



Peterborough Road and Area Residents' Association  
incorporating Clancarty Road, Daisy Lane, Hugon Road,  
South Park Mews, Sullivan Road and Settrington Road

[www.prara.org.uk](http://www.prara.org.uk)

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**NEWSLETTER**    **Volume No. THIRTEEN**    **Issue No. 47**    **Date: November 2014**

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*PRARA PRE-CHRISTMAS*  
"At home"  
at  
*Sue Oriel's house - 21 Clancarty Road*  
  
*Come and meet your committee*  
on  
*Wednesday, 26th November*  
*6.45 pm - 8.00 pm*  
  
*Please bring your own bottle -*  
  
*Mince pies and nibbles provided !!*

This is a new venture for PRARA.

Do join us for as long or as little as you like.

No business agenda but an opportunity for you to question us on any local matters that concern you.

## **1 - Minutes of the 2014 AGM**

These can be found on the back page of this newsletter.

## **2 - Why not join the committee?**

All PRARA's officers and committee members have to be re-elected at every AGM and there are no 'life time memberships" !! If you think you might like to become a road representative or an officer, why not have an informal chat with your road representative?

The duties are light: attending three or four committee meetings a year plus the open meetings, delivering newsletters three or four times a year, recruiting new members when properties change hands and (if you are a road representative) dealing with any problems that arise in or affecting your road.

We have a guidance sheet if you are interested and there is also information on the web site - see the Constitution section.

## **3 - Excessive basement excavations**

Some of our members have expressed great concern over the escalation in recent months in the number of planning approvals for basement excavations which are increasingly extensive in scale. Until quite recently basements were limited to the footprint of the house itself, with a small light well at the front. Then some basement footprints were extended to encompass a light well in the rear garden. This was followed by greater excavation extending further into the rear garden to enable access from the garden. Approvals are now being given for even deeper basements which involve the excavation of almost the entire property area from the front pavement to the rear boundary. Many such applications are by developers rather than the owner/occupier.

South Fulham is called Sands End for a very good reason - the ground underneath the houses is sand based. Adjacent premises now often show signs of almost immediate damage with visible cracks appearing in main walls. Few of these excavations have any regard for their effect on the water table caused by the extent of the excavation, nor the loss of permeability, one consequence of which is an increase the run off of rain water into the sewage system. The mid- to longer-term impact on the geological stability of the area has never been quantified.

The Standing Committee has therefore written to the Council requesting an urgent review of Council policy and a copy of the letter we have written to the Council can be seen on the web site. If you do not have Internet access please ask your road representative for a copy. Contact details for the committee are at the end of this newsletter. The Committee would be pleased to hear any comments that members may wish to make on this matter.

## **4 - Sullivan Primary School stays open**

There was no legal challenge to the new administration's decision to keep Sullivan Primary School open, so the future of the school is secure.

## **5 - Neighbourhood Watch**

Our Neighbourhood Watch Co-ordinators, Lance and Sue Pierson, report that after a period when police time available to our two relatively crime-free wards was cut right back, both PC's and the Sergeant left. Our two new PC's, Stewart Cherrington in Parsons Green and Walham, and Alex Douglas in Sands End, are both very keen to take the initiative in their wards, and are trying to revitalise the Ward Panels of representative residents. Contact

details: [Stewart.Cherrington@met.pnn.police.uk](mailto:Stewart.Cherrington@met.pnn.police.uk); 020 8246 2993;  
[Alexander.Douglas@met.pnn.police.uk](mailto:Alexander.Douglas@met.pnn.police.uk); 020 8246 2823.

We should be very grateful that during these changing times, reported crime has continued to fall (by 7% in PGW, 4% in SE); we look forward to the new regime pushing it down further. The only category of crime that has risen in both wards over the last year is theft from motor vehicles, where - as ever - it is the owner's carelessness in leaving valuables on view that triggers the crime.

This reflects a great achievement across H&F, which last year was the most successful London Borough at reducing crime. The Mayor set a London-wide target of 20% crime reduction during his 4-year term (2012-16); H&F has already achieved 28%.

One crime that has begun to rise right across London is theft of motor vehicles. Expensive cars (especially BMWs and Range Rovers) are being stolen for export to Africa and Asia; thieves have computer technology to override the cars' security systems. The only effective protection is the good old-fashioned remedy of a crook lock. If you think your car is desirable, please take action.

Burglars look in windows for Christmas presents around the tree. Hide them when you are out. Don't make it easy for them to break in and ruin your Christmas! Always... use good locks .... tell a neighbour if you are going away .... use lights on timers .... and register valuable property at [www.immobilise.com](http://www.immobilise.com)

In addition to police advice, we are always happy to circulate information from members about actual or potential criminal activity to beware of. We are on the look-out for each other.

## **6 - South Park trees**

The magnificent, historic and protected plane trees in South Park require regular pollarding if they are not to become dangerous or a nuisance, such as over-hanging and causing loss of light to many of the gardens of Settrington Road residents whose houses back onto the park. In 2006, as a result of a PRARA petition to the Council, pollarding was carried out after a gap of at least 20 years but only to a very limited extent. The promised follow-up surveys and treatments never materialised so problems have occurred again. After liaison with the Friends of South Park (FOSP), further action has now been promised. PRARA will continue to monitor this in conjunction with FOSP.

## **7 - Thames Tunnel: bad news and good**

The Carnwath Road Coalition, over the last 3 years, has done all it can to oppose the Government Decision to give the green light to Thames Tunnel's planning application, despite the caveats in the Planning Inspectorate report. The last hope was a Human Rights challenge under legal aid. However the solicitors who have examined the argument have said it does not meet the criteria for the action, as the bar for legal aid is now set high and the argument is not sufficiently strong to guarantee a 90% chance of success to make it eligible for legal aid.

This same assessment applies to Hammersmith and Fulham Council (H&F), which decided to withdraw as the legal advice they have been given is that the chances of success are not sufficiently high and the cost of losing an action against the government would be very high.

The Good News : Despite the pessimistic assessment of the H&F legal argument (lack of sufficient consultation), the London Blue-Green Economy ( a coalition of water industry experts), has lodged a request for a Judicial Review. The basis of its argument is that the

government is in breach of an EU law regarding the Environment Impact Assessment, and therefore granting Thames Water's planning application for the Thames Tideway Tunnel is unlawful. This will effectively halt the process, and give time for a new evaluation of the alternative solutions to London's rainwater problem. The relevant document can be accessed via this web link:

<http://cleanthames.org/wp-content/uploads/TTT-ASA-complaint.pdf>

Additionally, Sir Colin Green of the Thames Blue-Green Initiative has lodged a formal complaint with the Advertising Standards Authority (ASA) over a long -term media advertising campaign run by Thames Water Utilities Limited (TWUL), to promote the Thames Tunnel. The complaint is that Thames Water's well-funded advertising campaign has since 2010 misled their customers and their elected representatives by claiming incorrect or exaggerated and scientifically disputed facts and figures, and omitting material information. For example, it points out that one such 'inaccuracy' found its way into a statutory planning policy statement approved by the government on which the entire Thames tunnel scheme rests.

Southwark Council, whose drive site at Chambers Wharf was recommended for refusal by the Planning Inspectorate but which was approved by the Government, has launched a bid to have a judicial review of the entire decision to build the Tunnel. If they are successful, this would delay implementation of construction at the very least.

Meanwhile, PRARA will be scrutinising the negotiations by Greg Hands, MP with Thames Water about improving mitigation measures for residents in or around Carnwath Road.

## **8 - Chelsea Victory Parades**

PRARA Committee Members Marjorie Simonds-Gooding and Lance Pierson are continuing to work to alleviate the impact of future victory parades. They are pressing for a protocol which clearly identifies who is responsible for what in the parade organisation.

## **9 - Are you a football fan?**

We are seeking someone to represent PRARA at the Chelsea Football Club community liaison meetings. Our area is regularly affected by parking on certain match days and this could become more critical if the Club is able to go ahead with their desire to increase the stadium seating capacity.

## **10 - 14-16 Peterborough Road**

A planning application has been granted to convert this office building into a variety of 16 residential units. The developer has given a legally binding undertaking that occupants of the flats will not be eligible for residents' parking permits, as the premises meet various London and local Council planning policies for parking standards which mean such a condition could or should apply. These include good levels of public transport accessibility and quality of life criteria such as access to shops. The condition avoids increased competition with existing residents for scarce on-street parking spaces. Due to the parking stress and heavy traffic in Peterborough Road, PRARA strongly supported this undertaking.

## **11 - CIL - Community Infrastructure Levy**

The CIL is expected to be introduced early in 2015 following final reviews post the current consultation in which PRARA was invited to take part. The CIL will impact on PRARA members at the highest charge rate which is the rate applicable for the south of the borough. This is set at £400 per sq.m. for a development in excess of 100 sq.m. For a typical residential development it would only apply to a house where a full basement, rear

ground floor, mansard and rear pod extension development were undertaken together and therefore exceeded the 100 sq.m. Where a 100 sq.m. development extension does occur it triggers an additional Mayoral CIL of £50 sq.m. A typical loft or kitchen extension would not trigger the CIL charge as they will be under 100 sq.m. The CIL funds collected go towards a range of infrastructure projects on an agreed council schedule. CIL charges are not just LBHF based but are being rolled out nationally. Comprehensive LBHF information can be found using the following web link:

[:http://www.lbhf.gov.uk/Directory/Environment\\_and\\_Planning/Planning/Planning\\_policy/167822\\_CIL.asp](http://www.lbhf.gov.uk/Directory/Environment_and_Planning/Planning/Planning_policy/167822_CIL.asp)

## **12 - The Grape Club: a new local venture**

Two of our members in Clancarty Road have launched an unusual form of wine club. As their offer may be of interest to other PRARA members, we are happy to pass on the following information about their new venture.

“There are two of us behind The Grape Club - Ant and Louisa Symington. We are first cousins who come from a wine-producing family in Northern Portugal and are now business partners. We were fed up buying bog-standard wine in supermarkets based on label and price. Like most people, we are interested in learning more and we appreciate good wine when we taste it. Back in our jobs we were just too busy to hunt for interesting wines. We resented how much money we were spending on last-minute average wine purchases on the way to see friends for dinner. So we have set out to build the solution: The Grape Club.

“The Grape Club is a hassle free online wine subscription service delivering 4 excellent wines to your door every month, simplifying your monthly wine shop. Each wine comes accompanied by a personalised tasting note, explaining the story behind the wine and how and why it tastes as it does. In this way you can effortlessly increase your wine knowledge without a significant investment of time.” If you particularly enjoy any of their wines PRARA members can order a case from The Grape Club at a special 15% discount.

<http://www.thegrapeclub.co.uk/>

### **PRARA STANDING COMMITTEE AND MAIN CONTACTS**

*Co-ordinator:* Sue Oriel, Tel: 07768 231 058 Email: [sue@firecrackerfilms.com](mailto:sue@firecrackerfilms.com)

*Clancarty Road:* Anthony Williams, 59 Clancarty Road, SW6 3AH Tel: 7736 6045 Email: [Gileswill@aol.com](mailto:Gileswill@aol.com)

*Daisy Lane:* Guy Nicolson, 21 Daisy Lane, SW6 3DD Tel: 7736 8015 Email: [guy@guynicolson.co.uk](mailto:guy@guynicolson.co.uk)

*Settrington Road:* Marjorie Simonds-Gooding, 50 Settrington Road, SW6 3BA Tel: 020 7731 8866 Email: [marjorie@simonds-gooding.net](mailto:marjorie@simonds-gooding.net)

*Hugon Road & South Park Mews and Membership Secretary / Treasurer:* Jonnie Godfrey, 47 Hugon Road, SW6 3ER, Tel: 07952 016 223 Email: [jgodfrey@icuknet.co.uk](mailto:jgodfrey@icuknet.co.uk)

*Sullivan Road:* Brendan Bird, 1 Sullivan Road, SW6 3DT Tel: 7736 8722 Email: [brendanbird3@btinternet.com](mailto:brendanbird3@btinternet.com)

*Peterborough Road North:* Fenella Gray, 65 Peterborough Road SW6 3BT Tel: 7751 0119 Email: [fenellagray@waitrose.com](mailto:fenellagray@waitrose.com)

*Neighbourhood Watch :* Lance & Sue Pierson, 48 Peterborough Road, SW6 3EB Tel: 7731 6544 Email: [lance@lancepierson.org](mailto:lance@lancepierson.org)

*Pub liaison:* Chrissy Stenning, 15 Peterborough Road, SW6 3BT Tel: 7736 8053 Email: [clstenning@yahoo.co.uk](mailto:clstenning@yahoo.co.uk)

*Planning Representative:* Paul Leonard, 21 Peterborough Road, SW6 3BT Tel: 7610 6827 Email: [paulleonard@leonarddesign.com](mailto:paulleonard@leonarddesign.com)

*Hon. Secretary & Peterborough Road South:* Ann Rosenberg, 72 Peterborough Road, SW6 3EB Tel: 7731 5151 Email: [annntony@which.net](mailto:annntony@which.net)

3rd November 2014

# **PETERBOROUGH ROAD AND AREA RESIDENTS' ASSOCIATION**

**Minutes of the 2014 PRARA AGM held on 15 July 2014 at 7pm**  
at The White Horse, Parsons Green, Fulham, London SW6

23 people were present.

Apologies: Tania Forte, Francoise Durrance

## **Co-ordinator's Overview of the past year**

Sue Oriel presented a review of the committee's involvement in local issues over the year, which included: objections to the Thames Water proposed drive shaft in Carnwath Road; the proposed amalgamation of Sullivan and New Kings Schools; pressing Chelsea for a proper plan for future victory parades; a better travel plan for the French school, Marie D'Orleac, in Clancarty Road and planning applications for building on wharves. Former committee member, the late Beth Patrick, has been commemorated with a bench and a tree in South Park.

A copy of the report is attached to these Minutes.

## **Treasurer's Report**

Jonnie Godfrey reported that we have £400 in hand. Our funds at the time of the 2013 AGM totalled £253.16. Since then we have received donations of £380.00 and incurred expenditure of £233.20, giving a current balance of £399.96.

Membership now stands at 155 households, an increase of 5 from the total at the end of December 2013.

## **Election of Standing Committee**

No nominations for membership had been received and all existing members were willing to serve for a further year. With the exception of the Planning Consultant, all were introduced and the Standing Committee was re-elected en bloc. [Names and responsibilities are shown at the end of this newsletter.]

## **Questions from the floor**

Thames Tunnel: The inspectors' report is with the government with a decision due in September. Lance Pierson will send members briefing material to use in writing to the new minister for the Environment, Liz Truss. Ann Rosenberg spoke about the importance of Green alternatives to the Tunnel. Lance said he had tabled a question to the new Labour Council for 23 July asking where they stand on the proposed drive shaft in Carnwath Road and their stance on the Tunnel generally. Others added further general information on this issue.

## **AOB**

PC Stewart Cherrington introduced himself as the new designated officer for the Parsons Green and Walham Ward.

There being no other formal business the Co-ordinator ended the Meeting to enable members to talk further and socialise over a drink.