

# Monks Orchard Residents' Association

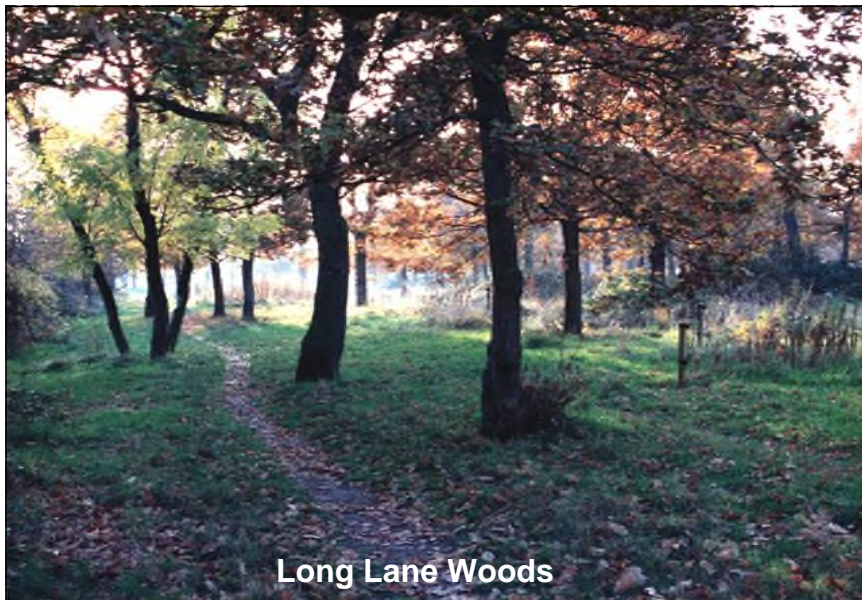
[www.monks-orchard-web.org.uk](http://www.monks-orchard-web.org.uk)  
email: [monksorchardweb@btinternet.com](mailto:monksorchardweb@btinternet.com)

Croydon

(Non Party)

(Independent)

~~~~~  
**NEWSLETTER - Autumn 2008**



**Long Lane Woods**

Long Lane is an old woodland that was shown on Thomas Bainbridge's map of Croydon in 1800. The area has remained almost unaltered, although the surrounding fields have been replaced by houses and gardens. The land was purchased in 1924 by the Corporation from F.E.Loyd Esq, for public open space. Part of the woodland area, which is predominantly Oak, has been fenced off as a bird sanctuary and within this area, shrubs and herbaceous plants cover the ground which provides shelter and homes for the birds and other wildlife.

## **I N T H I S I S S U E :**

|                |                                           |                |                                         |
|----------------|-------------------------------------------|----------------|-----------------------------------------|
| <b>Page 2</b>  | <b>Chairman's Comments</b>                | <b>Page 20</b> | <b>Newsletter Printer</b>               |
| <b>Page 5</b>  | <b>Planning News</b>                      |                | <b>'Autumn Coffee Morning'</b>          |
| <b>Page 11</b> | <b>Survey of Isitfair Members</b>         | <b>Page 21</b> | <b>Charity Christmas Card Sale</b>      |
| <b>Page 12</b> | <b>Planning Report</b>                    |                | <b>Volunteer Request</b>                |
| <b>Page 15</b> | <b>Mass Market Scams</b>                  |                | <b>Subscription Fees</b>                |
| <b>Page 17</b> | <b>Information from Trading Standards</b> | <b>Page 22</b> | <b>Membership 2008</b>                  |
| <b>Page 18</b> | <b>Stroke is a Medical Emergency</b>      |                | <b>Help Drive People from Homes</b>     |
|                |                                           | <b>Page 23</b> | <b>Quiz Night</b>                       |
|                |                                           | <b>Page 24</b> | <b>Committee &amp; Application Form</b> |

**The Monks Orchard Residents' Association was founded in 1923, and represents 2,500 residents.**

# Chairman's Comments

At the end of last year a prediction was made in this newsletter that 2008 was likely to be challenging for house owners without fully appreciating how difficult conditions could become. The economic downturn has led to an increase in the cost of mortgages and a massive growth in the price of food, petrol, gas and electricity. It seems certain that most of us will have to face a lowering of living standards and it may be the time to revive the spirit that helped the community to survive in the past and to offer help and comfort to those that may suffer the most. It is to be hoped that the forthcoming winter season will not be too extreme but it is essential to keep an eye on neighbours that may be vulnerable such as the frail, elderly and disadvantaged who may suffer in silence without having family members to support them.

It was expected that the downturn in the building industry would deter speculative developers and reduce the number of planning applications but our Acting Planning Officer has been kept busy compiling objections in support to those residents adversely affected by inappropriate proposals. Residents will have noticed that the properties in some of the most recent housing developments have failed to attract purchasers and on others construction work has ceased. This presents the danger that they may be purchased at reduced cost for use as social housing. Most of the families in social housing are good neighbours, but there is usually one or two that create anti-social behaviour problems and annoy those living nearby. It is no coincidence that estate agents reduce the selling price of properties situated close to social housing.

For almost ten years MORA has supported the campaign by Isitfair for a fairer system of local taxes based on the ability to pay. The message must be getting through because two political groupings have announced that they aim to replace the present local taxation system with a form of local income tax. Such a system could prove extremely difficult to

administer and may create even more anomalies. When the annual bills were a lot smaller, householders were willing to pay council tax based on the value of their property. They have been more than doubled by stealth as an alternative to increasing national taxation. If the high cost of education and policing, the policy of which is mainly decided by central government, was fully funded nationally, this would reduce local taxation to a more manageable level. It would also help if the grants awarded by the Government to local councils were allocated more fairly and local government was slimmed down.

### **North Side - South Side**

The Wickham Road that connects Shirley roundabout to West Wickham is a major traffic artery (A232) that virtually divides the area into two halves. It is a designated red route with four bus routes that has an unceasing flow of traffic during the peak-hours. In the early 1930's the Wickham Road was described as a narrow thoroughfare passing through mainly agricultural land, except for the Crown Inn and a few cottages centered around Shirley Cottage, and leading to Ham Lodge and the estates of Ham Farm, Monks Orchard and Eden



**Wickham Road Circa 1930**

Park. In 1920 these estates were sold by auction leading to the start to the construction of housing on what had been orchards and farmland. The Wickham Road was widened to take the increased traffic and roads branched out north and south. Verdayne, Ridgemount and Wickham Avenues were completed in less than eighteen months as a building explosion took place.

Until the start of the building boom, Shirley was a small village with the main housing area along Upper Shirley Road. Bungalows and holiday chalets were being built on open land around The Glade and many remain today. The architectural character of the area owes much to the builders of the

1930's. Gower (Builders) of Shirley built imposing detached and semi-detached family houses complete with garages, mainly to the north side of Wickham Road. The area is blessed with wide, tree-lined avenues lined with well-spaced properties. Orchard Avenue and Orchard Way on the north side are also wide roads lined with individually designed properties, but the roads leading from The Glade; for example, Greenview Avenue and Ashtree Way, are narrower with smaller terraced houses, many without garages.



**Wickham Road 2008**

There is an even spread of historic buildings, schools, shops and open spaces on both sides of the divide and having properties with large gardens they are under constant attack by developers. The character of the north side is changing more rapidly as bungalows on large plots of land are demolished and replaced by modern, denser housing.

The north side of the Wickham Road spreading down as far as Long Lane across the Elmers End and Eden Park was an electoral ward called Monks Orchard after the name of the original owner of the land and although the ward disappeared in 1993 following an electoral review the area is clearly defined on signs and maps. The southern side that extends from Shirley Road to West Wickham on the border of the Borough of Bromley and the area closer to the Wickham Road from Shirley Church Road to Oaks Road is called Spring Park although it is not so clearly outlined on maps of Shirley. Residents living on both sides of the divide use Shirley as a postal address, even those now reluctantly living in the Ashburton Ward.

While Shirley remained sparsely populated and before the development of the area in the 1930's the communities on both sides of the Wickham Road recognised the advantages of joining together to preserve the character of their area and formed separate associations of residents. Monks Orchard

Residents' Association was established in 1923, initially as East Ward Electors Association, and Spring Park Residents' Association was formed in 1932 and this suggests that even at this formative stage each community opted to be independent from the other and manage their own affairs and the Wickham Road has always provided a virtual division between the two.

Recently there has been co-operation between the two community associations of residents in areas such as planning applications on the boundaries such as that in Cheston Avenue. More recently, an historic meeting was held between representatives of Spring Park and Monks Orchard Residents' Associations to strengthen co-operation. Both associations have similar aims and objectives which ensured that the meeting was a success and it was formally agreed that representatives of the associations should meet quarterly to discuss areas of mutual concern. It was also agreed that a common approach be made in areas such as planning, road safety, parks and green spaces and areas of architectural importance. The agreement means that the energy, knowledge and experience of both associations will be available to protect the interests of over a combined total of 4,550 local residents.

## Planning News

Hand car washes seem to be springing up everywhere because they are considerably cheaper than automated garage car washes. Gangs of car washers operate in most supermarket car parks offering a hand car wash for a price as low as five pounds and owners do not have to devote their personal time to the task. The advantage for those that offer the service is that the ready money earned is usually free of tax, no special equipment is required and part-time casual labour can be used with no questions asked.



Unfortunately those that establish themselves in congested urban areas can create additional road safety hazards by the on-street parking of vehicles waiting to be cleaned and those awaiting collection. These problems concerned local residents living in Ridgemount Avenue when on 27<sup>th</sup> August a planning application was submitted to use the yard at the rear of the shop premises at 211 Wickham Road (previously used by Albion Windows) as a car wash facility. MORA distributed a flyer to inform those living nearby and 23 objections were made against the facility with none in support. MORA supported the local residents by submitting a detailed objection. As a consequence the application was withdrawn by the applicant on 3<sup>rd</sup> September. MORA thanks all those residents that sent letters of objection to achieve this successful outcome.

## **16 -18 Ash Tree Close**

Back in June, the residents of Ash Tree Close were shocked to learn of a developer's proposal to demolish a semi-detached house in Ash Tree Close and erect six, two storey four bedroom terraced houses with accommodation in the roof space on the resulting 1353



**Proposed development in Ash tree Close**

sq. metre plot. MORA considered that this proposal was totally out of character with the existing quiet close and would be an over-development of the site. The access to the proposed development would constitute a danger to local pedestrians, turning a quiet cul-de-sac into a through access road. MORA distributed a leaflet flyer to all residents in Ash Tree Close and a few in Ash Tree Way who would be affected, requesting occupiers to write letters of objection to the council. There was a very good response which generated 28 letters of objection – including MORA's objection letter. This strong representation from MORA and local residents



resulted in the Planning Officers refusing the application. MORA would like to thank all those who went to the trouble of sending off letters of objection to the council. We can class this refusal as a success but we wait to see whether the developer tries again with a reduced number of dwellings – be ready for further battles.

## **151 The Glade**

LPR Design, the developer for 151 The Glade, has submitted a revised application for this site. The proposal is to demolish the existing two bedroom bungalow and erect 3 two storey four bedroom terrace houses with parking spaces for 5 cars. The developer has acknowledged the original development proposal for 4 dwellings with accommodation in the roof space was unacceptable both in density and height which allowed unacceptable invasion of privacy and overlooking. However, MORA still objected on the grounds of overlooking and inadequate off-street parking at a dangerous bend in The Glade. The Council has received further amendments to the application making a reduction to the number of car parking spaces to three.

## **Glade Gardens**

The campaign to prevent the community green space at Glade Gardens being lost to development is proving lengthy and difficult. The struggle illustrates the importance residents place on retaining the character of their environment and how they will work together for a common purpose. Residents have been kept informed of the progress of the campaign in this newsletter and it has been reported at the Annual General Meeting but it is worth reminding ourselves of the sequence of events.



**Land at Glade Gardens**

Those living near Glade Gardens were shocked and surprised in early 2003 on receiving the news that the community green at the rear of 20-34 The Glade had been listed in an

announcement of public auction because for 48 years the green space has been considered and used as a public green and has been maintained and protected by them.

Glade Gardens is a residential cul-de-sac that is accessed from The Glade and the site is approximately half an acre in size. It is free of buildings, covered in greenery and contains several trees that are subject to Tree Preservation Orders.

The site was purchased for a massive amount well beyond the financial resources of local residents. In May 2004 Moorgate Homes submitted a planning application for full planning permission for the erection of two-storey buildings with accommodation in roof space comprising 10 one-bedroom flats. 24 residents submitted letters of objection supported by one from MORA and the application was referred to the Development Control Committee by Councillor Avril Slipper. The case officer compiled a very one-sided report recommending that the application be approved. The application was included in the agenda of the Development Control Committee to be held on 25<sup>th</sup> July 2005 with the recommendation to approve. MORA, advised by Councillor Derek Loughborough, submitted a formal challenge that the report to the committee failed to address the local open land policies of the UDP and the draft Croydon Plan. This resulted in the application being withdrawn from the agenda to enable analysis against the council's open land policies. The Policy and Strategy Team considered MORA's challenge and re-designated the local open land status without any consultation with the residents.

Moorgate Homes submitted a slightly amended planning application in February 2005 and this was refused by the Planning Committee on the grounds that the number of units and type of accommodation proposed would put at risk trees that are subject of a Tree Preservation Order. An appeal against the decision was made to the Secretary of State and this was refused. There was a curious delay of three years during which the site remained fenced preventing entry, then a third application for planning permission was submitted by



Moorgate Homes in February 2008 for the erection of 2 two storey buildings with accommodation in roof space comprising 7 one bedroom and 2 two bedroom flats. The application was refused because of the number of trees on the site subject to Tree Preservation Orders and the access road would result in conflict between cars and pedestrians. Permission was refused on 15/04/2008 but the application was resubmitted on 10/06/2008, the result of which has not yet been decided.



**Proposed Plans**

A Common Act 2006 was passed in the House of Commons in 2007 and this allows town and village greens to be registered to make it more difficult for them to be lost to development. Local residents quickly took advantage of the act to submit an application for the inclusion of the green at Glade Gardens on the register on the basis of continued use from the 1950's to date by virtue of free unrestricted use for recreational pastimes and community gatherings by local residents. The residents combined to compile a compelling historical record in support of the application including photographs and letters with anecdotal evidence. Councillors Avril Slipper and Eddy Arram have referred the application and MORA has submitted a document of the historical evidence of its involvement. The planning application for full planning permission will be considered by the Planning Committee on 9<sup>th</sup> October.

## **Changes to the Rules on Permitted Home Development**

From October 1<sup>st</sup> householders will be able to convert their lofts and build rear extensions to their homes without planning permission. The new rules will remove as many as 80,000 householders a year from the planning system. Providing the proposed building project is within the new limits, neighbours will not have the opportunity to object. However, local councils will have discretion to vary the rules

and those living in heavily-developed areas may have less freedom to develop even under the new rules. Building regulations will still have to be obeyed and developers will have to demonstrate that alterations are constructed to health and safety standards.



Extensions up to two storeys will be permitted providing they extend no more than 10ft. from the back of an existing property, enough for a small kitchen, utility room or extra bedroom. Loft conversions will also be allowed without planning consent

providing they are no more than 50 cubic metres in size, approximately 18ft. by 12ft. - the equivalent of an extra room.

The aim of the new regulations is to reduce the burden on planning authorities. MORA has serious concerns about the new rules, which have been printed in previous newsletters, because some owners have little or no consideration as to how their proposed extensions will negatively affect neighbours. Extensions are notoriously contentious and there are always concerns regarding privacy. Even under the present planning regime Monks Orchard has suffered from a number of inappropriate obtrusive developments, for example, large French doors with verandas installed in roofs that provide an observation post overlooking a swath of neighbouring gardens.

The rules place restrictions on home owners that propose to pave their front gardens. To reduce the volume of water flowing off driveways into drains, planning permission will be required if it is planned to lay more than five square metres of asphalt or other impermeable materials. This can be achieved in a number of ways – most simply by ensuring that water runs off to an unpaved area such as a garden border. Paving two strips to act as wheel tracks escape from the restrictions as will driveways using water-permeable materials. Hard surfaces lead to accelerated run-off of

surface water which can overload sewerage systems in urban areas and this problem is likely to intensify as climate change produces more torrential downpours.

Please note that these changes will not apply until the law is changed, however it is almost certain that the law will be approved. The changes will not affect any works started before 1<sup>st</sup> October. For guidance on all the proposed changes go to: <http://www.planningportal.gov.uk/>

## **SURVEY OF ISITFAIR MEMBERS - Michael Boon**



As many of you will know, we recently asked our membership to complete a short questionnaire concerning their beliefs with respect to certain aspects of the Council Tax system. This is a brief report on the findings from this survey. A fuller report will eventually be placed on the Isitfair website and will then also be available in hard copy format.

Overall, more than 500 usable responses were received. Although this is about half the number that is normally included in published national opinion polls, detailed analysis of these results has shown that the sample is both large enough and sufficiently representative of the Isitfair membership to be highly significant. The results may not, however, be representative of the population as a whole.

Respondents were asked, in effect, to give their "gut reactions" to five statements. Overall, the results are very clear. By a majority of just over 16 to 1 you said that your Council Tax bills were higher than your heating bills. This was, of course, just before the recent huge rises in gas and electricity prices really began to bite. However, since the government was also concerned about "fuel poverty" before these rises, it would appear that it really ought to be more concerned about "Council Tax poverty" - at least insofar as the Isitfair members are concerned! Unless Isitfair members

tend to live in highly banded and well insulated houses, (or only heat a tiny fraction of their living space), this particular result should apply more widely - at least to those parts of the country where the Isitfair membership is highest, (which, as it turns out, are the places where Council Tax bills tend to be significantly higher for a given income, than they are elsewhere).

The responses also gave a clear picture of your views on local *versus* national taxation. By a majority of more than 53 to 1 you agreed that local taxation should only be used to pay for things that are decided locally. You also agreed, by a majority of more than 11 to 1, that national taxation should only be used to pay for things that are decided nationally. Clearly, a small but significant minority of you think that national taxation should also be used to pay for things that are decided locally.

There was strong support, by a majority of over 19 to 1, to the view that eligibility for Council Tax Benefit should only depend upon incomes and that savings should be disregarded. This suggests that there is an undercurrent of opinion that wealth should not be taxed. However, your responses to the statement that *"I would be perfectly happy to pay a tax based on the value of my property if only the bill were to be a lot smaller"*, which was agreed with by a majority of nearly 2 to 1, would indicate that this view is not necessarily held all that strongly! This is an area that we will probably need to probe in more detail. So we may be asking you for further help in the future!

## Planning Report

### Decisions:

#### 16-18 Ash Tree Close

Ref: 08/01150/P

Full planning permission

Registration: 27/06/2008

Demolition of existing buildings; erection of 6 two storey four bedroom terraced houses with accommodation in roof-space;



formation of access road and provision of associated parking.

[MORA Objection sent on 21/07/2008](#)

[Permission Refused 20/07/2008](#)

### **48 Wickham Avenue**

Ref: 08/01996/P Full Planning Permission

Registration: 09/06/2008

Erection of detached four bedroom house at rear with integral garage; formation of vehicular access onto Firsby Avenue and provision of associated parking.

[MORA objection sent 29/06/2008](#)

[Permission Refused: 28/07/2008](#)

### **211 Wickham Road**

Ref: 08/02485/P Full planning permission

Registration date: 24/07/2008

Use of yard at the rear as a hand car wash facility.

[MORA Objection sent 14/08/2008](#)

[Application Withdrawn 03/09/2008](#)

## **New Applications:**

### **53 Orchard Avenue**

Ref: 08/02914/P Full planning permission

Registration date: 18/08/2008

Erection of detached two bedroom bungalow with integral garage.

[This is backland development behind 51 Orchard Avenue and 71 & 73 Firsby Ave with narrow access between existing properties in Orchard Avenue. MORA have not had any representations from local residents.](#)

### **151 The Glade**

Ref: 08/02642/P Outline planning permission

Registration date: 07/08/2008

Proposal: Demolition of the existing building; erection of a terrace of 3 two storey four bedroom houses; formation of vehicular access and provision of associated parking, cycle and refuse storage.

[MORA objected on 19/08/2008](#)

[Amendments from developer issued on 9/09/2008](#)

[MORA updated objection sent 19/09/08](#)

## **79 Gladeside**

08/02702/P Full planning permission

Registration date: 28/07/2008

Demolition of existing building; erection of a pair of two storey three bedroom semi detached houses with accommodation in roofspace and provision of associated parking.

Although local residents have requested support for refusal MORA has not objected as no allowable planning law reasons for objecting and previous similar application has been approved.

## **60 Woodmere Avenue**

Ref: 08/02448/P Full planning permission

Registration date: 21/07/2008

Partial demolition of existing house and formation of vehicular access onto Woodmere Avenue with hardstanding to front; erection of detached four bedroom house at side with integral garage (amended plans and description).

No residents contacted MORA – MORA has not objected

## **Land R/O, 20-34 The Glade**

Ref: 08/02647/P Reg. of land as a Town or Village Green

Registration date: 14/07/2008

Registration of land as a Village Green

(Main Reference CROY/VGA/08/02) Commons Act 2006.

Consultation letters: 20 embodied in the application, only 1 letter acknowledged against.

MORA letter of support sent 14/09/2008

## **Ongoing Applications**

### **Land at, Glade Gardens**

Ref: 08/02069/P Full planning permission

Registration: 10/06/2008

Erection of 2 two storey buildings with accommodation in roofspace comprising 7 one bedroom and 2 two bedroom flats; formation of vehicular access and provision of associated parking.

MORA objection sent to LPA



**MONKS ORCHARD RESIDENTS' ASSOCIATION  
HANDY ADS SECTION**

**ESTATE AGENTS**

**FREE VALUATIONS**

137/9 Wickham Road, Shirley, Croydon, Surrey, CR0 8TE

Tel: 020 8654 3037 Fax 020 8656 2668

Email: [shirley@cubittandwest.co.uk](mailto:shirley@cubittandwest.co.uk)



**VISIT OUR WEB SITE ON [WWW.CUBITTANDWEST.CO.UK](http://WWW.CUBITTANDWEST.CO.UK)**

**1-2-3 CHIMNEY SWEEPS**



**A&J NAISH  
FAMILY BUSINESS EST. 1870  
CHIMNEY CLEANED  
USING VACUUM & BRUSH  
METHOD**

**TELEPHONE ANYTIME:**

020 8668 9914      020 8654 0847

**MOBILE:**

07956 282298      07956 385112

**PARKER BROS.  
GARAGE**

**(CROYDON) LTD.**

*Service - Sales - MOT*



**9 - 11 BYWOOD AVENUE  
SHIRLEY CR0 7RB**

**Telephone: 020 8654 1923**



**Herbs Song**

**Chinese Medicine & Acupuncture**

**Free Consultation**



**Mr. J Song (Member of the British Acupuncture Council)**

Back, shoulder, knee, neck pain, skin complaints, emotional problems, digestion disorders,  
allergy tests, ear candle, weight problems, Menopause, sinusitis, migraine, Infertility

**020 8776 2479**

**[www.herbssong.co.uk](http://www.herbssong.co.uk)**

**125a High Street, West Wickham Mon-Sat 09.30-6.30pm**

# “LEARN 2 PLAY”

**Pop, JAZZ & Classical**

*Piano lessons are fun !*

*Children and adult beginners, all ages.*



—Will visit.—

**Mr A. Telfer.**

**020 8665 1292.**



*Over 20 years experience All examinations covered*

**www.hortiworks.co.uk**

Specialist in DECKING and FENCING and all forms of Hard  
Landscape Gardening

View my  
website for  
ideas!

**Email: horti\_works@hotmail.co.uk**

**HOME: 020 8657 1973**

**Proprietor:**

**MOBILE: 07740 336 507**

**Andy Dwyer**

All Work Fully Insured and Quality Guaranteed

## FIREPLACE TRADE CENTRE

Buy Direct from your local Fireplace company.

Est. over 15 years. From a gas fire part to a complete custom-made surround in Wood, Stone, Marble and Cast Iron. Quality at **UNBEATABLE** prices.

**156 Wickham Road, Shirley.**

**Tel: 020 8654 5466**

**10% off**

Trade Prices  
with this ad.

**ESTATE AGENTS - OPEN 7 DAYS A WEEK**  
**FREE VALUATIONS AND MARKETING ADVICE**

ESTATE AGENTS  
777 2121  
**Open**

777 2121  
**PROCTOR**  
A PARTNERS

**PROCTOR**  
A PARTNERS



**13 LOCAL OFFICES**  
**020 8777 - 2121**

**VISIT OUR WEBSITE**  
**[www.georgeproctor.co.uk](http://www.georgeproctor.co.uk)**  
**email [shirley@georgeproctor.co.uk](mailto:shirley@georgeproctor.co.uk)**

**285/287 WICKHAM ROAD, SHIRLEY, CR0 8TJ.**

## **Shirley Osteopathic Practice**

592 Wickham Road, Shirley CR0 8DN

[www.osteopathyone.com](http://www.osteopathyone.com)

### **Ben Perissinotto**

Bsc. (Hons.) Osteopathy

- Back & neck pain, headache
- Digestive & respiratory problems
- Whiplash

- Frozen shoulder
- Sciatica

and many other conditions

**020 8776 2332 or 07969 974 394**

Not sure if osteopathy can help? Just call and ask or see [www.osteopathy.com](http://www.osteopathy.com)

Registered and insured

## **P WOOLGER**

### **PAINTER AND DECORATOR**

RELIABLE AND FRIENDLY

FREE ESTIMATES

INTERIOR AND EXTERIOR

4 BROOKSIDE WAY

SHIRLEY CR0 7RR

020 8656 7201

## **BARRY'S REMOVALS & STORAGE**

LOCAL & LONG DISTANCE

FULL & PART LOADS

SINGLE ITEMS: PIANO

COMPETITIVE RATES

FREE ESTIMATES

28 DARTNELL ROAD,

ADDISCOMBE, CROYDON. CR0 6JA

**TEL NO: 020 8656 4949**

# **BUDDS**

**DRIVING TUITION**



**8654 2648**

*Bob Budd*



85 Woodmere Avenue Croydon CR0 7PH

## **CHAPLINS**

**HAIRDRESSING SALON**

**TANNING STUDIO**

**Telephone: 0208 777 2337**

**124 Orchard Way,  
Shirley. CR0 7NN.**

## **CROYDON CARRIAGE COMPANY**

LICENSED BY THE PUBLIC CARRIAGE OFFICE

**24-HOUR — MINI CAB SERVICE**

**020 8656 5656**

**GATWICK FROM £28**

**HEATHROW FROM £40**

# DIRTY OVEN !

**DOMESTIC OVEN CLEANING**  
By the UK's leading oven cleaning Company

***THE OVENCEANERS***

NON caustic, fresh solution every time. Hobs, Extractors and Microwaves

**PHONE 0208 405 8955**

**[www.ovenclean.com](http://www.ovenclean.com)**



## MIRIAMS GARDEN

RELIABLE LADY GARDENER

- Planting • Grass Cutting
- Weeding • Garden Maintenance

SHIRLEY BASED



**Mobile: 07722 425817 Evenings: 020 8777 3058**

**Small family business specialising  
in domestic blinds.**

✓ **QUALITY AND SERVICE GUARANTEED**

- all types of blinds • roller • wood  
and aluminium venetian
- conservatory roof blinds • velux • wood  
and fabric verticals • romans



**Call Des for a free estimate.**

**It WILL be less expensive than you think!**

**tel / fax: 020 8651 3569**

**email: [info@desresblinds.co.uk](mailto:info@desresblinds.co.uk)**

**mobile: 07961 827 917**

**web: [www.desresblinds.co.uk](http://www.desresblinds.co.uk)**



# M.B. ALLEN & Co

## MULTI-FACETTED SOLICITORS



### FOR ALL YOUR LEGAL NEEDS...

We provide a wide range of legal services, covering you for:

- *Moving house*
- *Divorce*
- *Wills & Probate*
- *Employment law*
- *Commercial property*
- *Commercial law*
- *IHT planning*
- *Debt collection*
- *Property disputes*
- *Personal injury*
- *Liquor licensing*
- *Unfair dismissal*
- *Immigration*
- *and more*

We can help with all these and many other legal matters. Please contact us if you are experiencing any legal issues, whether in your business or personal life.

### ...USE OUR EXPERTISE

M.B. Allen & Co – your local solicitors – have been providing expert legal advice and guidance in and around Bromley and Croydon since 1979.

You'll find us friendly, proactive, prompt and efficient in dealing with your legal matters.

We understand that cost is an important consideration – we will tell you about our charging structure in advance and keep you properly informed of the financial position throughout your transaction.

020 8776 1010 / 020 8654 2706

[www.mballen.co.uk](http://www.mballen.co.uk)

M.B. ALLEN & CO

YOUR LOCAL SOLICITORS



## **S.D.P. PROPERTY MAINTENANCE**

- INTERIOR/EXTERIOR DECORATING: Painting. Wallpapering. Tiling. Coving. Small plumbing.
- GENERAL CARPENTRY WORK: Laminate/wood flooring. Decking. Door hanging. Dado/picture rails fitted.
- ALL GARDEN WORK UNDERTAKEN: Patios. Sheds. Lawns. Hedges. Ponds. Fencing. Borders.

**FULLY INSURED. FREE ESTIMATES. REFERENCES SUPPLIED.**

**CALL STEVE 0208 777 9611 mob: 07792 700151**

**42 West Way, Shirley, Croydon.**



### ***Reflexology, Aromatherapy Indian Head Massage and Reiki for Ladies***



***For enquiries and appointments please 'phone***

***Isabel Mantle, M.I.F.R., I.G.P.P., AC Reg.***

***www.belcaretherapies.co.uk***

***020 8777 4396***

## **Your computer problems solved !**

New & 2nd User Desktop Computers from £75

New & 2nd User Laptop Computers from £250

Repairs, Maintenance & Upgrades

Virus Removal & Data Recovery

Printers and Cartridges

Internet Setup including Broadband (ADSL)

Networks including Broadband network sharing

Complete Range of Software Available

Your Local Computer Dealer



### **Yes Computing Ltd**

153 Primrose Lane, Shirley Oaks Village, Croydon. CR0 8YP

Tel / Fax: 020 8655 3359

**Email: bob@yescomputing.plus.com**

### **Jane Pledger School of Dancing**

ARAD Adv., RTS, LISTD.Dip.

**BALLET**

**MODERN**

**TAP**

**STREET JAZZ**

**ADULT TAP & JAZZ**

**ACTING, SINGING**

SHIRLEY and ADDISCOMBE

**020-8656 8529**



### **Friday Market**

**St Francis of Assisi Hall**

[oppSainsbury car park Ravenswood Av]  
Craft Stalls, haberdashery, handmade cards,  
crystal gifts, cd's, cards, gift wrap, silver,  
bric-a-brac, watch & clock repairs, etc

Café serving Hot Food

Fridays 9am—1pm

For a stall please call Rose

**Tel: 0208 776 1603**



# **I. A. McKENNA**

**ROOFING CONTRACTORS**

*General Building Work*

**020 8658 8270**

**07956 658 808**

- All Roof Repairs
- New Roofs
- Flat Roofs

**FREE ESTIMATES**  
**ALL WORK GUARANTEED**  
**FULLY INSURED**

### **CREST CLEANING SERVICES**

Carpets/Upholstery Cleaning

Professional Service

Excellent Results

Competitive Prices

Free Quotations

**Tel: 020 8407 5274**



### **JOYCE LUCKING SCHOOL OF DANCING**

**Classes for Children &  
Examinations in Ballet & Tap from 4  
years of age.**

**Classes held at: the new Church  
Centre, West Wickham**

**Tel: 020 8777 5325**

### **DISCLAIMER**

To the full extent permissible by law, Monks Orchard Residents' Association disclaim all responsibility, liability, or otherwise, or from any action or decision taken as a result of using this 'Handy Ads Section'. We reserve the right to withdraw any advertisement if we receive any complaints about service. To contact us for more details, please telephone Terry Greenwood on: [REDACTED].

## **Ongoing Appeals**

### **37 Woodmere Avenue**

Ref: 08/01171/P Full Planning Permission

Erection of a three bedroom detached house; formation of vehicular access and provision of associated parking.

MORA Objection Sent: 05/05/2008

Permission Refused: 04/06/2008 Delegated

Appeal Received: 25/06/2008

Appeal Reference: A/08/2079084/WF

Inspector: Michael Lloyd Ongoing as time of going to print

### **66 Tower View**

Ref: 08/00164/P Full planning permission

Demolition of existing house; erection of 4 semi-detached two bedroom houses and 1 two bedroom detached bungalow ; formation of vehicular accesses onto Edgewood Green and provision of associated parking spaces (corrected description).

James White

Permission Refused 28/02/2008 Planning Committee

Appeal Application: 22 Apr 2008 APP/L5240/A/08/2071798

Inspector : Ruth Howell Ongoing as time of going to print

### **31 Woodland Way**

Ref: 08/00384/P Full planning permission

Alterations; subdivision to provide 2 three bedroom semi detached bungalows; erection of two single storey front/side extensions, formation of vehicular accesses and provision of associated parking.

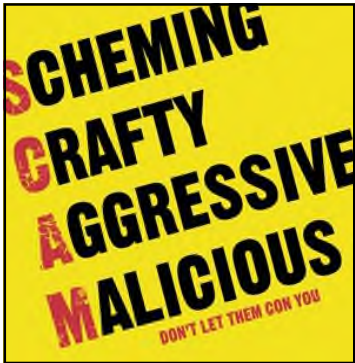
Permission Refused: 27/03/2008

Appeal Application: 10/06/2008 APP/A/08/2077190/WF

Inspector: Michael Lloyd Ongoing as time of going to print

## **Mass Market Scams - The Human and the Financial Cost**

Scams - we are all targets. Typical scams are foreign lotteries, prize promotions and free gift schemes, miracle health cures, phishing and investment frauds. They reach us via the post and the internet. It is a global problem, the fraudsters often mirror legitimate marketing techniques, making the scam



difficult to spot and all scams have one thing in common - they depend on a positive response by the recipient.

Over 3 million people a year fall victim to scams, losing approximately £3.5 billion, with losses averaging £1000 per person. And with the financial cost comes the emotional fallout for the victim. Despite these

disturbing figures there is concern that this kind of fraud is chronically under-reported, because victims feel embarrassed, or afraid of reprisals, or think the police or the authorities will not take action. Some scams involving older, single people, only come to light when the person has died and the family or executors are going through the deceased person's things.

If you have fallen for a scam, you will be bombarded by more scams, because there is a thriving international trade in "suckers lists". Some victims fall prey more than once, because of the persistence, persuasiveness and pressure techniques of the companies. Scammers are clever. They use sophisticated persuasion techniques to maximum effect. They are highly entrepreneurial criminals, are early adopters of new technology, hide behind cross jurisdictional borders and tend not to target people in their own jurisdictions.

A recent and well-attended OFT conference explained what the Office of Fair Trading is doing about scams. As well as following a three-pronged approach (high impact enforcement action, cooperation with enforcement officials outside the UK and educating and empowering consumers), the OFT has commissioned research into the psychological processes underlying scams. The research looks at typical persuasion techniques used by scammers, so that this knowledge might be used to counteract scams more effectively.

Whilst vulnerable people are at risk, research from the United States suggests that this idea is only partially correct. Younger Americans were found to be defrauded more often

than older Americans and individuals with high levels of debt or recent changes in income were defrauded most often. A bad life experience causing a big change in our financial circumstances could put any of us at risk.

Law enforcement agencies are now using approaches and tools from social psychologists and behavioral economists to understand more about the interactions between mass marketing fraud victims and the criminals. The traditional view of economists, that people behave rationally, consciously weighing up risks and benefits, has given way to a recognition that various biases and traits are "hard wired" into human behavior. To improve our understanding of what happens to fraud victims, and why they make the decisions they do, people are now studying behavior. Scammers have worked out how to structure conversations and appeal to certain human traits, so social scientists and psychologists are now looking at the general attitudes and beliefs of scam victims, their behavioral traits and biases and the criminal-victim conversations and interactions. A deeper understanding of victim psychology and behavioral economics should assist fraud prevention and law enforcement.

*Reprinted from an article by Helena Twist published in the Consumer News; Issue 229, Summer 2008.*

## INFORMATION FROM TRADING STANDARDS

### **Tarmac Gangs and others, going door to door, offering building and repair work:**

Someone knocks on your door claiming to be working in the area, saying they have some tarmac and can surface your drive at a cut-price rate. Or they may say they notice you have a loose tile or need some other work doing. They can be quite charming in their attempts to get you to agree to the work, but they may be threatening when the time comes to pay. Some go as far as driving elderly people to the bank so they can withdraw more money.

A few months later, when there are weeds coming through the tarmac or the roof is leaking, the traders have vanished and there is little hope of finding them. Typically, they target those less able to check the quality of work done, people they think could be intimidated and who they believe won't complain.

**Do not open the door, or buy any service from doorstep traders, no matter how convincing they may seem. Ask for identification with a telephone number to be put through the letterbox so that you can check with their company. Contact Trading Standards or Consumer Direct if they are targeting people in your area.**

## **Phone Scam**

A Neighbourhood Watch member has reported receiving a phone call from a female with a Russian or Polish name saying she was from the Halifax and that her standing order had been cancelled. The caller then asked for the victim's bank details so that the standing order could be set up again. The victim confirmed that she did not bank with the Halifax so the caller then asked which bank they used and asked for bank details. She then gave a correct number for Halifax when the victim said she would ring back. Halifax have confirmed that they did not make the call.

**STROKE IS A MEDICAL EMERGENCY..... ACT FAST**

## **The Facts**

The Stroke Association has led campaigns to raise awareness of the symptoms of stroke in the community. In the UK, over 150,000 people have a stroke every year and it is the third most common cause of death.

## **What is a stroke?**

A stroke is a brain attack and this occurs when the blood supply to the brain is disrupted. This may be caused by a blood clot that stops the flow of blood to the brain or due to bleeding in or around the brain from a burst blood vessel.



## FAST assessment

It is important to recognise the symptoms of stroke and the FAST assessment can help you do this.

This is an assessment of three specific symptoms of stroke. If the patient fails any one of these tests, you must call 999 for an ambulance.

Facial weakness - can the person smile? Has their mouth or eye drooped?

Arm weakness - can the person raise both arms?

Speech problems - can the person speak clearly and understand what you say?

## Test all three symptoms

Stroke is a medical emergency and it is vital that people reach hospital quickly to receive the early treatment they require. This can prevent further damage to the brain and help someone make a full recovery. Delay can result in death or major disabilities such as paralysis, severe memory loss and communication problems.

## What if the symptoms go away?

A Transient Ischaemic Attack (TIA) is sometimes called a mini stroke and is similar to a full stroke but symptoms will have completely gone within 24 hours. Don't ignore this as it is a warning sign that a major stroke could occur in the future. See your GP as soon as possible and ask to be referred to a specialist stroke service. This should happen within 7 days.

**Stroke is a medical emergency.**

By **calling 999** early treatment can be given which can prevent further damage to the brain.

*Keep this card in your wallet or purse*

Stroke helpline 0845 3033 100

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

Registered Charity No 211015



**Suspect a stroke?  
Act FAST and call 999.**

# FAST

**Facial**  
weakness

**Arm**  
weakness

**Speech**  
problems

**Test**  
all three

This information was taken from The Stroke Association Website. For more information about stroke and stroke prevention, visit their website - [www.stroke.org.uk](http://www.stroke.org.uk) or ring the stroke helpline on 0845 3033 100.

Dr. Damayanthi Kuhanendran

## Newsletter Printer

For the second time in recent years our printer has ceased trading, resulting in the search for a new printer. In February 2006 Croydon Council closed down the Croslink printers due to removal of the council grant and uneconomical trading conditions in general; Croslink gave us a long and satisfactory service for many years. We searched for a new printer for our newsletter and found the Ptarmigan Press in West Way Shirley. As with Croslink, the Ptarmigan Press provided good service but during August we were informed that they were to cease trading. We were advised to use printers in Portland Road but have been offered a much improved offer from an acquaintance of our Treasurer who has offered an excellent service at very competitive rates and has provided an option for colour. This will provide an opportunity to change the design and further improve the newsletter.

The change of printer has delayed the production of our autumn newsletter issue but hopefully we will be back on track with subsequent issues.

## Hall Grange 'Autumn Coffee Morning'

The Hall Grange 'Autumn Coffee Morning' will be held at Hall Grange, Shirley Church Road on Saturday 25th October from 10.00am to 12 noon.

Admission 50p including coffee. A good variety of stalls are available to suit all needs.

All proceeds are in aid of the Residents Amenity Fund which helps to provide those essential little extras for the residents.



## Charity Christmas Card Sale

A Charity Christmas Card Sale will be held on Saturday 11th October at Shirley Methodist Church Hall, Eldon Ave. from 10.00am to 1.00pm.

A selection of quality cards, calendars and seasonal gifts will be on sale. Refreshments will be available.

Please book this date and bring a friend!



The Charities enjoy coming to Shirley and look forward to your support once again. Sales last year were over £2,100. Come and make it another memorable and profitable day for the charities this year!

---

## *Request for a Volunteer to run a lunch club in Shirley*

A Small Friendly Lunch Club run by Croydon Council which meets every Thursday at All Saints Church hall in Bridle Rd. is looking for a Volunteer to take over the running of the club.

No cooking is required, as the meals are produced by a central kitchen and delivered to the hall. Sadly, if no suitable volunteer is found then the club will then have to close at Christmas. For further information please call Anne Tuffnel on [REDACTED].

---

## *MORA Subscription Fees*

**What do you get !!!**

**A 24 page A5 newsletter each quarter - with Handy Ads**

**Advice & assistance on inappropriate planning applications, representation on medical services, security, transport, road safety, council services. Access to our website !!!**

**One year's subscription = two trips on a bus  
Not bad for the price!!!**

## Membership Subscriptions for 2008

For those members who have not as yet paid their membership fees for 2008. Please ensure that your yearly membership for 2008 is paid to your Road Steward before the end of 2008.

Starting in 2009, the number of newsletters printed will only be for those that have paid their membership fees for 2008. Only the appropriate numbers will be distributed to Area Managers and Road Stewards with a printed list of members.

**Therefore you will not receive a Spring 2009 newsletter if you have not paid your membership subscription for 2008.**



## **HELP! BY DRIVING PEOPLE OUT OF THEIR HOMES!**

Shirley Neighbourhood Care Team are looking for a few more volunteers to take elderly Shirley residents to local clinic, G.P. surgeries, and other health-related appointments.

If you would like to join this friendly group of people as they assist the local community, please contact:

Christina Lyon-Williams or one of the team on  
020 8662 9599 (Answerphone out of office hours).

Or call in to the office any weekday morning between  
10-12.30 at Shirley Methodist Church.

Just a trip or two a month could make a big difference to our service.

**SHIRLEY NEIGHBOURHOOD CARE**

*Funding Raising event*

# **QUIZ NIGHT**

**SATURDAY 18<sup>th</sup> OCTOBER**

**AT**

**ST GEORGE'S CHURCH HALL  
ELSTAN WAY (OFF THE GLADE)**

**7 PM START**

*Tickets £8.00*

*includes a delicious Ploughman's Supper  
with Tea and coffee*

*Please bring your own drinks (alcoholic or otherwise)*

*Plates and cutlery provided, please bring your own  
glasses*

## **Raffle and Tombola**

*Tickets are £8.00 (cheques payable to Shirley  
Neighbourhood Care) and are available from the Shirley  
Neighbourhood Care Office, Shirley Methodist Church,  
Eldon Avenue, Shirley. Tel: 0208 662 9599*

# MORA COMMITTEE MEMBERS 2008

|                                       |                      |  |
|---------------------------------------|----------------------|--|
| President                             | DEREK LOUGHBOROUGH   |  |
| Chairman:                             | BOB AKERS            |  |
| Vice Chair:                           | VACANT               |  |
| Secretary:                            | DAVE KING            |  |
| Membership Secretary:                 | DIANE McINERNEY      |  |
| Minutes Secretary:                    | VACANT               |  |
| Planning Officer:                     | VACANT               |  |
| Hon. Treasurer & Advertising Manager: | TERRY GREENWOOD      |  |
| Editor / Website                      | DEREK RITSON         |  |
| Social Secretary:                     | CHRISTINE ROSS-SMITH |  |
| Transport & Highways:                 | JEFF CLARK           |  |
| Police Liaison/Security:              | JEAN COOK            |  |
| Primary Care:                         | MERCIA NASH          |  |
| Neighbourhood Partnership:            | VACANT               |  |
| Committee Member:                     | MICHAEL NASH         |  |
| Area Manager & Joint Archivist        | PATRICIA TURNER      |  |
| Joint Archivist                       | SHEILA WAGLAND       |  |
| Tree & Open Space Officer             | JOHN PARRY           |  |
| Tree & Open Space Officer             | GEORGE MOWFORTH      |  |
| Committee Member:                     | HARRY CROFT          |  |



## MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM

'I wish to become a member of the Monks Orchard Residents' Association'

|            |            |
|------------|------------|
| Name:      | Signature: |
| Address:   |            |
| Post Code: |            |

Please send this completed form to:

**DIANE McINERNEY**



**Thank you for supporting MORA!**