

- Underline Greenwich's stated commitment to eco-friendly features such as the recycling of grey water.

In addition we have concerns about refuse disposal and drains – we have had extended discussions about where and how bins should be stored and what can be done about the drains. The number of residents likely to be living in these flats will make these vital issues.

Above all the development must be closely monitored and conditions effectively enforced! CCRA will continue to watch the development while it takes place.

Taking action by attending a meeting

Greenwich's planning committee meeting at which this development is likely to be discussed will be held at Woolwich Town Hall on Wednesday 16th November at 6.30. It would be great if large numbers of residents could attend to show the strength of feeling that there undoubtedly is in our area about this development. You can just turn up – bring your friends and neighbours too!

Taking action by speaking at the meeting

There will be an opportunity for some people to speak – although time allowed is strictly limited. If you wish to speak you must register before the meeting by phoning the planning committee's support officer, Jean Riddler on 020 8921 5857. A small number of CCRA representatives will agree their approach at a meeting on Monday 14th November at 7.30 at 26 Wellington Gardens. If you wish to attend this meeting, please phone Linda on 020 8858 7377 or Dave on 020 8858 4249 so that we have some idea of numbers involved.

We would like to thank Conran Estates
for the production of this Bulletin



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Charlton Central Residents Association

Dates for your diary

Monday 28th November

Greening meeting

7.30pm at St Richards Hall, Swallowfield Road

Saturday 3rd December

Christmas Social

4.00 – 7.00pm at St Richards Hall, Swallowfield Road

Planning and development in our area

Since it began four years ago, CCRA has submitted formal comments to the council on several planning applications, and watched the properties' subsequent development. Our experience shows that we must pay close attention to the conditions attached to planning permission at all stages of the development, as original conditions can be varied before, during and after works. Therefore it is vital to the quality of the final outcome that conditions are monitored and enforced.

We have worked with developers who honour their commitments to board off the site and minimise any harmful impact on neighbours while work proceeds. But we have also experienced brimming skips spilling over the pavement, mud and paint on the roads, noisy operations at all hours and rubbish burnt in rear gardens, producing noxious fumes. Conditions attached to planning approval have sometimes been blatantly ignored. Developers have even been known to cut off electricity supply to neighbouring houses presumably as a result of incompetence and carelessness.

We are now looking at proposals for 42 – 44 Wellington Gardens, two fine old properties that have been empty for several years. The likelihood of having a sustainable quality development that improves the area when it is completed depends on what conditions are attached and whether they are rigorously monitored and enforced. So far the council's record on this application is not good.

Since the developer's first application in the spring, CCRA committee members, the planning sub-group of our environment action group and other concerned residents have met with council planning officers and senior members of the council and even with the developer himself. His first application was withdrawn because it was inaccurate. The council officers' report on the second application also contained a number of serious inaccuracies. The amendments on that report will not be available

until one week before the council meeting. This gives little time to plan our response but CCRA wishes to take this opportunity to bring our current point of view to residents' attention.

Objections to development at 42–44 Wellington Gardens

In general, we would welcome a high quality development on this site. It has lain derelict for too long. The initial concern of many residents was the increase in population. The developer's plan converts 11 bedsits to 8 flats. CCRA estimates that well over 30 people could be housed in the planned flats – a threefold increase over the numbers living there two or three years ago. Whatever our views on this huge increase in occupancy, it will be difficult to argue against since our area is rated as having good transport links. As such, housing density in this area could rise even higher so what we need are some safeguards to protect our environment.

The issue of parking is one which brings out all sorts of strong feelings. It is clear that some residents feel strongly that parking permits should not be granted to new flat-owners – since we are close to public transport networks. Others feel equally strongly that not to grant parking permits will be divisive. For example, since parking enforcement is so light, new residents may well get away with parking for free while those of us who do have permits are paying! We do not yet know what recommendations officers will put forward to councillors.

We welcome conditions which require the developer to use considerate building practices, to respect the existing trees and to landscape the garden. We would also like to see conditions which :

- Address the need for a secure area to store building materials away from the street during the construction;
- Seek to protect endangered species such as stag beetles and bats which may be present; and