



MORA

MONKS ORCHARD RESIDENTS' ASSOCIATION

Save the date for our AGM: 25th April 2018
Turn to page 14 for more information

Non Party | Croydon | Independent

SPRING 2018

MAGAZINE

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Thank you for supporting MORA

CONTRIBUTING TO MORA

To help keep the MORA magazine interesting and current we really need your help to fill it with local news and events. It's your magazine for our area, so please don't be shy; send us some information about a performance, workshop, sports contest, bowls clubs, sale or fayre, an article about something that interests you, or if you go to a Zumba class in the neighbourhood, or a parent and toddler group tell us all about it.

Editorial

We welcome articles and contributions from all MORA members. Please send all material via email to media@mo-ra.co Without articles there wouldn't be a magazine!

Advertisements

To advertise in the MORA Magazine please contact our Advertising Manager, **Mary Jennings** on [REDACTED] Please confirm which size advert you would like to book and if you will need your advert designed.

Local Activities/Clubs

MORA has a new local activities page. If any members could let us know of local activities or clubs in the MORA area we will try to include them in the next issue. Anything from indoor bowls, Martial Arts, Zumba, Mother and Toddler groups etc.



The Monks Orchard Residents' Association was founded in 1923, and represents approximately 2,000 households.

CHAIRMAN'S INTRODUCTION

It has been a while since you last heard from me. This has been due to volunteer committee members being extremely busy or ill, which has meant the logistics of creating our regular magazine has been an issue. However, I'd like to reassure you that we've been busy working away in the background; holding our monthly committee meetings, attending council meetings and dealing with planning objections.

Even though Derek, our planning specialist, has been very ill but is now on the road to recovery, he is still diligently monitoring planning applications and submitting objections. I have the pleasure of reading each one before they are submitted to the council! They are extremely detailed and I am continually impressed how he is able to pick up on things in a proposal that has been missed by the planning department. However, we must let Derek rest up to fully recover. If he carries on at the rate he is going he is never going to be back on his feet properly. Last year we introduced the MORA Planning App – this makes it easier for our members to quickly filter

applications that might impact them. This is free to all MORA members and is accessible through Planning section of the MORA website, www.mo-ra.co. I encourage you all to use it.

We've had a number of road stewards step down from volunteering. Whilst delivery of the magazine is a factor, the collection of the subscription is a difficult task resulting in numerous trips. The methods in place for magazine creation and delivery are simply no longer sustainable and we need to develop a new model that will allow MORA to continue to function, survive and still serve our members. We have some ideas on how we can do this,



which we will be sharing at our AGM. I encourage you to please come along. MORA has always had the support of the residents we represent. It's your association and we'd like your feedback on our proposals so that we are fit for the future and can continue the work we've been doing for the community for the last 95 years.

I look forward to seeing many of you at MORA's **AGM, to be held on Wednesday 25 April 2018**, Orchard Park High School at 7.30.

In the meantime, I wish you a good Easter break.

A handwritten signature in black ink that reads 'Sony Nair'.

SONY NAIR
Chairman

Note: No member subscriptions will be charged or collected for 2018

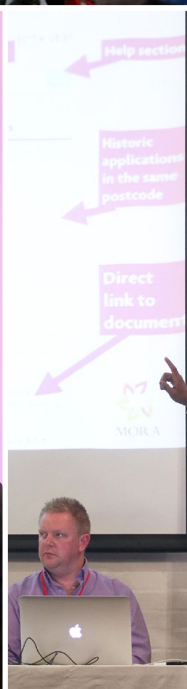
NOMINATION FOR 2018-2019 MORA COMMITTEE

If there are any nominations to join the committee, please send the name and details to our Secretary (hello@mo-ra.co) before the 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 members and local residents.



PHOTOS FROM THE MORA AGM 2017



PRÉCIS OF THE MINUTES OF THE 93RD MORA AGM

25 APRIL 2017 AT EDENHAM HIGH SCHOOL,
ORCHARD WAY, SHIRLEY

(Full minutes available on request)

Invited representatives present:

Gavin Barwell – MP, Councillors Andrew Rendle, Maddie Henson, Richard Chatterjee, Mike Fisher, Sue Bennett, Trevor Ashby – Chair of SPRA, Ciara Warnock – Head teacher of Edenham, Devi Sunil – Director of Finance and Business Services, Gemma Turner – Marketing Officer Edenham, Paul Scott – Deputy Cabinet Member for Planning

Apologies:

Steve O'Connell, John Bowman, Fiona Phillips, PC Phillips/DWO Shirley on behalf of the Shirley Police, Paul & Jennifer Farina, Terry Greenwood (MORA treasurer)

Meeting opened 7.30pm

Opening formalities

Sony Nair introduced himself, gave the 'health and safety' details, advised that Gavin Barwell had said he would arrive about 8 pm, outlined the agenda for the evening and introduced all MORA committee members present: Kevin Martin (vice chair and editor), Dave Greenwood (marketing), Ngaire Sharples (secretary), Derek Ritson (planning), Joan Pring (Police liaison), Mary Jennings (advertising), Lianne Price, Mercia Nash, Basil Horton and Anne Lane. Sony thanked Edenham for the use of their venue, and their PTA for welcoming everyone.

Zayne Raja (Edenham Deputy Head Boy), started the evening off with a song he had written himself.

Ciara Warnock, new Head Teacher, Edenham High School:

introduced herself, her background and her vision for Edenham High, including a name change for the school, opening after the summer break as 'Orchard Park', and with a new school uniform. Mrs Warnock stressed her wish to reach out to the wider community, welcoming questions and comments about the school.

Kevin Martin:

- Opened with a brief financial report, on behalf of Terry Greenwood. Closing balance for the year ended 31 December 2016 was £13,705, up £2,245 on the previous year
- He thanked members for articles for the magazine, and said that if members know of any events going on in the community, to let us know and we will advertise them in the magazine
- He mentioned the importance of road stewards and area managers and thanked them for all their hard work
- Kevin detailed MORA's on-line presence, for those members who use it, the MORA website, twitter and facebook, providing a quick

way of informing members of what is happening, with the magazine only being quarterly

- Kevin announced honorary MORA membership to three long-time members: Basil and Anne Horton and Doris Aylott.

Minutes of 2016 AGM:

Joan Pring proposed the minutes be agreed; Lianne Price seconded. There were no matters arising. Nominations for MORA Executive Committee: No new nominations were received so it was proposed that the executive committee continue as it is. Proposed by Julie Thomas and seconded by Mary Sedgbeer.

Speaker for the evening: Dave Greenwood with an update on the 'Save Shirley' campaign

- Our understanding of the Croydon Local Plan (CLP), and the on-going campaign
- He gave thanks to Derek Ritson for the preparation and submission of 40 objections to the Croydon Local Plan
- Reminded everyone of where we started, and why, that we had some success in getting changes made to the original plan, thanks to support from members, petitions signed, council meetings attended, but that it still seems to council

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planning reasonable to build blocks of flats in any part of Croydon

- Showed "before" and "after" shots of 40 Orchard Ave; the original family home now replaced by 9 x 2 bedroom flats, and that such decisions by the current planning committee, is why MORA continues to put forward objections
- Tony Newman has been invited several times to hold a public meeting with the residents of Shirley, but has never responded, yet after one council meeting he did admit to the Croydon Advertiser that the people of Shirley had 'legitimate concerns'.
- Moving forward, we are finalising our objections for the planning inspector's hearings starting 16 May through to 2nd June. He will consider the soundness of the council's submitted plan, set out in the National Planning Policy Framework. MORA has been asked to

attend four sessions to answer questions arising from our objections – these include back garden developments, Shirley focussed intensification, housing quality standards and residential densities and parking

- From these hearings the planning inspector will consider our views, and any others put forward during the hearing, and in 2018 will make his decision. He has 3 options: accept the revised plan put forward as it is, accept it with changes or reject it totally
- So, the fight goes on, and under the banner of the Shirley Planning Forum we have also been working with other residents' associations across Shirley to try to protect the character of where we live.

Before introducing Derek Ritson and his planning report, Sony mentioned what a huge part of MORA's work involved planning, and how much work Derek does. He then mentioned the new planning app, which covers all 184 postcodes in the MORA area, and gave a brief demonstration of what it does. He encouraged people to have a look at it.

Derek Ritson, MORA's planning officer:

- A busy 12 months trying to fight all the applications for new development. Acknowledged that new homes are required in Croydon, but believes those homes must comply with

the planning policies, and they don't, which is resulting in over-development, putting strains on the existing public transport system, our public services and the infrastructure

- These are the major planning application approvals since the last AGM, and all applications are over-development for the area, based on the current planning policies of the London Local Plan, Croydon Local Plan and the NPPF, and all were approved by the council's planning committee, whose chairman is here this evening
- Although many applications have been approved, we have had some successes to our objections, based on just planning policies
- 67 Orchard Ave – a new planning application has now been lodged. Derek showed his 20 page objection, referred to earlier by Sony, inviting anyone who was interested, to see what goes into a formal objection
- 41-43 Orchard Way – of all the applications dealt with during this time, this site highlights the inconsistencies of the planning system. Derek objected to the proposal on the grounds of over-development of the area. The case officer recommended a refusal to the inspector. The planning inspector agreed and dismissed the

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application on the grounds of over-development and out of character for the area. Before this planning inspector's decision was made public, the property developer submitted another set of plans that was then approved by the Croydon council planning committee

- 8-10 The Glade – another block of 9 flats, very similar to 41-43 Orchard Way; in fact the same developer. The planning committee gave approval last Thursday. The combined site, 41-43 Orchard Way and 8-10 The Glade, will then be 4 x blocks of flats, so replacing 4 x bungalows with 18 flats with just 18 parking spaces. All should have been refused if planning policies were observed. Occupancy increases from 14 to 65 persons – a 364% increase. Public transport accessibility (PTAL), on a scale of 0-6, where 6 is best, is 1 for this area, and forecast to stay at 1 until at least 2031 – based on planning policies, the PTAL requirement for this application should be 2.6

Outstanding issues from last AGM:

- 68-70 Orchard Avenue, including an S106 agreement to make the triangular junction safe, and possibly turn it into a roundabout, seems to have been forgotten by the council
- Rear of 110 The Glade – we had a commitment from

Ashburton councillors that “something” would be done, but this derelict structure is still standing. Derek emphasised that the owner of this partitioned section is not the owner of 110 The Glade; the previous owner partitioned the section off, sold the house, but retained ownership of this part.

Sony thanked Derek for his presentation and said there does seem to be confusion among council members over planning policies. Sony said he had planned to invite Gavin Barwell to speak at this point, in his capacity as Housing Minister, but as he had not yet arrived, asked Cllr Scott if he would like to respond to anything he had heard so far.

Councillor Paul Scott:

- Said he could say a lot about planning; he has been an architect for almost 30 years, and on the planning committee for the last 15 years
- Planning is a complicated issue with many different things to take into consideration, but the massive housing shortage is the over-riding consideration
- Government target for Croydon council is 31,800 new homes over the next 30 years. Only about 1/3rd will fit into the town centre, about 1/3rd on brown field sites, so the final 1/3rd must fit into existing built-up areas
- They do look at planning

policy very carefully, and have recommendations made by professional officers, based on their appreciation of the Government's planning policy, the London policy and the local planning policies

- A lot of people don't like the idea of having flats built in the local area, but from the earliest days when Shirley began to develop, some flats were built, and there are already many in the area
- Have to look at issues such as flooding and they have a specialist flood team, totally independent from the rest of council. The issues raised on 8-10 The Glade and 41-43 Orchard Ave were carefully assessed by the Flood Authority, who recommended to council they were perfectly OK
- On 41-43 Orchard Ave, the second application was changed in important aspects, so it was felt the reason it had been refused in the first place had been overcome, and it was approved
- The need for housing comes not from people flooding in from all over the globe, but for local people and their children. In the Shirley area, even in the intensification zone, maximum height of builds there will be four stories
- We know how important the character of the area is to those who live there, and do our best to protect

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it. It is a difficult balance to meet, but that is what we are trying to do

- The garden protection policy was strengthened as a result of the consultation on the local plan, and we listened to you about gypsy and travellers sites and moved those. We removed the recommendation for additional housing around Shirley Oaks Village, changing the designation
- So, there are positives; I know people have concerns but we are trying to strike a fair balance across this area and the whole borough
- Gavin Barwell, as leader in the Government on planning, may want to talk about the presumption in favour of sustainable development, and how the Government is really saying to councils that they must provide the housing needed in their areas; if they refuse too many applications, Government inspectors will make those decisions.

Gavin Barwell, MP:

- Apologised for being late and for missing part of Cllr Scott's presentation. Said the best thing he could do is to say where he agreed and disagreed with Paul
- Agreed that the council has a difficult job to do, with the desperate need for more homes
- What he finds depressing is that several years ago residents met with the council to say they were

interested in making a neighbourhood plan, so residents could choose where and what sort of homes were built. Council's response was they didn't need to do that as they would work very closely with residents. That didn't happen

- It is good that council listened to residents on some issues, particularly back-garden development policy, gypsy and traveller sites and slightly slimmed down the size of the intensification area
- Believes council should have tried to respect the character areas. Along Wickham Road, there are blocks of flats, so allow more of this type of development, but spread more evenly along the main roads. What most upsets residents is that intensification zones have gone into residential areas, so detached and semi-detached family homes in side streets can be demolished and replaced with blocks of flats
- Acknowledged that in the last 30 or 40 years Governments of all colours did not build enough homes and this is why we're in the mess we are in, but does not think the council went about it in the correct way. They should have gone to residents, said this is the problem, this is the number of new homes we need, help us work out how best to do

it in Shirley. Now the plan has gone to the independent inspector, the only argument that can be made is that it is not the appropriate planning policy. Gavin said he will be speaking at several meetings with the inspector.

Questions from the floor:

1. Keith Cooper to Paul Scott:

how much importance does the planning committee place on environmental considerations, bearing in mind the importance of trees for removing pollution and green spaces for the survival of wildlife? He mentioned past and recent cases where developers have removed trees covered by preservation orders, and asked why the planning committee can't insert meaningful penalty clauses in planning permissions to act as a real deterrent?

Reply from Paul Scott: He would love to put huge penalties on developers or anyone else who destroys the environment, but is constrained by rules put on planning consents. Said that if a tree with a TPO is cut down, it has to be replaced by a mature specimen and if that dies, it has to be replaced again. Protecting the environment is important, both through regulation and by making buildings more energy efficient. A new school on London Road was refused planning approval just last week due to unacceptable levels of air pollution.

Gavin added that a new version of the housing white paper would be published over the summer, strengthening protection for trees and also looking at the



issue of fines. This comes under the National Planning Policy which councils have to follow.

2. If wildlife is such an important issue, how does building on metropolitan open land in Shirley Oaks work in with this, and your wish to preserve green spaces?

Paul Scott: officers had to review all green spaces within Croydon to see if they met the requirements for green belt, MOL or green open space – all of which have the same level of protection. Shirley Oaks did not meet the requirements of MOL, but re-designation to local green open space still leaves it well protected from being built on. Some relatively small areas are being released for development. It's a difficult balance.

3. This question concerns the corner of Tower View and Orchard Avenue. Parking has now crept within five yards of the corner, and is very dangerous. Is it possible to get yellow lines there?

Cllr Mike Fisher said a representation can be made

through the cabinet member for transport, and to see him after the meeting to arrange to meet at the site.

4. Lianne Price to Cllr Scott: you mentioned having to find a balance between what you need to do and what residents want, and Gavin mentioned that had it been a few years back, councillors could have consulted with residents. Can you give us any hope for the future, perhaps to see smaller replacements and not such big changes? Our environment and community are important to us, which is why we object to proposals.

Paul Scott: Given the strength of feeling in the local area, we could move forward with a neighbourhood plan; you would have to deliver the required number of homes, but most of the future sites are not yet defined. If you replace one site with fewer homes, you will have to develop more sites to meet the target numbers, so either fewer sites with more homes, or more sites with fewer homes. It would not be easy.

Derek Ritson said in regard to reducing the number of flats to a reasonable level, this is exactly what he does for his representations, looking at the London Plan, the local area, PTAL levels etc so if the plan was reduced to what the London Plan says, we wouldn't have all the trouble.

Gavin Barwell said he agreed with Derek, but if Paul is open to supporting residents on a neighbourhood plan, he thinks it is an encouraging way forward. He reminded the meeting that

the target number of homes would still have to be met. As a Minister he does not want his inspectors over-turning Croydon's decisions, as long as Croydon is delivering the required number of homes. He felt it was worth talking to other residents associations, and would be real progress.

Sony said it was a great offer from Paul, that we have Trevor Ashby, the chairman of the Shirley Planning Forum here tonight, and he pulls together seven RAs, so perhaps this idea is one he could pick up and use.

Trevor Ashby spoke:

- Introduced himself as chairman of Spring Park Residents Assn and of the Shirley Planning Forum, and said about five years ago, at the suggestion of the then Director of Planning, he worked with the planning people and had a series of meetings over four years. That stopped two years ago, and they were no longer consulted
- They had discussed and agreed where there could be development, where to keep green space, where houses could be changed into small blocks of flats, where shops should be improved
- Nothing was heard for some time, then the local plan came in, which said things that had never been discussed, and the significant changes are what upset everyone; all the RAs felt they had wasted their time

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- It is proposed to start all over again, but it is not the same as the local plan is already there; council has already put forward what they want and we would have to fight to try to change that
- My concern is that we don't know how many houses have GOT to be in Shirley and how many in the rest of Croydon. There needs to be some indication of that
- We certainly do object to having four story blocks of flats where there are currently none in our area
- If this new proposal allows us to come back on and do it, we will do whatever we can, but we have not been treated fairly; you have not been treated fairly.

Gavin Barwell responded that the neighbourhood plan would allow us to over-ride some of the things in the local plan but only in the detail; cannot overturn the overall strategy.

Cllr Scott agreed this was exactly the kind of conversation that could be had; build here, not there. It would be challenging and a lot of work, and before a plan can be put forward it must go to local referendum and get support of the majority of the people. However, he conceded there were no numbers for exactly how many homes had to be built in specific areas of Croydon

5. Dave Greenwood to Cllr Scott: could you give any indication of how many blocks of flats are planned

for Shirley and if we do not go for a neighbourhood plan, at what point would you stop development and start listening to us?

Cllr Scott: there isn't an exact figure for each area. Of the 31,800 new homes required, only about 2/3rds are on identified sites, so until developers come forward with plans, we don't know. What the council can do, as plans come forward, is to then start to set numbers for this area – maybe it will never be reached, developers may never come forward – but we can then work on a sensible figure and then work back from there. What the council won't be doing is saying we will develop all 31,800 homes – Brick by Brick is only looking at developing 1,000 homes

Dave: at what stage would you start to listen to us, or would it take two years, by which time we would already have seen too many developments of flats in Shirley – how long does it take to set up?

Cllr Scott: it takes a fair period of time, probably about two years, and one of the things you would have to make the argument around would be why you don't want flats in the area – ie what do you see as being wrong with flats given that there are already quite a few? That would be part of the development of the plan.

Derek said we object because it does not meet policy, explaining what the parameters of the policy says, that those parameters are quite wide, and that the

recommendation is that the parameters are not exceeded.

Cllr Scott said it's not as simple as that, especially on small plots of land, and applications that are approved do meet policy. Derek disagreed.

Gavin Barwell said to set up a Neighbourhood Plan is 18 months and some financial assistance is available to pay for professional advice. The law says the further you get along the process, the more council has to take it into account, so when it is complete, it becomes part of the local plan. Instead of going through cases that have annoyed us, there is a way forward that would give the community back control over what is happening in our area. He acknowledged the frustrations for residents when there are policies in place but they do not seem to be used.

6. A neighbour of 40 Orchard Avenue said there was no sign of the council working with residents over that development, replacing a bungalow with 8 x 2 bedroom flats with roof-space accommodation and insufficient parking. What was once a beautiful garden to look out on is now a monstrosity from the back

Cllr Scott agreed it is bigger than what was there, but talked about the changes within the last 30 years to the area as a whole, when the current houses and Closes would have been developed. He said things change over time to meet the changing needs of people, and that there is still a large garden

Derek Ritson said the lack of

a right of appeal by residents was unfair. The only option if residents wanted to take it further would be a judicial review, but the cost is prohibitive; he said otherwise they would have taken it on over 40 Orchard Avenue, and believes the decision would have been over-turned had we had been able to.

Cllr Scott said it would not have been because a judicial review looks only at the process.

7. Cllr Sue Bennett said what we constantly hear from Cllr Scott is the narrative that we need homes, that we have people in B&B accommodation because there is nowhere else to put them etc, but we all know that houses being built in Shirley will not be for those people in need. She said her other question was about five sites identified on Shirley Oaks Village, three of which were taken off MOL status. This land is privately owned, part of it by a synagogue, and the criteria for the Croydon Plan is that it must be “deliverable”. How is this deliverable?

Cllr Scott: in reply to the first comment, there are not enough homes, full-stop. We need more homes to be built in order to release homes in general, and that is the case across the borough as a whole, across the whole of London. Some need to be built in Shirley, some in other areas. He said most houses are built by developers, and they are driven by profit, some get built by councils, and of the 1,000 being built by Brick by Brick, 50% are affordable houses,

and the balance 50% will be sold to pay for those homes.

Several members asked about other sites around Croydon that have been vacant for a very long time, and parts of Croydon where there are derelict buildings, and why can't they be developed as residential accommodation.

Cllr Scott replied that many are owned by developers, who have not yet put up plans, but that they are not the answer.

8. Keith Cooper asked where infrastructure comes into all this; in the MORA area, in particular around Orchard Way/ Orchard Ave, where many more homes are being built, the 367 is the only bus service and it is infrequent and not very reliable.

Cllr Scott said infrastructure is very important, but it is about whether infrastructure comes first or development comes first.

Gavin Barwell said there is a need to hold developers to account when they allow minimal parking in areas of low public transport, and it is another issue being looked at in the white paper; giving councils more power to make developers do something once they have planning permission. He added that the bus service is something that can be tackled reasonably quickly – Cllr Hensen indicated that she would take this matter on.

Sony closed the question and answer session and Cllr Chatterjee asked to say a few words; he put in apologies from Steve O'Connell and Jan Marshall for not being

able to make the AGM, and also announced that Gavin Barwell had been bestowed the title of “Right Honourable”, by the Queen.

Gavin Barwell responded that it was a nice recognition for the work he had done, but it was difficult to trump representing the area he had grown up in.

Sony thanked Cllr Scott for answering questions when he was just invited as an on-looker.

He then asked Joan Pring to come forward and draw the raffle – a small ‘thank you’ to members for attending the AGM. Winners:

1st prize – Jean Brenchley

2nd prize – Sheila Wright

3rd prize – Kevin Tavares

Sony thanked everyone for coming and closed the meeting at 9.20 pm.



LOOKING FORWARD TO SPRING AND SUMMER FUN WITH SHIRLEY NEIGHBOURHOOD CARE

Shirley Neighbourhood Care – our local charity helping the elderly to continue to live independently for as long as possible – has two major fundraising events in 2018.

SNC Annual Quiz

Recruit your team of eight now for an opportunity to pit your wits against other groups of players at Shirley Neighbourhood Care's Annual Quiz on Saturday 21 April at Shirley Parish Hall on Wickham Road. Doors will open at 7 for a 7.30pm start. Tables of eight can be booked by contacting the SNC office on 020 8662 9599 or by emailing sncs1970@gmail.com. Tickets are priced at £7.50 each and all profits will go towards providing a range of services for the elderly including the weekly lunch club, regular outings, transport to medical appointments and shopping buses. Bring your own refreshments, drinks, nibbles, paper plates and plastic glasses. Why not team up with workmates, friends or neighbours and have a great night out full of fun and prizes.

Shirley Open Gardens – Saturday 23 and Sunday 24 June 2018

It's now an established tradition that Shirley's residents open their gardens to the public on the last weekend of June each year to raise money for Shirley Neighbourhood Care. This year will provide a new challenge for this annual event as England will be playing Panama in one of the first round World Cup matches

at one o'clock on Sunday 24 June. Shirley Open Gardens is an opportunity to see how others make the most of their "outside room". You don't have to be an Alan Titchmarsh to have a nice garden as it's not just about the planting. Shirley homes boast some attractive spaces that have colourful blooms, design features, or provide wonderful playgrounds for children. Maybe you know someone who has a lovely garden but needs someone to nudge them into displaying their gardening or design talents. Why not cut out the coupon at the bottom of this page and put it through their door? It might just be the encouragement they need to exhibit this year as part of our event. Home owners who open their garden gates and exhibit their gardens also look to raise funds for Shirley Neighbourhood Care by running games, selling refreshments, and taking a collection in exchange for

admission to their garden. Neighbours can get-together and create an "Open Gardens Hub" so that visitors can visit several gardens in one hit. If you're a football fan wrestling with your passion for gardening, you might want to "show" your garden on the Saturday only so that you can watch the World Cup game on the Sunday. However, if you are planning a party around the match, why not take part in our charity event by setting up some pre-and post-match games and raffles as part of your party entertainment to raise funds for Shirley Neighbourhood Care? If you're thinking of exhibiting, fund-raising or volunteering to help with the event and you'd like more information, contact Shirley Neighbourhood Care at sncs1970@gmail.com or telephone 020 8662 9599.

Cut out this coupon and slip it through the letterbox of a house you know has a lovely garden.

YOU HAVE A SECRET ADMIRER

Someone thinks you have a lovely garden and you should exhibit your open space at

SHIRLEY OPEN GARDENS

SATURDAY & SUNDAY 23 & 24 JUNE 2018

Contact Shirley Neighbourhood Care for more information. Tel 020 8662 9599

or email sncs1970@gmail.com



QUIZ

SATURDAY 21 APRIL 2018

SHIRLEY PARISH HALL

81 WICKHAM ROAD, CR0 8TB

DOORS OPEN 7PM FOR A PROMPT START AT 7.30PM

BRING YOUR OWN FOOD AND DRINK, PLATES, CUTLERY, GLASSES

**TEAMS OF 8 IDEAL (SINGLES AND SMALLER TEAMS WELCOME AS
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RAFFLE, GAMES & BRAIN TINGLING FUN

**ALL PROFITS GO TO SHIRLEY NEIGHBOURHOOD CARE'S WORK TO HELP
THE ELDERLY OF SHIRLEY**

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YOUR COMMITTEE

SONY CHAIRMAN

Hello, I have been MORA member for over 10 years now but only joined the committee in 2014. I took on the role of joint vice chair alongside Kev shortly after our rebranding, stepping to up Chairman in 2015 as we started the SaveShirley campaign. My wife Priya and I have 2 young boys, Aarian & Dhruv. I work as an IT Consultant in the city. I'm absolutely love technology and am gadget mad. I also enjoy keeping fit by working out, swimming and running.



KEVIN VICE CHAIRMAN

Hi, I'm Kevin and I have been involved in MORA for 3.5 years now, having moved into the area 4 years ago with my wife and now 2 kids. I have been involved in producing the Magazine, new branding, website and social media and fit this around 2 jobs as well as having family time. An avid Crystal Palace fan, I love living in Shirley especially the peace I get after long day in the big smoke.



NGAIRE SECRETARY

My name is Ngaire (pronounced Nyree) Sharples. I've lived in the area for 6 years and have been MORA secretary for the past two. The main role of secretary is to take the minutes at the monthly committee meetings and the AGM. I also keep an eye on "hello@mo-ra.co" and respond to emails from members, and residents, or pass on to the relevant person on the committee. I am also road steward for a road close to where I live.



TERRY TREASURER

Hello, I am the Treasurer of MORA and have held this position for fourteen years. Shortly after moving into the area I was also asked to put together the advertising for the magazine. We hope that with your help we will keep our area a pleasant place to live.



DAVE MARKETING

Hello. My name is Dave Greenwood and after



working with MORA on the SaveShirley campaign, I've joined the Executive Committee.

I moved to Shirley in 2002 when my wife was pregnant with our first child. Growing up in Croydon I knew Shirley and the appeal for us was the green space and community feel.

We've now got two children and have built a life for ourselves.

DEREK PLANNING

Hello – my name is Derek Ritson and we moved into Shirley in the early 70's. I have been a member of the MORA committee since 1981 and have recently taken on the Planning role. This has been an interesting but disheartening task as our Local Planning Authority seem to put meeting housing targets before their own planning policies. However, we try our best to represent our members' interests to try and retain the character of Shirley.



JOAN POLICE LIASON

Shirley is where I was born and grew up, attending St John's Church of England Primary School during my early years. I later lived in West Wickham and near Sevenoaks but returned to Shirley 47 years ago.



I attend Police Panel meetings and liaise with the police if necessary. I am also an Area Manager and Road Steward.

My strong affection for Shirley and its history remains as does my care for its future.

MARY ADVERTISING

Hello, my name is Mary Jennings. I have lived in Shirley for the



past 20 years, am married & have three children. Two years ago we welcomed an addition to our family in the form of granddaughter No.1, who decides how I should now spend my time!

I have been Advertising Manager for three years.

I am an area manager also, responsible for the distribution of the magazine in my locality.

LIANNE AREA MANAGER

Hello. My family moved into Shirley in 1991 as we wanted to live in a leafy suburb of Croydon, but still be near to the centre for schools, work and public transport. The last twenty of those years have been in the MORA area. I have recently given up full-time employment and wanted to help in some way in our neighbourhood so I joined the MORA committee in 2016.



JOHN COMMITTEE

Hello, my name is John Kerbel, and after several years of being a MORA member, I have recently joined the association's committee. I have lived in Shirley since 2005 and have been a member of MORA for the last seven years. 'I spent my working life in IT and over the last couple of years have been scaling down my work to the point that I can dedicate meaningful amounts of time to MORA.





MORA

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A RECOLLECTION FROM CHILDHOOD

I was born and brought up in Shirley and have lived in the area ever since. I have seen so many changes to the area which has, in many ways, lost it's character of the past.

One distinct memory that I have are the three little shops in Woodmere Avenue which served the community. The first one was a Sweet Shop and Newsagent, next door was the Post Office and Chemist, then the Grocers the third shop.

It is to the Post Office/Chemist that I return. Mr and Mrs Brooker ran the shop, with Mr Brooker being in charge of the Post Office and Mrs Brooker responsible for the Chemist. They were a delightful and very helpful couple who served the community extremely well. Then, sadly, one day we heard the news that Mr Brooker had died. This, of course, left Mrs Brooker on her own with great responsibility. Fortunately a lady called Mrs Miles joined her and together these two ladies ran a very efficient business.

Mrs Miles was the wife of PC Miles and, I assume, Woodmere Avenue was part of his beat for he would often be seen visiting the Post Office to check that all was well. My personal recollection of PC Miles was seeing him on the corner of Woodmere Avenue/Elstan Way, where he would stand for a while and greet passers by, including the children. He became known as 'the childrens' friend'. His

kind and friendly face, together with the way he spoke to us, will never leave my memory. I always had a very high regard for him. Then tragedy struck. PC Miles was called to the attempted burglary, by Craig and Bentley, of Messrs Barlow and Parkers' confectionary warehouse* where, as we now know, he was shot and killed. How shocked and saddened we were as a community.

Unfortunately my memory fails me as to how matters proceeded but I do remember that the Post Office was eventually taken over by new people. Finally it was closed and is now converted into a flat and even the Post Box has been moved to the other side of Elstan Way.

BARBARA
Local Resident



Police Constable Sidney Miles

*Barbara's touching recollection refers to the tragic demise of PC Sidney Miles, fatally shot on the roof of the Barlow and Parkers' warehouse in Tamworth Road, Croydon on 2nd November 1952. He was actually shot by 16 year old Christopher Craig but it was his accomplice, Derek Bentley who, being 19 years old, received the death penalty. Craig was still regarded as a juvenile and was detained 'at Her Majesty's Pleasure'. He was released ten years later.

In our present day a confectionary warehouse may seem a strange place to break into but at the time sweets and chocolate were still severely rationed following WW 2 and worth much on the 'black market'.

JOAN PRING

BE AWARE

Croydon Council's Trading Standards have recently published a number of scams aimed at businesses and the general public. Whilst you think you would not be taken in, remember that scammers are invariably very plausible.

Bogus Council Officials – A Croydon restaurant was conned out of £280, claimed to be an outstanding debt due to breach of health and safety regulations, by a man purporting to be a council food safety officer. His approach convinced the chef that he was genuine and the money was handed over.

Another scammer, posing as a council employee and using a genuine employee's name has been sending bogus emails to local people with learning difficulties and their carers 'reminding' them that an invoice payment is overdue and demanding immediate payment. They then included a web link to view and pay, signing off using a council email address format of 'firstname.lastname@croydon.gov.uk

Never click on unfamiliar links or download unfamiliar attachments, especially if it asks for personal information.

No council official will ever ask for an on the spot payment. If you are unsure of the legitimacy of someone who claims to be from the council and requests money or your personal details, contact the council via its switchboard on **0208 726 6000**. If you have been contacted by 'phone,

either make sure your line is clear before making your call, if on the same line, to check or, ideally, use another telephone.

An elderly Addiscombe resident received a 'phone call from a company offering 'free' installation of solar panels by way of a government incentive. He was then visited several times by a salesman who said that his company would pay the deposit provided the man borrowed £7,000. They would organise a loan and he would receive £150 monthly from the government, for 25 years. He received no paperwork or written confirmation. The salesman later said the man had been refused a loan but he then verbally offered a loan by another loan company. The man was asked to witness the salesman's signature on a blank screen on a mobile 'phone. To complete the loan, he was instructed to go to his bank to get certified copies of his identification documents. His bank's staff were concerned at what he told them and alerted Trading Standards. They advised he cancelled the project. He had not received details of his right to cancel. Although, originally, he never saw any paperwork the man received an invoice for approximately £1,000 and then,

on request, a contract. It was signed with his name but clearly was not his signature. Trading Standards are investigating. NB Solar panels are a long term investment. It could take up to 20 years to generate enough energy to recover the cost of the initial installation.

Bogus Police Officers – Another elderly man was recently duped into handing over around £80,000 worth of jewellery to fraudsters claiming to be police officers. They convinced him to work with them in an undercover operation that would expose criminal bank officials and fellow police officers.

The victim was asked to transfer money from his savings account and to exchange it for a large quantity of Euros, on the understanding that somehow the Euros would contain the fingerprints of criminal bank staff. Suspicions aroused, the bank's staff refused the transfer without proof it was for bona fide reason. Undeterred, the scammers asked the man to use the money he had withdrawn from his savings to purchase specific expensive jewellery and watches which they then had collected by a courier. The victim finally became suspicious when the fraudsters failed to appear for an appointment to return the jewellery and watches after they had, allegedly, been checked for forensic evidence.

Needless to say, neither the police nor Trading Standards would recruit members of the public to act on their behalf. Financial Conduct Authority

(FCA) – Fraudsters are posing as officials from the FCA and are cold calling people stating they are eligible for a Payment Protection Insurance (PPI) claim. As well as telling you how much you can claim back they emphasise that an advance fee is required in order to make the claim successful. If you use a third party to assist you with a claim you can check if they are legitimate by carrying out independent research on the company, as well as checking the FCA's website: <https://www.fca.org.uk> or by calling them on **0800 101 88 00** Monday-Sunday 8am-10pm.

Be alert to your post! A local resident received a letter from a man claiming to work for a bank in Hong Kong. It said that a bank customer with the same name as the recipient had passed away and had hired an heir hunter to track down an honest person with the same surname. Having now been sent the resident's details by the heir hunter the 'bank official' wrote proposing she be made the sole beneficiary of the estate worth USD \$9,820,000, as no will was left. He requested her full details immediately in order that documentation could be completed, saying that funds could be made available to her confidentially and would be in her account in two weeks, although he proposed they split the money 50-50. Fortunately the resident realised this was too good to be true and sent the correspondence to Trading Standards who say that these sort of scam letters

go out in large batches.

Binary Options – i.e. can only be one of two outcomes, win or lose. To trade, you bet on whether the price of something will rise or fall below a certain amount. If you are correct you win and get paid. If not, you lose all your original investment. Action Fraud has received multiple reports where Binary Options companies have refused to credit customer accounts despite the customer believing they made a profit. Adverts for traders appear on line with many aggressively targeting social media with no expense spared in trying to look legitimate. Whilst claiming to be in the UK, most are based abroad. Action Fraud, working alongside the National Fraud Intelligence Bureau, continues to work with international law enforcement partners and the banking industry to tackle the issue by implementing changes, either by introducing an outright ban or through rigorous regulations to control this activity.

If you have been contacted by a suspicious firm or have been affected by this, or any other fraud, report it to Action Fraud by calling **0300 123 2040**

Free Call Blockers – The National Trading Standards Scams Team is focussing on dementia sufferers who may be receiving scam or nuisance calls and is offering free call blocking devices. To obtain one, YES needs to be answered to the following: Do you or the person you are applying for receive nuisance or scam

calls? Does the person who would like the call blocker have dementia? If YES to both questions please apply at: www.friendsagainstscams.org.uk/callblocker NB This is a genuine offer!!

Lastly, Trading Standards are interested in receiving leaflets advertising home improvement works that you may receive through your door. They'd appreciate it if you could either send the leaflet in to them or email a scanned version together with the date you received it (or a rough date) and where you live. Their address is: Croydon Trading Standards, Leaflets, Bernard Weatherill House 8 Mint Walk, Croydon CR0 1EA

Email: trading.standards@croydon.gov.uk

JOAN PRING
Police Liaison

IGHTHAM MOTE

(AND IT'S ANYA SETON CONNECTION)

Within our area of the country we are very fortunate to have a number of historic houses and old country estates which have been preserved and, as a consequence, are often able to provide fascinating insights into the lives and times of the people who once lived there. Charles Darwin's Down House in the village of Downe; Quebec House, the childhood home of General James Wolfe and Chartwell, the beloved home of Winston Churchill, both in Westerham are just a few. Still in Kent, but slightly further afield on the Kentish Weald, is Ightham and Ightham Mote, a medieval house which first captured my imagination many years ago. In its hidden site at the foot of the Greensand Ridge it's, almost fairy-tale, charm is revealed gradually to the visitor on the descent of a wooded pathway from the car park. It's simple design of a moat surrounding a square building, with an inner square cobbled courtyard gives the impression that it has remained as it was first conceived and is of one piece and date but it is, in fact, the end result of six centuries of habitation by very many different families.

In existence from around the mid 1330s, no 'big names' of the past have been involved with Ightham Mote's architecture except, briefly, Norman Shaw in the 1870s. The long succession of owners from different families altered the house only to meet their needs. Clearly, they all respected and were



sympathetic to its medieval origins. Over the course of time accommodation for increasing numbers of servants became necessary but eventually this was provided in the grounds outside the surrounding moat, thus maintaining the status quo and keeping the inner courtyard intact.

In the early 1950s the house was in danger of demolition but was bought and saved, from what would have been an absolute disaster, by a consortium of Kentish businessmen. It was then sold in 1953 to Charles Henry Robinson of Portland, Maine, USA who, on his death in 1985, bequeathed it to the National Trust.

Tracing the history of the house and its inhabitants has been complicated as previous owners, when they left, naturally took their personal items with them. It is mainly through their alterations to the house and a few tombs in the local churchyard that they have left any record. Considerable repair and conservation work

has been undertaken by the National Trust over many years during which time the public have been able to visit and see for themselves the history of the building's fabric being unravelled.

Each part of the house has its own significance but possibly the Crypt and the Great Hall most of all. The former lies below the Old Chapel and is the least changed part of the 1330s building. The Great Hall is also an incredible survival from that time, although then it would have had a central hearth with a roof top louvre to allow the smoke to escape. A fireplace was built into the east wall in the late medieval period. A story, or legend, which has persisted over the years is that in 1872 whilst undertaking work in the Great Hall builders uncovered, behind some panelling, the skeleton of a young girl. This having ever happened, however, is fiercely denied as it is said that there has never been any proof.

It was, nevertheless, this story that inspired the American

author, Anya Seton, to write her novel 'Green Darkness'. In her Author's Note to the book she says that it was due to her visit to Ightham Mote in 1968 when there was an offhand mention of the 'walled-up girl' and her viewing of the niche from which the girl was ex-mured in the 1870s. The theme of her book is the re-incarnation of the two main characters and how their tragic past during

1552 -1559 could affect them in their present day of 1968.

Anya Seton didn't claim to be anything other than a writer of fiction except that where there were facts to be found about the people and places of the time of her novels' settings she did her utmost to adhere to them. She has been quoted as saying that "I have a passion for facts, dates, for places. I love to recreate the past and to do so

with all the accuracy possible. This means an enormous amount of research, which is no hardship because I love it". This was certainly the case with 'Green Darkness'. Apart from her time spent with Charles Robinson at Ightham Mote, she had long stays at the Spread Eagle Inn at Midhurst, East Sussex when she made intense studies of local literature and the Cowdray Castle ruins, all three places subsequently playing a major part of the story.

Whoever the Kentish businessmen were I'm sure they have the gratitude of countless numbers of people for whom, like me, Ightham Mote is a very special place.

JOAN PRING



MEMBERS' EMAIL ADDRESSES

MORA road stewards have been busy collecting email addresses. But we need more members to provide us with their details. We can then stay in touch more regularly and keep you updated on the important issues facing us.

Our magazine is produced four times a year, and important or urgent messages to members are now communicated via the website, email and twitter.

But it's at times when we need to communicate quickly, like with planning applications, where email works the best. Our Planning Specialist will email members notices of any planning applications, as it is often difficult to get flyers printed and delivered in time.

Please either let your road steward have your email address or send us your details via membership@mo-ra.co. We can then update our records and stay in touch more often. Your details are secure and we will not share with any third parties.

CAN YOU SUPPORT MORA?

We hope you are enjoying the new fresh look and feel of the Magazine. There is new and more information about your area. Unfortunately there is no magic wand to make it happen and your committee is very busy, they need your help.

Can you spare some time? Or do you have teenage children that would be interested in utilising and developing their media & IT skills. We need support managing our new online presence, help with putting together the magazine in InDesign and help with photography from around the area. It would be a great opportunity to support your community.



LEFT:
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BOTTOM LEFT:
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Twitter page

Are you a budding photographer/designer or coder?

For each magazine, we are looking for that perfect photo, whether it's for our front cover or dotted throughout our magazine. If you are interested in helping please let me know.

Now that I have taken on further responsibility, I am hoping to be able to get some help with either laying out the magazine in InDesign or helping develop our website.

Younger members...

Are you a young professional who would like to be more involved with your community? We are looking for younger members to join the committee and utilise their skills, knowledge and experience to strengthen MORA.

In the meantime, be sure to keep up to date with us via our website/Twitter/Facebook.

KEVIN MARTIN
Vice Chairman

SONY NAIR
Chairman



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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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To contact us for more details, please contact the Advertising Manager, Mary Jennings on [redacted] or adverts@mo-ra.co

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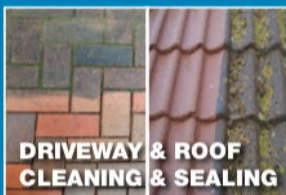
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LOCAL EVENTS

Friday Market

St Francis of Assisi Hall

[opposite Sainsbury car park, Ravenswood Av.]

Many Stalls selling gifts, cd's, bric-a-brac, gift wrap, cosmetics, toys, watch & clock repairs & many more stalls.

Café serving Hot Food
Fridays 7am – 2.30pm

For a Stall Please Call:
Pat Tel: [REDACTED]



All the adverts in the Handy Ad's section can now be found on our website www.mo-ra.co/adverts/ and link through to their websites

A Date for your Diary

PLANT FAIR

in support of the Royal Marsden Cancer Charity

Registered Charity No.1095197

SATURDAY 12TH MAY
2.00pm till 4.00pm

to be held at

32 WICKHAM AVENUE, SHIRLEY

Admission 50p

Refreshments including homemade cakes will be available at 30 Wickham Avenue & Preserves, Teas, Crafts, Raffle and a wide variety of Annual & Perennial Plants

The **ROYAL MARSDEN**
NHS Foundation Trust

LOCAL ACTIVITIES/CLUBS

BADMINTON CLUB CHANGE OF VENUE AND DAY!

It's been all change for the Shirley Badminton Club! After 10+ years of being based at Oasis Academy sports hall we've changed venue, day and time! We are now based at **Trinity School Sports Centre between 20:00 - 22:00 on Tuesday evenings.**

You don't need to be a member at Trinity to join in or play! You only pay on the evenings you attend, which is very different to many other clubs. Cost is just £5 for two hours and the first session is **FREE!** There aren't many places where you can have fun, improve your game and feel positive about your fitness for that price!

Are you aged between 14 and 100? Do you enjoy badminton or want to learn to play at a fun and friendly social badminton group?

This is a badminton group where the taking part and having a go is more important than what



league you play in! We're always looking for new people who are keen and enthusiastic to have a go and join our group. As well as the fun and laughter you'll also get fit along the way! We also have an excellent coach, Lesley, who helps you to improve your game.

Simply bring yourself, suitable trainers and a bottle of water and come join us! If you have a racquet great, if not don't worry we can loan you one to start you off.

Social Badminton – Tuesday Evenings 8 – 10pm at Trinity School Sports Centre, Shirley Park, Croydon CR9 7AT.

Contact Lesley Huxtable [redacted] for more details or just turn up!

Table Tennis

We run a Table Tennis doubles evening at St Georges Church Hall, Elstan Way, Shirley. We meet every Tuesday from 8:00pm to 10:00pm. The cost is £3.00 per person per evening and includes refreshments.

New Members welcome.

For further information, please ring Ron Carter on [redacted]



Do you run activities/clubs for Swimming, Martial Arts, Zumba or knitting? Want some new members? Please let us know and we can arrange some advertising space for you on the magazine or online. adverts@mo-ra.co

LOCAL ACTIVITIES/CLUBS

Shirley Park Bowling Club

Come and enjoy the sport of bowls

Lots of fun for all ages

Beautiful and tranquil location

Free Coaching Sessions

Large free Carpark - Licenced Bar

Play social or competitive Bowls

For more details call Monica or Richard

New
Members
Welcome

www.shirleyparkbowlingclub.co.uk

SHIRLEY SHORT MAT BOWLS CLUB

plays in the Parish Hall,
Wickham Road on Monday
and Thursday mornings
and Friday afternoon and
Evening. Please ring
Graham Jacques on [REDACTED]
[REDACTED] or Peter Hacker
on [REDACTED], who will
be happy to advise you.



THE DAVID LEAN CINEMA

NOW SHOWING

at Croydon Clocktower,
the best in independent,
world and mainstream
cinema.

Presented by the SAVE THE DAVID
LEAN CINEMA CAMPAIGN. Online
booking and information:

www.davidleancinema.org.uk
Or book in person at Wallace Arnold
Worldchoice, 62 George Street, Croydon.





DESPERATELY SEEKING SUSAN

Or Oliver, Asif, Sophie, Ahmed, Jack and Amelia....
In fact, it doesn't matter what you're called.

We're looking for Shirley residents to join Monks Orchard Residents' Association as committee members. Since joining I've met some great people and worked with my local MP and Councillors on the Croydon Plan.

We're not just a bunch of retired middle class do-gooding pensioners with too much time on our hands. Our committee includes people from all walks in life – including school governors, IT specialists, graphic designers, former journalists, secretaries and managing directors. There are of course a few oldies, but they bring with them bags of experience.

Importantly, we are non-political. What we have in common is we're passionate about where we live and our community. We give up our time for a couple of hours

each month to discuss local issues affecting Shirley and Monks Orchard.

We also publish a magazine, website, Facebook page and Twitter – all done by volunteers.

With all these plans for Shirley from Croydon Council at the moment, there is plenty going on and we need to add to our team.

Particularly welcome are young members who know a thing or two about social media, lawyers, estate agents, local authority planners, architects and surveyors.

If this sounds right up your street and you live within the Monks Orchard area, get in touch at hello@mo-ra.co

DAVE GREENWOOD
Marketing Manager

AN OPPORTUNITY OUT THERE – COMMUNITY WARD BUDGETS

The Council runs a Community Ward Budget scheme which is led by ward councillors, but with the involvement of local residents; each ward had a maximum budget of £12,000 in 2016/7 (we assume a similar amount will be there this year). For wards with three councillors, each has £4,000 and for wards with two councillors each has £6,000 that they can call on.

To apply, you need to email or write to your local councillor with details of your proposal; look on the Croydon web site (<https://www.croydon.gov.uk/>) and use the “find your councillor” link to find their names or contact MORA (chairman@mo-ra.co) so we can help you out.

The money could be spent on community events and Ward boundaries are not a constraint, so if your idea cuts across more than one ward the Council can consider pooling resources and working on joint projects across wards.

Members want to ensure that local priorities are being met and the money could be spent on community events and projects such as;

- Refurbishing or cleaning up parts of a local area.
- Big Lunches / Fun Days
- Supporting local scouts /guide group for a specific activity
- Purchase of new street signs or furniture

The funds cannot support projects that might be in conflict with the Council’s statutory functions or conflict with a Council decision or proposed course of action (e.g. to lobby against a planning application); nor can it be used to support projects with an ongoing cost implication (e.g. planting scheme that requires future maintenance from the Council). So, is there something that you have thought about in the past, that’s a good idea for once off, small-scale initiatives? Ideally this will directly improve the lives and environment for local residents of all ages – everyone is encouraged to take part and give some thought to this!

Can we ask that if you do have an idea, you either approach one of your ward councillors directly and copy in MORA (hello@mo-ra.co), alternatively contact us directly so we can see if your idea can be taken forward by MORA on your behalf.

JOHN KERBEL
Committee Member

INTRODUCING JOHN

Hello, my name is John Kerbel, and after several years of being a MORA member, I have recently joined the association’s committee.



I have lived in Shirley since 2005 and have been a member of MORA for the last seven years. Over this time have come to really appreciate the urban, yet delightfully green, environment that Shirley offers and really feel this needs to be protected into the future.

I have been very impressed with the work of MORA, particularly the great work they have done challenging the Council’s Local Plan and how it will detrimentally affect Shirley!

The job is not finished and by joining the committee, I hope to share the load and support other committee members, in what will no doubt be an ongoing campaign to Save Shirley.

I spent my working life in IT and over the last couple of years have been scaling down my work to the point that I can dedicate meaningful amounts of time to MORA. Hopefully my IT skills can be used to support Sony in the ongoing work with the MORA website and revised magazine format.

JOHN KERBEL
Committee Member

OUR EXPERIENCE OF THE AGM

On the evening of April 25th I attended the AGM of Monks Orchard Residents Association (MORA). The majority of the evening was, quite rightly, spent considering recent planning applications and their impact on Shirley. One of the invited guests was Cllr Paul Scott, the Chairman of Croydon Council's Planning Committee. Cllr Scott assured the members of his years of experience as an architect and planner. Indeed, he spoke knowledgeably and eloquently and he replied honestly to questions from the Committee and the floor on what is locally a very emotive topic.

A possible positive result from these discussions was the proposal to reinstate a neighbourhood consultation group. This idea was much promoted by The Rt Hon Gavin Barwell, M.P. who was also an invited speaker. However, whilst agreeing that such an arrangement might be feasible, Cllr Scott twice warned that it would not be an "easy" option and it would also appear that it would take many months to set it up and meanwhile the unwelcome constructions carry on.

It is only at the end of such discussions as took place at the AGM that there is time to assimilate and analyse all the information and responses that were expressed. After such reflection, my understanding is that with regards to planning the following points are relevant:-

Intensification – because an area has once been subject to considerable development, e.g. in Shirley during the 1930's a number of residential houses were built on what had been farm land, it follows that it is perfectly acceptable to promote intensification of that same area ad infinitum.

Developers – the vast majority of homes are provided by developers whose aim is rarely altruism, but is normally to make as much profit as is possible from each scheme regardless of external concerns. It has always been thus and so it will continue to be acceptable.

Environment – currently, there is little enforced legislation that inhibits said developers from destroying natural environments and habitats, including felling trees with Tree Protection Orders on them. It is

hoped that this situation might improve in the future subject to political influence, but at the moment it would seem to render many Discharges of Conditions unenforceable.

Parking – one car parking space to a flat, regardless of the number of occupations catered for in the block of flats, is deemed sufficient. This is because "not all people living in flats own cars". Additionally, there is a considerable amount of on-street parking in Croydon, including on bus routes, so adding hundreds more cars to the equation doesn't matter as there is already a precedent.

Infrastructure – unfortunately, it has been decided by the Council to build first and worry about logistics and services at a later date. The pressures on services catered for by the NHS, i.e. oversubscribed doctors, dentists, clinics and hospitals were not mentioned at the AGM. However, assurances were given that it is easy to petition TfL for more buses and the Council hope to build more schools in the future, so the lack of infrastructure when considering new planning proposals doesn't really count.

Character – Cllr Scott has stated that there is a general misconception as to what "character" means. It would appear from various scenarios described and comments made by him at the AGM that there are only two prevailing factors to consider when deciding what is out of character in an area.

One is that providing the ridge

line of a building is no taller than the tallest ridge line of any building close to an application site; then the new proposed building is acceptable. This dictum prevails even when the developer has to drop blocks of flats into huge holes in the ground in order to comply. It also prevails regardless of the fact that the proposal is for three-storey blocks of flats on land where four bungalows are currently standing and three-quarters of the immediate neighbours also reside in bungalows.

The other factor is that if there are any other flats within an area then it is fine to swamp that area with more flats regardless of the type of buildings and environment in the immediate vicinity to the proposed new flats.

Density – the National Planning Policy Framework, the London Plan and the existing Croydon Local Plan all have policies on density. There is a matrix which allows one to take into

consideration all relevant factors, including the Public Transport Availability Levels, in order to calculate the maximum desirable density for a proposal. However, Cllr Scott assures us that such policies are only guidelines and therefore don't have to be strictly adhered to. Furthermore, he believes that these "guidelines" are more applicable to large and high rise blocks and those proposals for smaller residential buildings need not be subject to the restrictions that are recommended.

Thus an increase of more than 347% in density across two sites and a recognised lack of public transport are perfectly acceptable.

Taking into consideration all the above issues, one wonders on what criteria exactly do the Local Planning Officers and the Planning Committee Members base their decisions.

MORA MEMBER

INTRODUCING LIANNE

Hello. I was born and raised in South Norwood in the house my father grew up in, near Crystal Palace FC.



After marrying my wonderful husband Bob, we lived in South Croydon, Thornton Heath and finally settled in Shirley. I worked for many years in IT, seeing huge changes from mainframe systems, the introduction of the internet, right up to the use of hand-held devices. After being made redundant in 2005, I transferred my skills to the library service and worked in various locations throughout the borough, finishing up supervising the large Central Croydon library. I gave up full-time employment at the end of 2015, but now enjoy working for two London universities undertaking examination invigilation at times throughout the year. We have two grown up sons, one beautiful daughter-in-law and a grandson, upon whom we dote. I love travelling and have been lucky to visit all seven continents, including camping on Antarctica alongside seals and penguins. We love wildlife and have been to the Arctic to see polar bears and on safari in Africa. I enjoy reading and watching period dramas on TV. I want to help MORA in our community, for the residents and the area.

LIANNE PRICE
Area Manager



NEW! MORA PLANNING APP

www.mo-ra.co/planning

We subscribe to an online service that allows us to track all planning applications in the MORA catchment area. We are now making this available to all members as part of your annual membership so you can easily track new, existing and old planning applications.

Planning Ref links direct to Council Planning Website

Application address and description

Search filter

Help Section

Historic applications in the same postcode

Direct link to documents

Ref	Status	Building	Street	Narrative	Notes
16/06267/HSE	Pending Decision	17	Aldersmead Avenue	Erection of single/two storey side extension	Comments 1-0-0, Documents 8, History, Map
17/00464/LP	Decided Lawful-Accepted	22	Edgewood Green	Erection of single storey rear extension	Documents 9, History, Map
16/06187/FUL	Decided Refused	24	Edgewood Green	Demolition of existing building and erection of a pair of two storey three bedroom semi detached houses with accommodation in roofspace and 1 two storey four bedroom detached house with accommodation in roofspace. Provision of associated parking area	Comments 18-0-0, Documents 9, History, Map
16/06200/HSE	Pending Decision	46	Firsby Avenue	Alterations; Erection of single storey rear and first floor/dormer side extensions	Documents 4, History, Map
16/05711/HSE	Pending Decision	88	Gladeside	Demolition of the existing garage. Erection of single/two storey side extension to provide and gable end roof extension with dormer extension in rear roof slope	Documents 8, History, Map
16/05860/HSE	Decided Refused	48	Lorne Gardens	Erection of front extension to garage	Document # changed 10, History, Map
17/00029/CHSC	Pending Decision	68 - 70	Orchard Avenue	Discharge of conditions 2,3,4 and 11 attached to planning permission 16/01838/1p for the demolition of existing buildings; erection of 6 four bedroom semi detached, 1 five bedroom detached and 2 four bedroom detached houses; formation of vehicular access and provision of associated parking	Documents 10, History, Map
16/03808/P	Pending Decision	98 & 100	Orchard Way	Demolition of existing residential buildings; erection of two storey building with accommodation in roofspace comprising 2 three bedroom and 7 two bedroom flats with communal gardens and nine car parking spaces, cycle storage and access off Orchard Way	Consultation ended 21/11/2016, Narrative updated, Comments 24-1-3, Document # changed 17, History, Map
17/00009/FUL	Pending Decision	124	Orchard Way	Change of use from a Class A1 (shop) to a Class A5 (Hot Food Takeaway)	Comments updated 21-0-1, Documents 5, History, Map
17/00101/FUL	Pending Decision	126	Orchard Way	Alterations to the building and use of rear of ground floor as a one bedroom flat	Comments 3-0-0, Documents 8, History, Map
16/06202/HSE	Decided Granted	5	Piper's Gardens	Erection of single storey two bedroom detached annexe to side	Comments 0-1-0, Documents 10, Map
17/00152/HSE	Pending Decision	2	Ridgemount Avenue	Erection of single/two storey side/rear extension	Documents 17, History, Map
17/00041/HSE	Pending Decision	6	Ridgemount Avenue	Erection of single/two storey side/rear extension and porch extension	Documents 4, History, Map
17/00509/HSE	New	28	Shirley Avenue	Erection of two storey side extension and single storey rear extension with raised decking	Documents 13, History, Map
16/06253/HSE	Pending Decision	76	Shirley Avenue	Retention of single/two storey side/rear extension; alteration to vehicular access	Documents 8, History, Map
16/04072/OUT	Decided Granted / Pending Appeal	8	The Glade	Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 1)	Comments 0-1-0, Documents 10, History, Map
16/04073/OUT	Decided Granted / Pending Appeal	8	The Glade	Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 2).	Comments 0-1-0, Documents 10, History, Map
L5240/W/16/3161006	Pending Decision	8	The Glade	Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 1)	Appeal, Consultation ended 12/01/2017, History, Map
L5240/W/16/3185044	Pending Decision	8	The Glade	Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 2).	Appeal, Consultation ended 09/02/2017, History, Map
17/00262/FUL	Pending Decision	8 And 10	The Glade	Demolition of existing buildings; erection of 2 three storey buildings comprising 6 two bedroom and 3 three bedroom flats; formation of vehicular access and provision of parking spaces, refuse store and cycle storages.	Documents 17, History, Map
16/04070/OUT	Decided Granted / Pending Appeal	10	The Glade	Demolition of the existing dwelling and erection of 5-bedroom replacement dwelling and provision of associated parking (Scheme 3).	Comments 0-1-0, Documents 15, History, Map

PLANNING REPORT

MARCH 2018

This Report covers the period since January 2018.

Major Planning Applications, Decisions and Appeals:

33 Orchard Way – Ref:17/03323/FUL

Proposal: Proposed new detached 3 bed house to the land adjacent 33 orchard way CR0 7NP.

MORA Objection sent 7th December 2017.

Consultation ended 14/12/2017.

Most inappropriate design for in-fill between 33 and 35 Orchard Way!

Permission Granted 17th January 2018 – in spite of Planning Policies which supports a refusal. Don't understand why they bother writing planning policies if they just ignore them!

17 Orchard Avenue – Ref: 17/04286/FUL

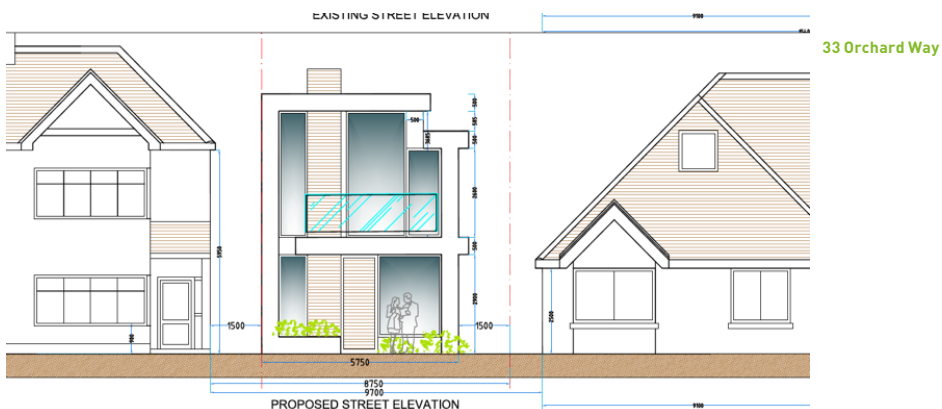
Proposal: Demolition of existing building, erection of two storey plus roof level replacement detached property containing five self-contained residential flats (C3) with associated car parking, bin store and cycle parking.

MORA Objection sent 18th December.

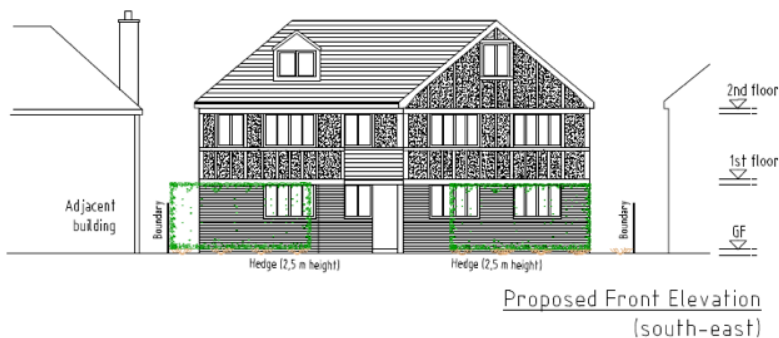
Consultation ended 22/12/2017.

Main objection: Non-compliant to Private Open Space for units 3, 4, & 5 and non-compliant with London Plan Gross Internal Area (GIA) to compensate for lack of Private Open Space.

This application was withdrawn on Friday 26th January – presumably the case officer indicated probable refusal on grounds of no private open amenity space for flats 3, 4 and 5. We await a new application!



17 Orchard Avenue



PLANNING REPORT

MARCH 2018

151 Wickham Road



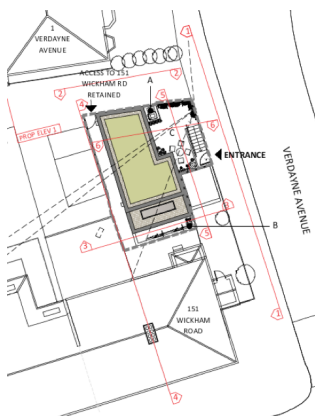
151 Wickham Road – Ref: 17/06391/FUL

Proposal: Demolition of existing shed and store and erection of a two-bedroom detached dwelling with associated landscaping, cycle and refuse storage.

Application Received
Sun 24 Dec 2017

Application Validated
Wed 03 Jan 2018

Determination Deadline
Wed 28 Feb 2018



ABOVE:

151 Wickham Road
Drawing showing
frontage to
Verdayne Avenue

RIGHT: Amended
Drawings – 3D
impression view
from Verdayne Ave

Cllr. Richard Chatterjee (Shirley Ward) objected and referred the application to the Planning Committee if the case officer recommends approval; (which he did) and Steve O'Connell (GLA Member) objected. (Both Richard and Steve have quoted reasons based upon the MORA objection).

Sony spoke at the Planning Sub-committee. (Not Webcast)

This was approved (with conditions) at the Planning Committee on 22nd February – shocking! This does NOT reflect the character of the local area!

Let's see if it looks anything like this when built?

Also, we will have to see if the condition 3 of approval meets the requirements of the Refuse Bin location.

Condition 3:

3 Prior to the first occupation of the development, the written approval of the Local Planning Authority shall be obtained with respect to the following matters:

i) Refuse store (dimensions, elevations and proposed materials) for both the residential and retail unit.

Case officers Report:

8.17 It is noted that as originally proposed drawings indicate a refuse collection which would be below the street (level). With



the agreement of the applicant, the proposed final position and accessibility to street level will be conditioned accordingly to ensure that the refuse store will be provided at street level not requiring any future occupier to bring any bins up any steps. (Possibly not – but they will have to bring the rubbish and recycling items up the steps to put it in the relocated Refuse and Recycling bins! – not much difference here then! Just a lot more trips up the steps!) Condition 3 does NOT state that!

**15 Cheston Avenue –
Ref: 17/06339/HSE**

Proposal: Construction of first floor including front/side/rear extensions with alterations

This proposal is converting the existing bungalow into a two-storey house of 6 bedrooms and 5 bathrooms accommodating 12 persons (See below). Each new bedroom has an en-suite Bathroom – WHY?

A neighbour in Cheston Avenue contacted me for assistance. As consultation closed on Sunday 4th February, I had to quickly study and advise of reasons for objecting and prepared a submission

which was sent to the case officer and development management on 3rd February. Determination Deadline Fri 16 Feb 2018.

This Application was refused on 13th February. The applicant has appealed this decision on 19th February (not yet validated or given an appeal reference).

**123 Shirley Avenue
Ref: 18/00417/HSE**

Proposal: Demolition of existing garage; construction of a single storey rear extension and two storey side/rear extension.

The two adjacent residents at 121 & 125 have both asked advice on reasons for objection and the main reasons are boundary issues as the proposal is for building right up to the boundary which would require footings/foundation bridging the boundary with both 121 and 125 boundaries. Also, the eaves and guttering of the extension would overhang the boundary with 125 Shirley Ave.

This objection was sent on 21st Feb and read receipts have been received.



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



PLANNING REPORT

MARCH 2018

Old Lion Works, 141B Wickham Road – 18/00705/FUL

Proposal: Alterations, Demolition of existing building and erection of single/two storey building for use as an office (B1 use class) with ancillary office and associated car parking.

Application Validated Date: Tue 13 Feb 2018

Neighbour Consultation Expiry Date: Wed 14 Mar 2018

Have not had any representations on this application.

197 Shirley Road Ref: 18/00453/FUL

18/00453/FUL | Conversion of semi-detached dwelling house into 4 flats with associated rear garden space | 197 Shirley Road Croydon CR0 8SB.

This is within the "Focused Intensification" Zone defined in CLP2 – so not much chance of objecting.

197 Shirley Road



Have not had any representations from local residents.

Application Validated:
Sat 03 Feb 2018

Consultation ended: 07/03/2018

Extensive building work has already started, we have lodged a complaint with the planning department via our councillors.

Appeals:

67 Orchard Avenue
Reference: 17/00900/FUL

Appeal Ref: APP/
L5240/W/17/3190883

Application Received:
Wed 22 Feb 2017

Application Validated:
Tue 28 Mar 2017

Address: 67 Orchard
Avenue Croydon CR0 7NE

Proposal: Demolition of the existing building. Erection of a terrace of 3 three-bedroom houses with accommodation in the roof-space and formation of vehicular accesses onto Orchard Avenue. Erection of a detached

two-bedroom bungalow at the rear and formation of vehicular access onto Woodland Way. Provision of associated parking, cycle and refuse storage for the whole development

Status: Decided

Decision: Permission Refused

Decision Issued Date:
Thu 08 Jun 2017

Appeal Status: Appeal
lodged: 22/02/2018

Appeal Comments:
Deadline: 29th March 2018

The "Grounds of appeal" are dated 5th December 2017 (just within the 6-month deadline) and can be found at the MORA Planning App. (After the Saturday 24th February update).

Objection has been sent to the Planning Inspectorate and blind copy to Committee and local residents etc.

Other Ongoing Issues:

110 The Glade

Next step is lodge complaint with Local Government Ombudsman (LGO).

New London Plan Consultation

I have been going through the chapters that affect us in the MORA area.

The submission was sent to londonplan@london.gov.uk on 26th February and a read receipt acknowledgement was received on 26th Feb.

Consultation closed on 2nd March.

Shirley Planning Forum (SPF)

A meeting of the SPF was held on Wednesday 21st February 2018 at Shirley Oaks Hospital. The Agenda consisted of:

1. The Inspectors Report on the Croydon Local Plan and possible action before the end of the month.
2. The London Plan and our opportunity to comment on it before the beginning of March.
3. The Council's proposed "Intensification of the Suburbs" document.
4. Feedback from the Council's recent meetings with the Residents' Associations in the North and South of the Borough.
5. Update on the Brick by Brick schemes.

Croydon Local Plan (CLP2)

The Croydon Local Plan (CLP2) was adopted on 27th February 2018.

We are now working to this new adopted local plan.

The inspector has requested the Spatial Planning Team prepare Supplementary Planning Document (SPD2) which should define the requirement for the various "Places" of Croydon. Consultation prior to the Summer 2018.

New Method on Planning Notifications

Sony attended the meeting on 30th January on the revised London Plan commitments for house building in Croydon and the new methods of working to improve throughput of planning applications. Also, the production of the updated

SPD2 detailing the policies for each of the suburbs of Croydon for re-development and in-fill.

Regularly check the MORA Planning App at:

<http://www.mo-ra.co/planningapp>

Planning is high on the political agenda.

There is a new consultation on the National Planning Policy Framework (NPPF).

Consultation closes at 23.45hrs on Thursday 10th May 2018.

See: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Consultation responses should be submitted by online survey:

<https://www.surveymonkey.co.uk/r/NPPFconsultation>

How to respond: We strongly encourage responses via the online survey, particularly from organisation's with access to online facilities such as local authorities, representative bodies and businesses. Consultations on planning policy receive a high level of interest across many sectors. Using the online survey greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised for each question.

We have listened to concerns about the use of online surveys in the past and have made a number of adjustments ahead of this consultation.

The online survey will allow respondents to: select the sections they wish to answer, without having to go through the whole survey; save and

return to the survey later; and submit additional information or evidence to support their response to this consultation. Further advice on how to use these new features is available on the home page of the online survey.

Should you be unable to respond online we ask that you complete the pro forma found at the end of this document. Additional information or evidence can be provided in addition to your completed pro forma.

In these instances, you can email your pro forma to:
planningpolicyconsultation@communities.gsi.gov.uk

I have started to compile comments and will distribute to Sony and Committee Members to authorise prior to responding to the consultation.

Rather than responding via the recommended on-line SurveyMonkey, I propose to respond using the Pro-Forma and send by email, such that we can retain a copy of our submission and send blind copies to various contacts and approved interested parties.

It is my understanding that once the SurveyMonkey consultation is completed and sent, there is no way that a copy of what has been sent can be retrieved or copied to others. I could be wrong but don't want to take the chance!

Best Wishes

DEREK RITSON
Planning

EXECUTIVE COMMITTEE 2017-2018

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Area Manager & Co-ordinator

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Sony Nair, [REDACTED]

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