



MORA

MONKS ORCHARD RESIDENTS' ASSOCIATION

Non Party | Croydon | Independent

SPRING 2019



**AGM
30 APRIL 2019**

**WE NEED YOU,
SEE PAGE 1**



SONY NAIR
Chairman



HELLO

WE HAVE BEEN BUSY MAKING CHANGES

Since my last update in the Winter magazine, we have been busy working on various tasks. We've now updated our website. Please take a few minutes to check it out and give us feedback.

We've also created new sections for alerts about scams, and a dedicated planning section. The website will be regularly updated by our team of volunteers. Be sure to follow us on Twitter and like our Facebook page.

The team has also been trying to transition the delivery of the magazine to a distribution company. Unfortunately, this is not as viable as we had initially thought. So, we've had to rethink our plans. However, our efforts have not been wasted. In this process, we've managed to create a new database of every household within the MORA area. Check out our new detailed map on our website. You'll also find details of all the postcodes and road names too. Dave's article will

explain how you can help us get this magazine out to all households in the MORA area going forward. I believe with joint community effort this is something we can achieve.

Our Planning App has been updated to track applications made within our 192 postcodes. We've also enabled registration for email alerts to advise when the table is updated weekly.

This online tool gives you a really easy way to track applications specifically in our catchment area without having to search and filter the Croydon Planning website. Turn to page 21 for a handy guide on how to access and use it.

Our AGM this year will be held on Tuesday 30 April 2019 7.30PM at Orchard Park High School.

I hope you can join us where you can hear us talk more about the updates we have made to your residents' association.

THANK YOU FOR SUPPORTING MORA

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PEOPLE OF SHIRLEY

DAVE GREENWORD

Marketing



MORA has been part of Shirley for the past 96 years. We represent residents who live in the Monks Orchard area who have been members.

We are one of the oldest residents' associations in Croydon, as we set our sights on reaching our centenary, we have an ambition of including every household that falls within our boundary. To make that happen we are going to stop our annual subscription and include every household, which is around 3,600 and distribute the magazine to all households. To fund the work of the association going forward we will rely on the goodwill and continued support of advertisers, so please consider them and remember to mention us.

The MORA committee is made up of volunteers. We battle with the local council on planning issues, we update the website and produce this magazine as well as posting it through your letterbox once a quarter. But as we set our sights on increasing our circulation to each and every house, we need to ask for your help. We need local residents who can spare an hour or two once a quarter to deliver this magazine to your street.



YOUR RESIDENTS' ASSOCIATION NEEDS

YOU

Our area has changed so much over the years, some of it good and some not so good. But without a residents' association there would be no one to help protect the area we live in and call home. So, help us help hit 100 and get our news out to every member.

See our website or scan the QR code on the front cover for more details on how you can help.

NOMINATION FOR 2018-2019 MORA COMMITTEE

If there are any nominations to join the committee, please send the name and details to our Secretary (hello@mo-ra.co) before the AGM, along with details of the seconder.

The Executive Committee meets on the evening of the second Wednesday of each month to discuss issues of relevance to our local residents.



MORA AGM 2019

CELEBRATING 96 YEARS OF SERVICE TO THE COMMUNITY

Tuesday
30 April 2019

Orchard Park High School,
Orchard Way, Croydon CR0 7NJ

7:00pm

doors open for light refreshments for start at 7:30pm

If you have any questions for us please forward them to hello@mo-ra.co so these can be passed to the appropriate person for a considered answer.



www.mo-ra.co



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Meet the team:

Carol Snazell:

Her main practice areas are: Wills & Inheritance tax planning, Lasting Powers of Attorney, Registration of Enduring Powers of Attorney, Probate & estate administration, Court of Protection applications.



Rashid Azizi:

His main practice areas are: Wills, Tax planning, Trusts, Lasting Powers of Attorney, Court of Protection, Deputyship Applications, Court of Protection Statutory Wills, Declarations of Trust, Care Home Fee Planning



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BE AWARE

ALERTS FROM CROYDON TRADING STANDARDS; NEIGHBOURHOOD WATCH; ACTION FRAUD

A different and clever credit card scam

A local resident received a 'phone call from a courier company asking if they were going to be home as the company had a package to deliver that required their signature. The delivery would arrive in about an hour. A uniformed delivery man duly turned up with an unsolicited basket of flowers and bottle of wine, a surprise to the resident as they had no immediate special occasion. The resident asked the name of the sender. The courier said that he didn't know as he was only delivering the package but that a greetings card was being sent separately. He went on to say that because the gift contained alcohol, there was a £3.50 delivery/verification charge, providing proof that the package had been delivered to an adult of legal drinking age and not just left on the doorstep where it could be taken by anyone, especially a minor. Sounding logical, the resident offered cash but the courier required payment by debit or credit card only, so that everything was properly accounted for. Payment was made by credit card with the resident's PIN number and a receipt was printed out. A few days later the resident found that £4,000 had been withdrawn from their account at various ATM machines. The greetings card, of course, never arrived. The courier's 'mobile credit card machine' now had all the necessary information to create a dummy card with which money could instantly be withdrawn. The resident informed the

police and was told that several households had been similarly targeted.

Always be wary of any 'surprise gift or package', especially if it involves payment as a condition of receiving it. Also, you should not give out any personal credit/debit information unless you yourself have initiated the transaction.

HM. Revenue and Customs (HMRC)

There has been an increase in reports of malicious calls, voicemails, text messages and emails purporting to be from HMRC.

The fraudsters usually state that as a result of non-payment of tax or other duty, the victim is liable to prosecution or other legal proceedings such as repossession of belongings to settle the balance but can avoid this by arranging for payment to be made immediately by a method such as bank transfer or by iTunes Gift Cards. If the victim is hesitant or refuses to comply, the fraudster makes a threat such as immediate arrest, bailiffs or, in cases where the victim appears to be of overseas origin, deportation. Such scams have a long history but still persist!

Caution is vital when receiving such messages. Just because someone knows your basic details it doesn't mean that they are bona fide. No genuine organisation would ask you to pay taxes, bills or fees using iTunes Gift Cards, or any other kind of voucher.

If you receive a similar call, text or email and have not lost money, Action Fraud ask that you report it to them as a Phishing attempt.

Fake TV Licensing Emails

Action Fraud has received more than 5,000 reports about fake emails and texts purporting to be from TV Licensing. The messages contain links to genuine-looking websites designed to steal personal and financial information.

A local resident received such an email advising that his bank had declined the monthly direct debit to pay for his licence, which was due to expire the following day. The message included a function by which a new direct debit could be set up by entering bank details. However, in this instance the resident realised it was a scam as he receives a free TV licence.

For information on how to stay safe online visit cyberaware.gov.uk

BT scam telephone calls

From my personal experience, these are continuing and can be quite aggressive. The usual threat is that unless you follow the caller's instructions your telephone/internet connection will be cut off immediately, their ultimate aim being, of course, to obtain your personal banking details. The best course of action is to put the 'phone down straight away as BT would never conduct business in such a way.

Met Police – How Safe is your flat?

If you live in a flat the Met Police crime prevention advice is that, although there are fewer points of entry they need to be protected as well as possible: make sure that the communal front and back doors are never left open. Boundary: Protection begins from the outside. Check that the managing agent/landlord cuts shrubs etc. so that they don't interfere with lighting or CCTV. outbuildings: Cycle stores, bin stores, sheds and other covered areas should be locked and secured to deter loitering which could lead to antisocial behaviour, especially after dark. Communal Door: Only effective if closed and secure. Don't ever buzz anyone in that you don't know, even if

they say they're expected by another resident – or let them follow you in. Key Fobs: For even tighter security of communal entrances in blocks of flats, it is possible to have personalised security key fobs that can track who is leaving and entering the property. Common Areas: Consider where the post boxes are located, as these are often targeted by criminals. Ideally they should be in a secure lobby area and be lockable so that no-one can fish out mail. Ground Floor windows: Ensure they are securely locked every time you leave your flat. The police advise you consider an accredited burglar alarm system.

NB Anti-social behaviour can now be reported online: <https://www.met.police.uk/ro/report/asb/asb/report-antisocial-behaviour/>

In a genuine emergency situation ring 999 but all other non-emergency calls should be made to 101

You can find information and interact with our local Shirley North Police Team at: www.met.croydon.shirley-north

Our Local Neighbourhood Watch will be holding their next meeting for residents on Tuesday, 9th April at 7.30pm in the Sandison Room, Trinity School, Shirley. You are welcome to attend.





PLANNING REPORT

Applications

20-22 The Glade – Ref: 18/05928/FUL

Erection of 2 x three bed semi-detached dwellings with associated access and parking. Formation of parking areas for 20 & 22 The Glade.

Target date for determination: 1st Feb 2019

From the development proposal parameters, it can be seen that the Residential Density of the proposed development of the 2 dwellings on the partitioned site rear garden area of approximately 0.037ha (Google Earth Estimate) is ≈ 270.27 hr/ha (habitable Rooms per hectare) which requires a PTAL of between 4 to 6 of the London Plan SQR Density Matrix. If the ranges of PTAL and Density given in the Density Matrix are considered approximately linear over the ranges, they follow the function $y=mx+c$ where y = Residential Density, x = PTAL, m =slope ($\Delta y/\Delta x$) and $c=y$ when $x=0$.

Then: $270.27=75x-100$ where x = PTAL = 4.94 i.e. approaching 5 when it should rightfully be 1 or precisely 1a (a numerical equivalent of 0.66). Therefore, the development would be non-compliant to the London Plan Policy 3.4 and would require an increase in Public Transport for this location (which is not planned), without which would cause passenger congestion or greater use of alternative modes of transport which could involve more car journeys (which should be avoided).

The proposed development would be non-compliant to the Croydon Local Plan Policy DM10.4 e) which states: development within the curtilage of an existing dwelling should allow the retained garden after partitioning to have "a minimum length of 10m and no less than half the original or 200m² (whichever is the smaller) of the existing garden area (to be) retained for the host

property, after the subdivision of the garden."

It can be seen from the offered plans, that the retained garden area for no.22 The Glade does NOT meet this requirement.

It is estimated that the Area is approximately 120m². This therefore does NOT meet the DM10.4 e) required minimum retained garden area of 200m² and is non-compliant to policy DM10.4 e) on garden developments for a retained minimal length of 10m throughout the rear garden width. Also the Boundary fence with No 20 is exactly 10m but the garden is tapered to less than 10m across the width so actually the garden is never 10m deep.

We therefore Objected to this development proposal on the grounds of being non-compliant to the current adopted London Plan Policy 3.4 Optimising housing potential, with respect to Residential Density at PTAL 1a and being non-compliant to the Croydon Local Plan Policy DM10.4e relating to garden development by NOT meeting the required minimum area of 200m² and that the policy requirement of a minimal length of 10m throughout the width of the retained garden area of the host property at 22 The Glade.

Objection Sent: 3rd January.

Decision Grant Approved: 1st Feb 2019

Made a Stage 1 Complaint against approval as Non-Compliant on Residential and Housing Densities and Back Garden Development Policies. Stage 1 response from Pete Smith Head of Development Management on 5th March. Unacceptable. Escalated to Stage 2 Complaint on 14th March – awaiting response – could possibly escalate to Local Government Ombudsman. This was blatant disregard of current planning policies!

9a Orchard Rise – Ref: 18/06070/FUL

Demolition of the existing house and office and erection of a two-storey apartment block comprising 4 two-bedroom apartments and 5 three-storey three-bedroom houses, together with associated access and parking.

By sinking the development into a physical hole in the ground of depth ≈0.6m throughout the development area to mitigate against meeting the height limitation of surrounding properties, (shown in the extracted plans above) this would provide a virtual pool area for surface water during heavy precipitation.

The sub-soil in this area is London Clay and NOT very permeable, so ground water will not drain away quickly.

We therefore object on grounds of non-compliance with Policy DM25 a). as surface runoff is not adequately managed at the source as required by the policy.

We also object on grounds of it being inappropriate for the location and Non-Compliant to London Plan Policy 3.5 which requires a presumption against back garden development. London Plan Table 3.3 Minimum Space Standards for new dwellings, storage space; London Plan Policy 7.4 Local Character; Croydon Local Plan Policy DM10 – Design and Character at Policy DM10.1, DM10.2, DM10.5 and DM10.8. Also, on non-compliant to Croydon Local Plan Policies DM13 – Refuse & Recycling at DM13.1 & DM13.2; Policy DM23 – Development and Construction; DM25 – Sustainable Drainage Systems and Reducing Flood Risk and DM27 – Protecting and enhancing our biodiversity. The proposed development has inadequate Fire Precautions as Fire Tenders could not gain access to the site. The proposal Lacks an Ecological and Wildlife Assessment Survey.

Objection sent: 10th January + Addendum 25th January

- Total Consulted: 21
- Comments Received: 42
- Objections: 42
- Supporting: 0

Two Councillors made referrals Sue & Richard – Gareth on Planning Committee

Case Officer Report recommends Grant Approval Planning Committee Slot on 21st March

Land at rear of 10-12 Woodmere Close – Ref: 19/00051/FUL

Erection of 1 x three bed detached dwelling.

Consultation Closed: 1st Feb 2019

Zero Comments

Permission Granted: 27th Feb 2019

This proposal is expanding the development at the location. Recent applications for 2-4 & 4-6 Woodmere Close have all been approved. The proposal meets all Croydon Local Plan Policies even though it is back-garden Development.

197 Shirley Road Ref: 19/00229/FUL

Erection of two storey detached (one-bedroom) dwelling. Lower Ground floor (Basements) – Back garden development.

Consultation closed: 21st Feb 2019

Target Date: 15th Mar 2019

- Objections: 5

This location is designated “Focussed Intensification.”

Basement in area subject to surface water flooding!

MORA Objection: 18th Feb 2019

Permission Refused: 15th Mar 2019

2 Round Grove Ref: 19/00219/FUL

Land Adjacent to Rosecroft Round Grove Croydon CR0 7PP

Proposal: Demolition of Sub Station and erection of a two-bedroom two storey dwelling with associated amenity space, car parking, refuse storage and cycle storage.

Received: 17th Jan 2019

After analysis it was shown that it would not be possible to manoeuvre a car into the allocated parking space.

MORA Objected: 11th Feb 2019

Consultation Date: 23rd Feb 2019

Target Deadline: 27th Mar 2019

- Total Consulted: 6
- Comments Received: 6
- Objections: 6
- Supporting: 0

32 Woodmere Avenue – Ref: 19/00783/FUL

Demolition of the existing property and the erection of a replacement detached two storey

building with accommodation in the roof-space, comprising 7 self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with 5 off street car parking spaces, bike store, integrated refuse store and site access.

Consultation Close: 24th Mar 2019

MORA Objection: 14th March 2019

Target Decision: 16th Apr 2019

Although the proposed development presented is architecturally acceptable the proposal fails on a number of design requirement Planning Policies which results in an overdevelopment of the proposal for the locality and would not provide acceptable living conditions for future occupants. We therefore objected to this proposed development on grounds of over-development and non-compliant to the current adopted London Plan Policy 3.4 Optimising Housing Potential due to excessive Residential Density of 350hr/ha and excessive Housing Density 116.67 u/ha at a locality of PTAL 1a. without Justification. The current adopted London Plan Policy indicates that developments which compromise this policy should be refused. Requires a PTAL of 6 that is the max of highest range when in fact the PTAL for this locality is just 1.

The proposed dwelling does NOT fully meet the required minimum space standards as required by the current adopted London Plan Policy 3.5 as defined at Table 3.3 with respect to no Private Amenity Space for Unit 3 and that Units 6 and Unit 7 are deficient by 1m² each of Private Amenity space. Also, the proposal has NO provision of storage space for any of the Units 1 to 7 which is a requirement of London Plan Policy 3.5. minimum space standards.

On grounds of inadequate parking provision and non-compliance to the London Plan Policy 6.13 for Outer London Boroughs which would result in overspill on-street parking reducing traffic Flow and contribute to traffic congestion and is therefore non-compliant to London Plan Policy 6.11.

The parking provision is all on the forecourt of the proposed development which is contrary to Policy DM10.2; that the configuration does not allow adequate sunlight for Balconies of units 3 to 7 and the deficiencies in the allocation of private amenity space as required of Policy DM10.4 c) and as of the current adopted London Plan Policy 3.5 minimum space standards are equally non-compliant to Policy DM10.4 c).

Does NOT meet the 45° Rule on height as measured from the adjacent dwelling ground floor window as required by the Supplementary Planning Document SPD2, Chapter 2 Suburban Residential Developments at Para 2.11 Heights & Depths Projecting beyond Building Lines at pages 36 & 37.

Does NOT meet the requirements of Policy DM13 or Council Guidance on Refuse & Recycling for New Developments as published by Croydon Council with regard to Storage Area Capacity, Access to Storage and pull distance from storage to vehicle and thus the location within the building envelope.

“Parklife” – Development of new football and community facilities at Purley Way and Ashburton Playing Fields.

The process for Parklife Croydon Project has been extended to accommodate further technical design requirements on both sites. The Project team now aim to submit a planning application in the spring (2019), and the Team will be updating the Council website and notifying everyone who has signed up to the mailing list.

On submission of a Planning Application residents will have a 13-week consultation period to register their comments prior to planning committee.

New Draft London Plan

MORA contribution to hearing M19 – Housing Supply Targets (8th Feb)

https://www.london.gov.uk/sites/default/files/m19_mora_2200.pdf

MORA contribution to hearing M20 – Small Sites (13th Feb)

https://www.london.gov.uk/sites/default/files/m20_mora_2200.pdf

MORA contribution to hearing M36 – Housing Quality and Standards (27th Feb)

https://www.london.gov.uk/sites/default/files/m36_mora_2200.pdf

MORA contribution to hearing M39 – Density – (5th March)

https://www.london.gov.uk/sites/default/files/m39_mora_2200.pdf

This last Hearing on M39 – Density had the MORA representation actually included in the Agenda List for discussion. This to my mind was a major achievement for me!

Hearings are webcast if you are interested. The audio recordings can be downloaded when they become available at:

<https://data.london.gov.uk/dataset/london-plan-eip-2019>

New Supplementary Planning Guidance Document (SPD2) for Consultation published 3 Sept to 15th October 2018.

Documents can be obtained by downloading from the Council's website:

SCI: <https://www.croydon.gov.uk/planningandregeneration/framework/localplan/sci>

SPD2: <https://www.croydon.gov.uk/planningandregeneration/framework/localplan/spdandoapf>

MORA submitted 32 representation forms commenting on aspects of the draft Document during the consultation period.

There has not been any feedback from the council as to the results of this consultation or whether they will take any notice of the issues raised.

This planning report can also be found on our website, and we will be posting monthly reports on our planning section.

MORA PLANNING APP

www.mo-ra.co/planning

This tool gives you an easy way to track all the current and recent planning applications within the MORA area. It's simple to use and free for you to access. Here's a quick look at its features.

Planning Ref links direct to Council Planning Website

Application address and description

Subscribe to email notification when table is updated weekly

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Historic applications in the same postcode

| Ref | Status | Building | Street | Narrative |
|--------------|------------------|----------|---------------|---|
| 16/00058/HSE | Pending Decision | 66 | Ash Tree Way | Erection of a side dormer |
| 16/00620/HSE | Pending Decision | 4 | Camrose Close | Use of integral garage as a habitable space |
| 16/00079/HSE | Decided Granted | 8 | Lorne Avenue | Demolition of existing garage and erection of single storey side extension. |
| 16/00707/HSE | Pending Decision | 49 | Lorne Gardens | Demolition and erection of side and rear extension |
| 18/06070/FUL | Pending Decision | 9A | Orchard Rise | Demolition of the existing house and office and erection of a two-storey apartment block comprising four two bedroom apartments and five three-storey, three bedroom houses, together with associated access and parking. |

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