**MOTTINGHAM RESIDENTS’ ASSOCIATION**

**Interim Chair: Gail Hodges**

**Minutes of the Executive Committee held at the Methodist Church Hall at 7.00pm on Thursday 24th March 2022**

1. **Welcome and apologies**

**Present: Gail Hodges, (in the chair), Richard Mainwaring-Burton, Sally Babi, Carol Borhani, Astrid Chklar, Jane Cornish, Graham Soars and Lesley Robins**

**Apologies – Laurie Bell, David Cartwright\* Will Rowlands, Bob Lawrie, James Martin, Robert Blanks, Bromley Police, Matt Hartley\*, John Hills and Roget Tester.**

**\*Cllrs Cartwright and Hartley joined the meeting at approximately 8.30pm**

1. **Minutes of the meeting of 27th January 2022**

These were approved as an accurate record.

1. **Matters arising**, not covered elsewhere in the Agenda

3.4.2 Boundary change implications

Cllr Matt Hartley provided the following update:

“We received 28 responses to our survey of Tarnwood Park and Woodmere (10% response rate) and as promised we included the question:

“*Following the ward boundary changes, Mottingham Residents Association (*[*www.yourmra.org*](http://www.yourmra.org/)*) is gauging interest in expanding the area it covers to include Tarnwood Park & Woodmere. If MRA does this, would you be interested in joining?”*

25 the 28 respondents answered this question.

5 said “Yes”

7 said “Maybe - I’d like to find out more”

12 said “No”

So it probably depends on how you choose to look at it - its either 50/50 split between yes/maybe and no, or only minority who’d definitely like to join. Many residents of Woodmere and Tarnwood Park are very interested/alive to the Bridge House application at the moment, and previously they’ve taken interest in both Mottingham Station related issues and the Porcupine, so there is engagement from there in “Mottingham issues” so to speak”.

Cllr Hartley kindly agreed to circulate notice of the forthcoming MRA AGM to residents in these roads.

3.4.3 Flooding problem near the memorial roundabout

It would appear that planned repairs by Thames Water in Mottingham Lane have not yet been completed. Agenda item to remain.

3.4.4 Update on the purchase and location of a defibrillator

James Martin reported that he had agreed with Gail that the school will donate £1000 as soon as she is ready to purchase. Regarding any additional money raised, the College is happy for it to be used for ongoing maintenance.

Cllr Hartley has also gained approval from Greenwich Council for a contribution of £1,000 towards the defibrillator and this, together with money raised by the sixth-formers at Eltham College, gives a total of over £2,000.

Gail Hodges updated members. The MRA has to buy the defibrillator. Eltham College have raised £1200. The cost of the defibrillator and cabinet is £1152.00. GH has to fill in a form for Hearts London. The Treasurer needs to raise the relevant invoices, (Hearts London and Eltham College, Greenwich Council). The defibrillator it is proposed we purchase is semi-automatic, giving the person using it better control. It can be used for adults and children and has an eight year guarantee. The battery needs replacing every five years. If the pad is used, it must be replaced at a cost of approximately £40.00. It will be sited outside the library. Online training is available and a link to this could be provided on our website. As there is now a fund of over £2,000, it was agreed that another defibrillator could usefully be located at the Foxes Field changing rooms. There is an MRA member who is willing to donate significant funds. It was also agreed that there be a ring-fenced fund for the purchase and maintenance of the defibrillators. Insurance issues to be explored. We would hope that good progress could be made in time for the AGM.

Cllr Cartwright agreed to explore further funding.

Committee members were most appreciative of the contributions to the defibrillator fund.

3.4.5 Traffic update

Members received the following update from Cllr Hartley:

Further to our last update, we have been compiling a report on the findings of our Traffic Impact Survey on the Greenwich side. This report, which covers the Mottingham end of the ward, is Part 1 of 2 (Part 2 of 2 covers the New Eltham end of the ward) and has now been submitted to both Greenwich Council and Transport for London. The report is attached for members’ information.A summary of the main findings were noted at the last MRA meeting but this includes all the results, and all of the verbatim comments.

Cllr Hartley requested that the report was not shared beyond the MRA Exec Committee for the time being. The report has yet to be sent to all the residents who kindly took part in the survey, and it is judged important that they are extended that courtesy first before they see it elsewhere. Everyone who took part will receive it either by email or letter over the next week or so.

Cllr Hartley noted some good news to report is that following a recent meeting with the RBG Traffic Team, they have now agreed to conduct ATCs (Automated Traffic Counts) along ALL the residential roads along the A20 (stretching from New Eltham to Mottingham) as a first step to developing what they are calling **“*a holistic joined-up approach to address all the problems along the whole of the A20*”.** It feels like after years of trying we are finally making some headway, although it is all at a very early stage and the Traffic Team has been clear that any proposals they may go on to develop would be subject to securing funding and TfL agreement.

Nevertheless, it is a new development and definitely good progress. Our main concern is making sure ALL views are taken into account – that’s why we have done this survey exercise, and we will insist that any proposals that Greenwich Council goes on to develop are widely consulted on.  They don’t always get this right so we’ll be vigilant on that.

On a related note, Committee members may also already be aware that **West Hallowes** residents have organised a further petition on the cut-through problem there. This was handed it for them at the February Council meeting, and it will be considered by the Highways Committee on 8th June (The Traffic Survey report will also be shared with the Highways Committee too so they have the wider context). Several residents are coming along to speak. Cllr Hartley asks to be informed if any MRA members want to attend.

Some concern was expressed that West Park, West Hallowes and Luxfield Road were being treated together, because they have different issues. Residents will need to respond to the survey.

1. **Constitution review**

Robert Blanks reported that he had collected a few examples from some members of the Federation. They do not help a great deal but Caroline Soars has offered to help which will be useful. Robert has not had time to make any other progress on this item but will do so over the coming week or so. It may not be ready for this AGM but it is not time critical, because it is more of a tidying up exercise.

1. **Representative Reports**
   1. Councillors, Bromley

5G masts and Permitted Development rights.

A link to the consultation paper can be found here.

<https://www.gov.uk/government/consultations/changes-to-permitted-development-rights-for-electronic-communications-infrastructure-technical-consultation/outcome/changes-to-permitted-development-rights-for-electronic-communications-infrastructure-government-response-to-the-technical-consultation>

Essentially the permitted development rights have been broadened - there is a summary of these changes towards the bottom of that page. This is nationwide and would affect the ability of residents to object to a wider range of proposals.

Good progress has been made with the Juniper Falls Project. A proper plan is emerging. The cost will be approximately £200.000. Capel Manor is supporting the project.

Progress with the planters has slowed down somewhat because of the idea of linking in with the Lidl developments.

* 1. Police, Bromley

Apologies received.

* 1. Councillors, Greenwich

Cllr Hartley had provided a number of reports prior to this meeting.

* 1. Police, Greenwich

No report received.

* 1. Planning, Bromley

James Martin reported that there are no new planning applications from the school at this time. Refurbishment work is underway on the Eric Liddell Sports Centre as well as some repairs due to storm damage from Storm Eunice.

In his absence, Robert Blanks noted that guidance is needed from the Councillors regarding the proposal to demolish and rebuild The Croft. Planning regulations need clarifying and on what grounds the MRA can oppose it. One thing that has been mentioned is that there appear to be some water courses running under the surface in that area which might cause problems for the developer but which could also be affected by the excavating.

Graham Soars reported that the planning application involves demolition and an extensive rebuild, covering approximately 576 sq metres, including a large basement. There is no new build precedent for this and it is overdevelopment in the extreme. Cedar Mount is very unlikely to allow access. There are a number of grounds for objection, including the impact on neighbours and the local environment. The cut off date is 31st March. Graham will write and circulate his objections. The MRA will support the objection to the application.

* 1. Planning, Greenwich

As noted above, the issue of Bridge House, 11 Crossmead is of great concern.

Greenwich Councillors have set up a short link to help residents access the 47 documents involved [www.bit.ly/bridgehousecrossmead](http://www.bit.ly/bridgehousecrossmead)

They have also written to all residents on Crossmead, Court Road, Sidcup Road, Woodmere, and Tarnwood Park about this to make them aware and there will be a lot of objections going in. Barely any changes have been made during “pre-application consultation” - which really was just a box ticking exercise on the developer’s part. The consultation deadline is 13th April and reference is 21/3534/F

Graham Soars will liaise with Robert Blanks to draft objections, with notes from Cllr Hartley.

* 1. Bromley Residents Federation

Nothing to report.

1. **Jubilee Celebrations**

James Martin notes that, unfortunately he had been unable to secure a performance by the school band. The celebration falls in the middle of the school’s half-term holiday when many students will be away. In addition, it is ‘exam season’ with students sitting either GCSE or A-level public exams, or internal end of year assessments the week before or after. For these reasons it is difficult to get a commitment to get a band together for the event.

Cllr Cartwright submitted the following report:

“Over the past couple of weeks, I have been researching in detail this project, and whilst it might be possible to get some funding, the actual organisation and running of the day, is a mammoth task and will, I suspect, require more time than any of us could afford, if we were to run it successfully this June. The permissions/consents required, the health & safety requirements, the different risk assessments, the emergency planning implications, security and marshalling and the availability of some of the key ingredients (Porta-Loos, firework display, entertainment acts etc., many of whom are already booked) will, I believe, be too much for us to achieve in the short timescale required. Furthermore, there is also the amount of time it will take to make application and secure the necessary funding.

Robert Blanks reported that as regards decorating the Village he proposes hanging spirals of bunting on 31 lamp columns through the Village basically the same ones we decorate at Christmas plus hanging flags on the 6 columns around the Memorial roundabout. The total cost will be £3312 but we are told we have been awarded a grant of £2500 from Bromley and can fund the balance from the Festive Lights current balance of £4744. We would hope that some of the shops might decorate their frontages.

As regards the Picnic in the Park, RB judges that this has grown to something much more extensive than originally envisaged. If the MRA went ahead, a professional event organiser would be needed and there is no clear idea of any available funding. The MRA would also be competing with events in Chislehurst and other local areas. It may be possible to work more closely with the Rev. Kate and maybe the Geffryes estate and join in with their celebratory events.

In light of all these reports, Committee members agreed, reluctantly, to abandon the original plans.

However, Astrid Chklar has been able to recruit four members from the Horticultural Society to set up flower arrangements in the Methodist Church Hall on Thursday 2nd June.

As regards the Festive Lights generally the accounts are with Bernie Hawes for auditing.

1. **Chairman’s Report**

Nothing further to report, because the interim chair had reported on her activities elsewhere on this agenda.

1. **Treasurer’s Report**

No report received, but it was noted that we hope to have a Pay Pal account shortly. The cost will be 1.2% and 20p for each transaction.

1. **Alternative methods of paying subscriptions**

It was noted by Robert Blanks that one member in Mottingham Lane is setting up a standing order to pay their subscriptions so we have to be sure to publicise any future changes in subscription levels and warn residents paying this way to update their standing orders.

For clarification, Robert provided the following quote from the draft Minutes of the SGM

“The subscriptions for 2021 be raised to £3.00 and that collections and membership renewals be extended accordingly and that the ‘Grace period’ referred to in clause 6 of the Rules be extended from 30th September to 31st December 2021 to allow time for collection. Proposed by Beverley Howard and seconded by Margaret Batley and carried unanimously.”

Good progress is being made with collecting subscriptions. Approximately £600 has been collected so far. Richard Mainwaring-Burton circulated a useful report noting road rep vacancies and new road reps.

1. **DRIS update**

Nothing further to report at this stage. A suggestion was made that the site be used for social housing. It was noted that the MRA will be consulted on any proposals for the use of the site.

1. **Porcupine update**

The appeal has been allowed. The Appeal Decision paper had been circulated to Committee members. It is understood that there is no further appeal. Cllr Cartwright confirmed that the many concerns previously expressed by the MRA and Mottingham residents had all been raised.

These concerns remain and it is important that adherence to the conditions are crucial. The Bromley Planning Department will be monitoring progress closely.

It was also noted, however, that the MRA will need to ‘build bridges’ with LIDL.

We should look for the positives.

LIDL will want to establish good relations with Mottingham residents.

1. **Preparations for the AGM.**

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| WHAT | WHO |
| Prepare agenda and brief interim chair | Lesley Robins |
| Confirm that Cttee members are willing to stand for re-election | Lesley Robins |
| Opening Church Hall | Ray Andrews |
| Setting up tables and chairs before the meeting | Gail Hodges, James Martin, Robert Blanks |
| Attendance registers | James Martin and Robert and Sheila Blanks. |
| Sourcing raffle prizes | Robert Blanks |
| Selling raffle tickets | James Martin and Robert and Sheila Blanks |
| Organising and serving refreshments | Jane Cornish, Carol Borhani and Sally Babi |
| Organising raffle | Laurie Bell |
| Clearing up afterwards | Gail Hodges James Martin, Robert Blanks, Lesley Robins |

1. **Local issues and members’ concerns**

Graham Soars enquired whether another village sign could be erected at the far end of Mottingham Lane. Cllr Cartwright agreed to pursue this.

1. **Any Other Business**

None

1. **Dates of next Executive Committee meetings**

AGM – 28th April 2022

Thursday 23rd June 2022

Thursday 22nd September 2022

Thursday 24th November 2022

**Addendum**

Cllr Hartley also provided an update on the Shell licensing application for a 24/7 alcohol licence. Despite councillors’ objections, the Licensing Committee, (inexplicably), granted the licence. This was based on strong advice from officers who feared legal challenge. This needs to be watched closely.