knoll would be contained in the same ward which means we all deal with the same councillors and the same police team. The committee plans to discuss this with the councillors at our annual meeting with them on Monday 1st July and will make representations accordingly.

A 10-week consultation period has just commenced and will end on 2nd September. Draft recommendations will be published in October, further consultations follow this with their final recommendation planned for publication in March 2020. Any changes will first take effect in the local council elections in May 2022.

For further information please go to:

<http://www.lgbce.org.uk/current-reviews/greater-london/bromley>

Overhanging vegetation

This is a matter members often ask us about.

Garden hedges, shrubs, tree branches and even plants sometimes grow beyond garden boundaries and can obstruct the pavement or obscure drivers' sightlines. It is the responsibility of the householder to take care of their hedges, trees or shrubbery to ensure that they do not pose an obstruction to the highway. Vegetation overhanging your property can under common law be cut back, more information is available from the [Citizen's Advice Bureau](#).

Where overhanging vegetation is reported to the council they will inspect and contact the householder or responsible party to request any vegetation impeding the highway is cut back. Whilst LBB cannot enforce the height of private trees they can request low hanging branches be pruned back. Once contacted the householder usually has 28 days to cut back the vegetation. If it is not cut back within this time LBB will issue an Enforcement Notice. If this is not complied with, they will arrange for their contractor to undertake the work, the cost of which will be charged back to the householder.

Some householders, particularly the elderly, may have difficulty cutting back overhanging vegetation themselves. Family members, neighbours or [Age Concern](#) may be able to help, but anyone experiencing particular difficulties can contact the council for advice.

For further information and the opportunity to report a problem of overhanging vegetation please go to

http://www.bromley.gov.uk/info/200083/roads_highways_and_pavements/221/overhanging_vegetation

The London Plan update

In the Spring edition of the Knoll News we suggested you write to James Brokenshire, The Minister of Housing Communities & Local Government (MHCLG) if you wanted to make any comments on the London Plan. The KRA wrote to Mr Brokenshire and has recently received a reply from a Mr Joe Dale, who is the ministry's Senior Planning Officer. He advises the Examination in Public is ongoing so he is unable to comment on how the MHCLG will react to the Planning Inspectors Report (which appears to be the stage between the Mayor and MHCLG review and approval) but is able to highlight its representations on a number of the contentious issues in the Plan, as follows.

Tall buildings

The Plan has now been revised so that the GLA will allow Boroughs to define what a tall building is and that this can be different in different parts of the Borough. Using a silly example, a say 20 storey building in The Knoll would have a very different impact from one in the Centre of Bromley. This enables the planning authority to ensure that tall buildings take sufficient account of local character and relate well to their surroundings.

Parking

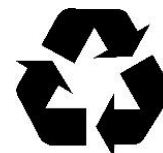
The MHCLG has made representations which state that the Government has not seen any clear evidence in support of unified and maximum parking standards across Greater London and any such standards should recognise the adequacy of the public transport network.

Small Sites Policy

The MHCLG believes that the approach taken on infill development within the curtilage of a house ('garden grabbing') is not consistent with national policy and have suggested the presumption in planning applications of Small Site developments is removed.

Finally, the Planning Officer advises that under current law where the Mayor approves inappropriate development (e.g. inappropriately tall buildings in unsuitable locations), the Minister can use his or her call in powers to make decisions centrally. This will continue.

The review of the London Plan should be completed by the Autumn. Gareth Bacon our GLA member will be at our AGM on Tuesday 19 November to provide a final update.



Recycling

We had a meeting with the councillors on July 1st and asked about recycling and in regards to concerns expressed recently in the media about the UK dumping our waste "for recycling" in countries like Indonesia; so we are sharing some information on this regarding Bromley's recycling.

Our waste contractor, Veolia, ensures as a first option recyclable materials will be sent to local UK reprocessing markets. However, in some circumstances the export of certain materials may be appropriate, for example due to limited reprocessing capacity in the UK or the decline in demand for a particular material (i.e. paper). Material markets are continually reviewed to ensure that compliance and best value is achieved.

The below table details what currently happens to our recycling once it has been bulked together and placed on large freighter trucks at our waste depot:

Collection Service	Current Disposal/ Treatment Method	Current Destination
Food Waste	Anaerobic Digestion	Dagenham
Garden Waste	Composting	Little Bushey Warren, Hampshire
Paper and card	Recycling	Belgium
Plastics, cans, glass and cartons	Recycling	Rainham Material Recycling Facility for sorting and then onto reprocessors in the UK and Europe. For example, plastics are currently going to a range of destinations including Dagenham, Corby, Slovakia, Germany and the Netherlands.



Home Security

We would like to make our residents aware of the importance of Home Alarm systems. Having a good home alarm system will lessen your chances of intruders from getting into your home, with the presence of an alarm deterring a burglar from entering a home. There are many types of home alarm systems ranging from standard internal sensors, smart wireless systems with auto alerts, to security cameras.

A further incentive to having a home alarm system fitted as well of peace of mind and the feeling of a safer home, it can lower your home insurance cost also.

If you don't have an alarm system and do not wish for the outlay of purchasing one, then it is widely accepted by police and councils that having a dummy alarm bell box fitted to the front of your home is also a big deterrent to potential burglars. You can purchase these such as a solar powered dummy burglar alarm box for as little as £10 online.



KRA Committee and Chair

I am still planning to step down from the committee after the AGM so we urgently need new recruits. If anyone is interested, please contact me or any member of the committee. See contact us on page 6.

ROAD WARDENS

We say goodbye and a big thank you to Julia McCarthy (Sequoia Gardens) and Richard Burton (Vinson Close) who are retiring as road wardens after many years of sterling service. Richard also had a stint on the committee.

We therefore now have vacancies for Sequoia Gardens and Vinson Close plus those listed below which have been vacant for some time.

Tower Road 4-26 & 9-27
White Hart Road
Eastcote
Mayfield 51-123

For White Hart Road please contact Simon Wood. For Eastcote and Mayfield Avenue please contact Kay Wilkins. For Sequoia Gardens and Vinson Close please contact John Shafron. Vinson Close is a long road so it would be ideal if two or three residents came forward.

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.

We are delighted to welcome Priyanka Kreutzer to the Road Warden team. She is now road warden for Tower Road top and St Aubyn's Gardens which have been vacant for some time.

WHAT'S ON



Do you want to learn or improve your Spanish?

Two 10 weeks Spanish courses are offered at St John's URC Church Hall run by Darlene Petrons, starting in September.

Darlene is offering a morning class on Thursdays 11-12:30 and an evening class on Wednesdays 8-9:30.

Both courses are suitable for anyone who has some previous knowledge of the language. The course will offer you the opportunity to practice speaking skills so you can communicate with more confidence in everyday situations.

For more information contact dpetronsdospanish@gmail.com or telephone 075040 86443

Chinese Pre school



Zoe Xu is a resident from Oatfield Road and is the Co-Founder of the Petts Wood Mandarin-English Preschool. The Preschool is founded in partnership with Southborough Lane Baptist Church in Petts Wood, and is due to open in January 2020. It will be taking children aged 2-5, who will learn in both English and Chinese Mandarin.

If this is of interest to you more information can be found on their website www.pwmeps.org or on Facebook at:

www.facebook.com/Petts-Wood-Mandarin-English-Preschool-459438981480718/

WEA 2019



The WEA, a charity, is the largest provider of adult education in the country. It will be starting a new programme of varied and interesting courses at local venues in September.

- **English History: Britain in the Age of Revolution 1789-1848**
- **Art: Practical Introduction to Painting in Watercolour**
- **Art Appreciation: Women Artists**
- **Creative Writing**
- **History: Major Events in the World & 'What If?'**

Further details and costs are available from the local Petts Wood & Orpington Branch (haynes.martine@googlemail.com or Penny Stewart on 01689 827420).

Please note pre-enrolment with the WEA is essential for these courses, either online at wea.org.uk or by telephone on 0300 303 3464.

Also, why not try one of the WEA's Saturday afternoon lectures:

5 October	The Life & Art of Laura Knight
2 November	Leopold, King of the Belgians & Queen Victoria's Favourite Uncle
2 December	What Makes A Masterpiece?

They take place at St John's URC, Orpington (14:00-16:30) and tickets cost £10, including refreshments.

Pre-enrolment is essential, but payment can be made at the door. Enrol directly with the WEA (see online address and telephone number above) or contact the local Branch (Yvonne Tapper at yvonne_tapper@hotmail.com 01689 877372).



Anyone for tennis?

You may not be aware, but nestled between the end of the gardens in Mayfield Avenue, Lynwood Grove and Westholme and with an entrance off the passageway between Mayfield Avenue and Lynwood Grove lies the Knoll Lawn Tennis Club. There are 5 all weather courts, 2 of which are floodlit. The club is open to everyone irrespective of their tennis standard. If you are interested or require further information their website is <http://www.kolt.org.uk>. If you are interested in joining, then please email membership@kolt.org.uk.



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 836728 kra.treewarden@gmail.com
Road Warden co-ordinator & Road Warden secretary Kay Wilkins 878603
Road Warden secretary John Shafron 07466 636766
Road Warden secretary Hilary Robson 825422
Road Warden secretary Simon Wood 871811
Road Warden secretary Christabel Drakes 832632
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 Autumn 2019 edition please email to knollnews@gmail.com by Monday 23 September 2019.

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.