

Monks Orchard Residents' Association

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Croydon

(Non Party)

(Independent)

NEWSLETTER - Autumn 2009



Semi-detached cottages in Elstan Way, Built in 1878 which were originally part of Ham Farm (see page 7).

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

Chairman's Comments

The Council is compiling the Local Development Framework which is a suite of planning documents that will guide development and shape the places that will make up the borough over the next 15 – 20 years. The Council seeks the views of residents and is consulting widely. Traditionally there is a poor response when views are canvassed but residents that plan to remain living their lives in the area should take the trouble to participate and submit their opinions. The core strategy report is available on line, in Council offices and libraries and is entitled Imagine Croydon.

The consultation documents outline the challenges that have to be met, for example, the borough will have an extra population of 40,000 by 2030 and where will they live? 19,000 new housing units will be built by 2021. The question arises, how this can be balanced with quality of life, retaining green surroundings, and the provision of clinics, hospitals, surgeries, and schools to support this growth. Much of the extensive development is planned for the town centre but development will also need to take place elsewhere.

There are already a number of high density blocks of accommodation being constructed in central Croydon. Many will be marketed as luxury apartments but what sort of existence will the residents have with no recreation place, constant noise, a lack of clean air to breathe, and who really wants the view from the veranda overlooking a busy highway or railway station. It has to be recognised that people are more content when living in leafy suburbs and are willing to commute to make this possible.

Parts of the borough responded to the call for community spirit and took part in the Big Lunch organised by the Eden Project - the Cornish gardens and Conservation Centre – aimed to bring communities together through mankind's oldest traditions, that of sitting down to eat with one another. Some Monks Orchard residents had limited success in promoting the idea but there was scant news of well-attended lunches being held.

This suggests that the once strong community spirit no longer exists but this would overlook the excellent community work undertaken by local church groups. For example, the West Wickham and Shirley Baptist church runs a weekly lunch for elderly and infirm residents who are collected and returned to their homes. Furthermore, during the summer a week of activities is offered with entertainment, activities, and day trips combined with meals and staffed by patient volunteers. There is no need to follow the Baptist faith; people of all beliefs are invited. A big thank you for all those concerned in this valuable service to the community

Oasis Academy Shirley welcomed new and returning students in early September. The Ashburton Community School has been renamed, revamped, spruced up with new student uniforms and new signs. It is to be hoped that the new academy will prove a success. Parents and guardians must have confidence in the quality of children's education and to some extent this has been diminished during the past few years. Edenham High School was usually the first choice of Monks Orchard residents but confidence has been weakened by recent events. If the Oasis Academy is a success parents may decide to support this new experiment in local education.

Bob Akers



Not Forgotten

Residents are naturally concerned about the dangers faced by our troops during the conflicts in Afghanistan and Iraq but the loss of a young man from the local community brings the anxiety nearer to home. Rifleman **Daniel Simpson** aged 20 of the 2nd Battalion the Rifles was one of five soldiers killed in an early morning Taliban ambush outside the town of Sangin on Friday 10th July leaving behind an eight month old son. On behalf of the local community MORA has sent a letter offering condolences to Daniel's parents who live in Monks Orchard and ex-military members are exploring the possibility of a permanent memorial to mark the sad loss.

The troops serving in Afghanistan are not forgotten by the local community. Christine Ross-Smith, member of the MORA



Executive Committee, aided by her husband Tony are sending boxes containing items that the troops find useful such as, tea bags, packets of coffee, sweets, baby wipes (very useful for keeping them cool and cleaning their equipment) magazines, plus a letter or card of support. If you wish to make a donation so that more boxes can be sent for Christmas please send £1.00 or donate any of the aforementioned items to Christine Ross-Smith, [REDACTED] [REDACTED]. Telephone [REDACTED]. To date twenty-two boxes have been sent thanks to the generosity of the local community.

There is news that there will be an opportunity for residents to show their support and gratitude when the 2nd Rifles regiment, the regiment that Rifleman Simpson belonged, parade in full colours through the town on or about Thursday 29th October.

Home Information Packs - Update

Home Information Packs (HIP's) have featured twice before in this newsletter to inform house owners of the complicated bureaucracy awaiting them when they decide to sell their property. The original HIP's were introduced in June 2007 by the government in an effort to simplify the complexities of selling a house. The theory was that by forcing the seller, rather than the buyer, to complete key documents before the house is placed on the market, it would stop lengthy delays.



When putting a house onto the market the seller or Estate Agent are required by the law to provide a HIP containing prescribed information such as title, easements and rights of way, results of searches, planning warranties, service charges, home condition survey, fixtures and fittings, energy efficiency, water, gas and electricity details, you name it, it has to be there. Initially it was hoped that the HIP would be comparatively 'basic' i.e. sale statement, title, lease title, local searches and home condition. Thus the buyer would have all the necessary

information from the start allowing a deal to proceed promptly but however the good intention things never turn out that easy.

From the start the packs proved highly controversial and were under constant attack from a variety of sources because of duplication. Not many building societies or cautious buyers were willing to rely on a standardised condition report produced by the vendor and would commission their own survey thus adding to the cost. Estate Agents were concerned that the packs would deter sellers and to further complicate things the law was introduced in stages.

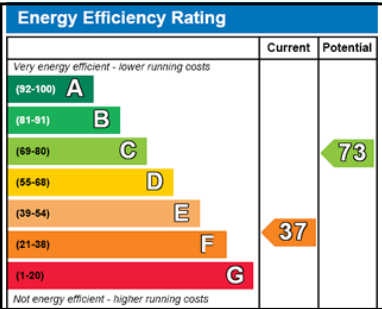


A revamped and strengthened version of the controversial packs came into force in April this year. One of the features of the new HIP involves house sellers filling in a detailed questionnaire about their property. The Property Information questionnaire requires the seller to answer about 30 questions about their home such as "Are you aware of any flooding at your property since you owned it or before" and "is your property a listed building or contained in a list building." The completed questionnaire, which was not part of the original HIP, is given to any potential buyer. This raises the concern that if the information provided turns out to be incorrect the seller could be sued by the buyer for any out of pocket expenses. Furthermore Estate Agents have been warned that if they help the vendor fill in the form they will be liable under the Property Misdescriptions Act.

Recent investigations show that HIP's are becoming more discredited and that half of all home sales are going through without a HIP as demanded by the Government. Although there is a systematic failure to comply with the law it is clear that Councils are spending little if any time and money on trying to enforce the discredited regime as it would cost too much money to make it worthwhile pursuing such cases although they have powers to levy repeated £200 fines, to date no fines have been issued.

To make matters worse a number of studies including research commissioned by the Government shows that home buyers

have little or no interest in seeing a HIP when buying a home while the majority of estate agents say they are of no benefit. The majority of buyers are dismissive of HIP's and don't see any purpose in them. Furthermore Government research has found that buyer's solicitors are telling them that HIP quality could not be trusted. Last year a trading standards investigation in Birmingham found that five out of six HIP's were misleading and not worth the paper they were written on.



One of the essential documents that have to be included in a HIP is an Energy Performance Certificate (EPC) which provides an efficiency rating for a home. The ratings range from A to G and the G is the least efficient. This is similar to the ratings now employed for domestic appliances such as refrigerators and washing machines.

The rating is based on factors such as age, property layout, construction and heating, lighting and insulation. The idea is that potential purchasers can easily compare the energy efficiency of one property with another. It is unlikely that any of the older domestic properties in Monks Orchard would be awarded a high efficiency from a Home Inspection Officer unless it has been recently modernised because regulations are subject to frequent review and change. The danger for the seller is obvious, if the property is given a lower energy performance rating will the potential purchaser use this information to negotiate a lower price especially at a time when there is little competition in the housing market? The advice often given to would-be home purchasers is not to be too concerned about low energy efficiency ratings that can usually be inexpensively improved but to concentrate on the information provided by the structural surveyor.

Whoever is marketing the property is responsible for ensuring a valid HIP is available. This will either be the seller or the Estate Agent who will make arrangements for the pack to be compiled. This can take some time and must be available before the property is placed on the market causing a delay. An



investigation undertaken by Which? the consumer magazine has found that some estate agents are overcharging for this service and charging in excess of £500. Although it may appear complicated it is possible for home owners to assemble their own HIP and avoid the high charges made by estate agents, banks and building societies. Helpful information and guidance can be accessed on the Gov.uk website. The seller will have evidence of the title, will be able to complete the questionnaire and standard searches can be undertaken at the council Planning Department and/or The Land Registry. A number of companies offer a survey by a trained inspector and the issue of an Energy Efficiency Certificate for approximately £70. A home condition report is not included in the required documents.

Potential buyers are entitled to review a copy of the Pack which should be provided within 14 days free of charge. The documents need to be kept up to date and the copies of Land Registry documents and the required searches should be no more than three months old. A completely new HIP has to be provided if the seller decides to take their property off the market and then return it to the market after a period of twelve months. The documents have to be presented in a prescribed order complete with an index.

Far from making house purchase simpler and quicker the HIP is now a more bureaucratic procedure and the seller has to cover the costs whether the house is sold or not. It is not surprising that M.P's are calling for the controversial law to be scrapped because of the disruption to the property market at a sensitive time. Some estate agents believe that the number of people selling would double if HIP's were abandoned. Sellers should be aware of the extra costs involved in marketing their property and make allowances when agreeing the price.

Ham Farm Cottages

Most of the properties in Monks Orchard are built on land that once belonged to the Monks Orchard Estate. Over centuries the estate had a succession of owners, including members of the

nobility. In 1820 the estate was divided and Ham Farm was sold separately. The timber framed medieval Ham Lodge was replaced in the 1850's by a large stately building with 9 bedrooms and 3 bathrooms that stood in the triangle formed by Woodland Way, The Glade and Elstan Way. Eventually the lodge and its land were purchased by the Lyod family and once again formed part of the Monks Orchard Estate. The estate was inherited and owned by members of the Lyod family until the great sale in 1921. Percy Portway Harvey bought 318 acres including Ham Lodge and gardens but he quickly ran into financial problems and in 1925 Ham Lodge and grounds were sold. As late as 1920 the area around the farm was predominately farmland and orchards. There are photographs dating from the beginning of the twentieth century that show a track winding from the side of the Rising Sun Public House in the Upper Elmers End Road along Orchard Avenue towards Ham Farm.



**One of the
Ham
Cottages**

Most of the Ham Farm land was lost to house building during the suburban housing boom of 1920-1925 and the Lodge was demolished in 1935. One of the farm cottages was bought in 1926 by the vicar of St. George's church and with the adjoining building it remains in Elstan Way in front of the church with the Loyd crest and the date 1878. Close by in The Glade are two delightful small cottages that appear to have been built earlier. Maps show them within close distance to the farmhouse and surrounded on all sides by farm land. It is a reasonable guess that these were once farm workers cottages. These are the only remaining Ham Farm buildings and are probably the oldest buildings in the central part of Monks Orchard.

The sale of the Ham Farm estate brought about interesting changes. For a time Ham House became Carmo Manor owned by Henry Cameron and his wife Rose, the owners of Carmo's Circus. The land forming the The Glade, Elstan Way, and Woodmere triangle was used for the winter quarters of Carmo's

Circus containing an elephant pond and animal hospital. Elephants walked down The Glade and the roars of lions, tigers and other animals pierced the air. The circus was sold in 1935 the year that Ham Lodge was demolished.

In 1920 plots were advertised for sale with no attempt at planning and houses were built by small firms and individuals with no mains sewerage, water supply or proper roads. Old railway carriages and timber buildings occupied some of the plots in The Glade and connecting roads and were used as weekend or holiday retreats by those wishing to escape from the noise and bustle of London.

This is only a brief historical extract of the story of Monks Orchard; a more complete history is given in the History and Guide of St. George's Church and The Book of Monks Orchard & Eden Park published by Halsgrove Community Histories.

Green Space and Trees

In 2007 the Executive Committee made an appeal for an Open Space and Trees Officer to liaise with the Council to protect and improve open spaces and to press for diseased and damaged trees to be replaced. The association was fortunate in attracting a response from two members John Parry and George Mowforth who agreed to undertake these tasks. An impressive start was made, a tree action plan was compiled, local trees were surveyed and links were established with the Council Tree Officer. The local area reaped the benefit of their work, damaged and diseased trees have been replaced and open spaces visited. Unfortunately both John and George have found it necessary to resign from membership of the Executive Committee. It is vital that this work continues especially at a time of financial restraint coupled with the increasing demand for more homes for an increasing population. Bob Akers, your chairman, invites members who wish to protect the local green environment and to ensure trees are not lost to contact him on [REDACTED]. Only a few hours commitment each month is required, help will be provided and a warm welcome is assured.

Pedestrian Crossing

In February notices were attached to lampposts in Long Lane giving notice that a pedestrian crossing is to be installed in Long Lane near the junction with Bywood Avenue. Transport for London had at long last responded to the need for a



**Long Lane/Bywood Ave
Crossing**

crossing on the well used pedestrian route leading to the Arena tram stop where speeding traffic and vehicles turning right from Bywood Avenue posed a serious safety hazard to pedestrians. The crossing was declared safe for use in early August having been delayed by unforeseen power supply problems and unavailability of suitable lamps. In the intervening six months those using the crossing were at risk because they were using an unapproved crossing and should an accident have occurred there was no legal redress. MORA successfully asked for warning signs to be put in place to alert users of the risk. It is hard to understand why Transport for London and Croydon Council took such a long time to install a basic crossing and why the lives of local residents were put at risk at this crossing also others within the borough.

Ed: Surely the design of the Lamp Holders have not changed for energy efficient Lamps!

Planning Report Autumn 2009

Recent Decisions:

09/01347/P Full planning permission Registration: 15/06/2009

R/O Shirley Cottages Shirley Lodge, 51 Wickham Road Croydon

Erection of 1 five bedroom detached house with integral garage and 1 four bedroom detached house with detached garage and provision of associated parking.

Decision: Permission Granted Planning Committee Date: 03/09/2009

A Condition of approval is that the alleyway to Shirley Avenue shall be gated and locked and only used to serve the proposed houses.

Reason: To protect the amenity and safety of residential occupiers in accordance with policies UD6 and UD8 of the Croydon Replacement Unitary Development Plan.

09/01163/P Full Planning Permission Registration Date: 22/05/2009

73-75 Orchard Way

Demolition of existing buildings; erection of two storey building comprising 8 two bedroom and 4 three bedroom flats; formation of vehicular access and provision of associated parking.

Flyer produced and distributed by MORA

Consultation letters sent from LPA to 59 neighbours on 1st June.

Plans & Drawings etc published on the LPA website - 5th June.

MORA Objection: 22 June 2009

Decision: Permission Refused Date: 27/07/2009

Appeal Lodged: 24/08/2009 See Below

New Applications:

09/02081/P Full Planning Permission Registration: 17/08/2009

79 Gladeside

Retention of additional windows to the roofs and flank walls of the two new properties. ***This application is required to rectify the developer's errors and the planning officers & planning inspector's oversights!!!***

09/01231/P Outline planning permission Registration: 10/08/2009

151 The Glade,

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

Case Officer: Ellen Whitehead

Consultation Close: 05/09/2009 Target Date: 05/10/2009

MORA Objection: Sent 29th August 2009

09/02148/LP LDC (Proposed) Operations edged 04/08/2009

60 Woodmere Avenue

Erection of 2 four bedroom detached houses at rear with attached garages and formation of vehicular accesses onto Round Grove (amendment to 07/02719/P).

Case Officer : Louise Garrod

Consultation Close: No Date Target Date: 29/09/2009

The application is an amendment to the proposed approved scheme changing the configuration of the development.

Ongoing:

09/01448/P Full planning permission Registration: 12/06/2009

102, 102A, 104, 104A and 104B The Glade

Retention of vehicular and pedestrian access as an amendment to 04/05082/P for the erection of 5 houses on land at 102-104 The Glade and adj 31 Watlings Close.

Consultation Close: 11/07/2009 **Target Date: 07/08/2009 [Month overdue?]**

Ashburton Ward

MORA Objection on the grounds of safety, sent 05/07/09

08/02647/P Registration date: 14/07/08

Reg. of land as a Town or Village Green. Registration

Land R/O, 20-34 The Glade, Croydon, CR0

Registration of land as a Village Green (Main Reference CROY/VGA/08/02) under the Commons Act 2006.

Ward: Ashburton

Case Officer: Johanna Du Plooy Consultation Close: 02/10/08

Target Date: None Listed

MORA case for supporting the application sent 6th September 08. As of 07/03/09 the LPA Webpage indicates the case has not yet been decided as of 30/03/09

New Appeals:

73-75 Orchard Way

Demolition of existing buildings; erection of two storey building comprising 8 two bedroom and 4 three bedroom flats; formation of vehicular access and provision of associated parking

Date Lodged: 24/08/2009 Appeal Ref: A/09/2111260/NWF

08/02069/P Full planning permission Registration: 10/06/2008

Land at, Glade Gardens

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.

Permission Refused Planning Committee Date: 12/03/2009

Appeal Lodged: 12/08/2009 Appeal Ref: A/09/2106916/NWF

MORA will suggest that Appeal should not be determined until the application for Village Green Status has been determined.

Other Planning Issues:

79 Gladeside:

08/02702/P Full planning permission Registration Date: 05/08/2008

Erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace and provision of associated parking.

Permission Granted: 30/09/2008

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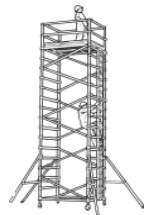
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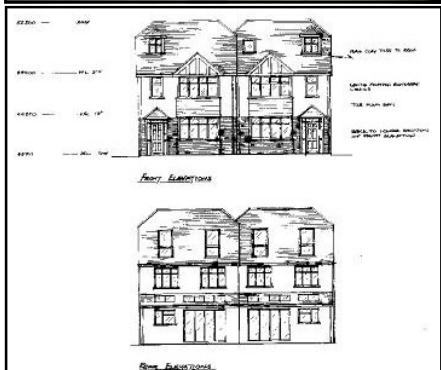
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**Photograph top - Actual
Above: Plans as detailed in
initial application**

The near completed building can be clearly seen that the roof form does not accord with the original plans put to the LPA and published on the LPA website. A request was made to the LPA for an enforcement officer to visit the development to check the build against the agreed approved plans. We received a statement that the roof met the approved plans?

It transpires that the developer provided amended plans by email on 29th September 2008 and these were those discussed at the Planning Delegate Committee on 30th September 2008, and not the same as those placed on the LPA Website or provided to local residents. No indication was given of the amended plans to

local residents or placed on the LPA Website until the building was virtually complete and the obvious discrepancies were there for all to see.

The actual build roof form does not have the hipped gable end to reflect those of adjacent and surrounding properties and there are additional windows which result in overlooking and invasion of privacy to residents in Fairhaven Avenue. MORA raised a Stage 1 Complaint relating to the discrepancies and the planning procedure. We felt that the planning office had failed in their duty to inform local residents of the amendments' to the plans and to consult before agreeing to the modified plans. As a result of our representations to the LPA, an enforcement officer



View of rear of development

visited the site and established that the developer had not even built to the amended plans. To correct this situation; the planning office instructed the developer to issue a new retrospective planning application showing the plans of the actual build which could be agreed by the planning officers and thus overcoming the problem – so that's all right then!!!. They make their own rules as they go along!!!

Therefore the developer can erect something totally different from the surreptitiously agreed plans and then when found out that its not even in accordance with those plans - the planning department let the builder put in new plans for approval.



MORA are not satisfied with the response to the stage 1 complaint and are considering pursuing to Stage 2. The basis of the further complaint is that the changes to the roof form are "significant and material changes" to the original plans. We will request what the LPA definition is of a "material change."

Wickham Road/Orchard Avenue Traffic Signals

Members have voiced concerns about road safety since changes were made to the traffic lights at the junction of Wickham Road and Orchard Avenue. Responding to these concerns over twelve months ago MORA made contact with Transport for London and it proved difficult to progress the issue. The problem was raised again to the Annual General Meeting in April and on learning of the difficulties being experienced Steve O'Connell, Member of the Greater London Authority, agreed to take up the issue. An on-site meeting was held in June attended by Dave King, Secretary of MORA, Steve O'Connell Member of the Greater London Authority, Kevin Barwell, Conservative Parliamentary Candidate, and Andrew Miles Transport for London. The following letter, reproduced in full, explaining the decision was received on 30th June. Transport for London appears to be in the

process of standardising traffic lights at junctions and the decision made brings this issue to a very unsatisfactory conclusion.

"We met David King of the Monks Orchard Residents Association recently to discuss the Associations' concern that a filter lane should be added at this junction. Residents were concerned that when traffic on Wickham Road turned right onto Orchard Avenue, no signals were visible to motorists following those at the junction stop line. I suggested that TFL resolve the concerns by considering two issues:

1, Would the junction perform more efficiently if a permanent 'phase' were added to the lights, so that right-turning traffic on Wickham Road would make this manoeuvre without traffic moving on any other arm?

2, Could a traffic signal 'repeater' or similar be installed so that right-turning traffic could see whether the signals as it moved through the junction.

In terms of the first suggestion, we've confirmed that allocating time within the traffic signal cycle specifically for right-turning traffic would take time away from all of the other movements at the junction. In turn this would increase delays and queue lengths for other users and the junction would perform much less efficiently as a result.

We have looked into the second suggestion also. Currently, the junction is configured with 'Closely Associated Secondary Signals (CASS)'. This configuration requires motorists to be aware of their surroundings when moving through a junction to a much greater extent, than would be the case otherwise. In this specific case, if a right turning vehicle approaching the junction does not have a secondary signal in front of them, then the only indication they have as to when it is safe to make the turn is when the gap in the traffic coming in the opposite direction is sufficient. If the same vehicle were presented with a repeater signal, then as soon as the signal allows the vehicle would make the turn. The driver would assume that the traffic coming in the opposite direction is also seeing a red signal and that this traffic would obey. Therefore the driver wishing to turn

right would no longer wait for a safe gap to turn, but would make assumptions about what other drivers might do. Current thinking among highway authorities is that CASS is a safer method of controlling traffic by requiring drivers to be aware of one another.

Regards

Andrew

Andrew Miles : Government Relationship Manager Transport for London Strategic Relationship Centre



Croydon & District Centre

The Centre was formed in 1966 by National Trust members, living in the Croydon area, for two purposes:

- To provide funds for The National Trust.
- To enable members of the Centre to have fun whilst raising the funds.

These purposes are achieved by an annual programme of events, arranged by a small committee of members, including, for example:

- Lectures (some humorous some informative) and occasionally light entertainment.
- Visits to Houses and other places of historic or special interest or of outstanding beauty.
- A Holiday each year,
- Social events such as Lunches, a Garden Party and, on special occasions, a Dinner Party.
- A Pre- Christmas visit to a Trust property or Gardens, for a meal and shopping.

Many of these events are open to non members.

The funds raised by these events provide a substantial sum of money each year to support the National Trust's work of maintaining, repairing and improving facilities at many of its properties. In the last two years, for example, the Centre's main donation was £19,000 to cover the cost of renovating the

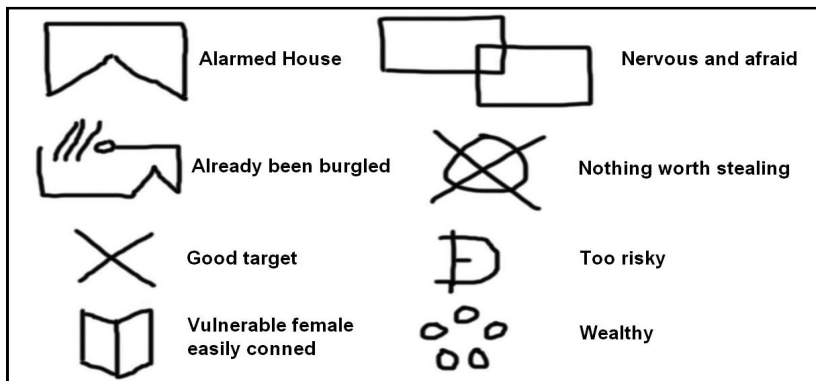
museum rooms at "Chartwell", (Winston Churchill's home for many years) and the commitment to help fund the repairs and improvements to the rose garden and the old water tower at Polesdon Lacey, near Dorking; the construction of a path for disabled visitors to Box Hill and the renovation of facilities at Morden Hall Park.

In earlier years, examples of financial help the Centre was able to give, include support for repair work at "Hughenden Manor", in Buckinghamshire (one time home of Benjamin Disraeli); funds for repair work at "Batemans", Kipling's home, Nr.Burwash, Sussex and for major renovation work at "Uppark", at Petersfield, in Hampshire, after a disastrous fire in1989.

This is a brief review of the Centre's activities over the past 43 years and may stimulate your interest in membership! if you would like further details about the Centre's activities or membership, please contact John Trimmer (Tel: [REDACTED] or e-mail: [REDACTED]) or the Membership Secretary Jean Canter (Tel: [REDACTED])

John Trimmer (Chairman)

The National Trust, Croydon & District Centre



Burglar Secret Codes Revealed:

A gang of distraction burglars are marking houses on Purley's Webb Estate to show the ease in which they can be burgled. The Purley Safer Neighbourhoods team has released drawings,

similar to those used by travellers, so people can see if their properties have been marked.

It is thought that the symbols are chalked on people's wall and fences to indicate how fellow burglars should go about stealing from the property. Victims are said to be distracted by burglars pretending to be roofers or builders while their accomplices break in and steal valuables.

Detective Inspector Ian Anderson from Croydon Burglary Squad said: "Nationwide there are symbols like this cropping up. They are not only reserved to chalk signs and can include anything from stones placed outside to small items indicating that a house has been burgled before. We would like to tell people that if they do see something unusual placed against a house or written on it to get in touch and let us know."

Burglaries in the borough have risen to 300 a month as officers struggle to control the problem. Police launched Operation Spotlight last December in a bid to stem the tide of burglaries which had risen 68 per cent compared to November 2007. Residents who see any of the symbols on properties in Croydon should call Croydon Police on 0300 123 1212.

Source: croydonguardian.co.uk April 1, 2009

New Non-Emergency Met Police Number

The Metropolitan Police have introduced a new non-emergency telephone number, the number to call for advice or non-emergency assistance is **0300 123 1212**. All calls to this number will be directed to the appropriate police service. The emergency number - 999 remains unchanged.

Plea for new Members

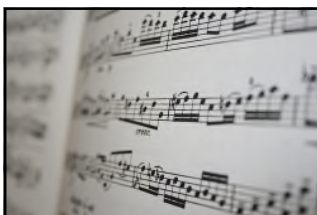
As the economic crisis puts an end to the transient lifestyle that has slowly eroded the importance of community in peoples' hearts and minds, people realise that instead of moving we are going to have to work together to make our community become a place we all love.

Even though many are losing faith in those that run the country, we have to remember that the system is there for us - the people. It is for those that run the country to answer to us and it is for us to make them put our needs first.

In today's society many don't have the time to breathe, let alone involve themselves in the community, but often the people that are busiest need the help the most. Which is why finding that five minutes to type an email, is even more important. And for those that do have the time, we need you. Everybody can make a difference and organisations such as MORA always welcome new members. None of us are alone unless we want to be.

We also need to hear from our teenagers, they are as important to our community as everyone else, if not more so as they will be the ones moulding our future. But for some reason they have already given up trying to be listened to. By participating in local groups, such as our own residents association, maybe they can find a way to make the changes that are important to them, and talk with the people that make the decisions, as well as getting experience that may give them the edge when applying for a job.

Most of all we need to show the attributes that put the Great in front of Britain, and once more stand together as we face another crisis in our history.



Music at Shirley Methodist Church

We are now able to announce the programme for our autumn series of lunchtime concerts which will run from September to December of this year.

On 1 October we shall welcome a local young pianist, Jonathan Musgrave. Jonathan who is a former student of Trinity School has recently been awarded a B.Mus(Hons) Degree by the Royal College of Music. He is an extremely gifted young artist and we are really looking forward to his concert.

On 5 November we shall have the opportunity of hearing the Trinity Boys Choir performing selections from Handel's

Messiah. This will be a "taster" prior to their performance of the complete oratorio which they will give in December.

On 3 December we hope that a local school will perform a Nativity Play in the church, but this has still to be confirmed.

Admission to all of these concerts will be free and concert goers are invited to bring their lunch. Tea, coffee and fruit juice will be available free of charge. The concerts will begin at 1.15 p.m. and last for about 40 minutes.

As well as these concerts, on Saturday evening 7 November at 7.30 p.m., the celebrated cinema organist, John Mann, will be playing a programme of popular music of yesterday. John who recently celebrated his 70th birthday with a concert at the Dome, Brighton, gives regular summer performances at Worthing and other south coast venues as well as playing extensively throughout Britain. Admission to this concert will be £5 and tickets will go on sale early in October. It is hoped to give more information about this event next month.



Congratulations on 50 Years

In 1959 a group of charities got together to discuss ways of co-ordinating the publicity for selling their Christmas cards. From this co-operation CARDS FOR GOOD CAUSES was formed and now there are over 25 member charities within the organisation.

The charities have received at least 79p for every £ spent on their cards and over the last 5 years over £20million has been given back to the charities from the 300+ outlets throughout the United Kingdom.

Our local outlet is situated at St Michael & All Angels with St James Church in Poplar Walk, Croydon, at the Marks & Spencer end of the Whitgift adjacent to the bus & tram links at West Croydon.

The shop is open from Wednesday the 21st October until Thursday the 17th December Monday to Saturday 10am to

4pm. Why not pay them a visit with over 200 different designs covering over 25 charities, including cards for the Royal Marsden Cancer Campaign you are bound to find something to suit your needs. Also take time to look round what is a truly lovely church and then finish with a cup of coffee and something to eat in the church cafe.

Recycling

Following public demand Croydon Council have now added aluminium foil to the list of items for recycling.



Clean foil, food trays or milk bottle tops can now be put into the green boxes for collection. Please ensure the items are clean as they may be rejected at the recycling plant as it could cause contamination.

Charity Christmas Card Sale



A Charity Christmas Card Sale will be held on Saturday 17th 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 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 £1900. Come and make it another memorable and profitable day for the charities this year.

Autumn Coffee Morning

The Hall Grange 'Autumn Coffee Morning' will be held at Hall Grange, Shirley Church Rd. on Saturday 24th October from 10.00am to 12noon. Admission 50p. inc. coffee.

There is a good variety of stalls 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.



Croydon Symphony Orchestra

Croydon's resident amateur orchestra has been serving the community for more than 80 years. As one of South London's leading amateur music groups, the **Croydon Symphony Orchestra** performs six times a year in the Croydon area, four times at **Fairfield Halls**, and twice in community venues. The orchestra also runs the bi-annual **Croydon Concerto Competition** and is committed to giving performing opportunities to young soloists of the future.



The orchestra's next concert is a programme of **autumn classical music** to be performed at **Trinity School Great Hall**. The programme includes **Brahms' lyrical 2nd Symphony** and **Schumann's Genoveva Overture**.

The concert also features **Dvorak's** majestic Cello Concerto in B minor, performed by **young cellist, Liubov Ulybysheva** (pictured above), finalist in the 2007 Croydon Concerto Competition.

For press tickets or more information on the work of the orchestra, please contact Publicity Officer, Phil Myers on [REDACTED] or by email on [REDACTED].

Croydon Symphony Orchestra

"Autumn Classics"

Saturday 7th November 2009, 7.30pm

Trinity School Great Hall

Conductor, Darrell Davison

Solo Cello, Liubov Ulybysheva, finalist in the Croydon Concerto Competition 2007

Genoveva Overture – Schumann

Cello Concerto in B minor– Dvorak

Symphony No.2 – Brahms

Tickets from Linda Penn (Ticket Secretary): [REDACTED] or on the door

£10 adults, £5 (children under 16). Refreshments included in the ticket price.

www.croydonsymphonyorch.org.uk

Activities at Shirley Library

Monthly Craft Classes

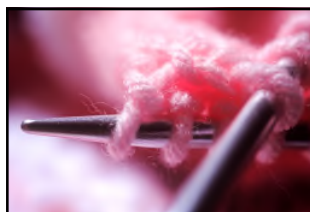
We are now holding monthly craft classes for adults.

Classes are held on the second Tuesday of the month from 2.30pm – 4.30pm. Topics include, card making, creative embroidery, silk paper making, felt making, soft jewellery and Christmas decorations.

There is a small charge (usually about £2) to cover materials.

Knit 'N' Natter Group

The group is for anyone interested in knitting or crochet and is usually held on the third Friday of each month from 2.30pm – 4.30pm. Come along for a chat to other knitters over a cup of tea or coffee. Bring along your own project or help us make a wall hanging for the Children's Library. Beginners welcome.



Road Steward Request:

We urgently require Road Stewards for:

Shirley Road & Part of Orchard Way

Please Contact our Membership Secretary:

Diane McInerney on [REDACTED].

Will members please make your 2009 membership contribution available to your Road Stewards before the end of this MORA financial year.

Non-payers will be removed from the membership list.

MORA COMMITTEE MEMBERS 2009

President	VACANT	
Chairman:	BOB AKERS	
Vice Chair:	VACANT	
Secretary:	DAVE KING	
Membership Secretary:	DIANE McINERNEY	
Minutes Secretary:	MARY EVANS	
Planning Officer:	VACANT	
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Committee Member:	MICHAEL NASH	
Area Manager &		
Joint Archivist	PATRICIA TURNER	
Joint Archivist	SHEILA WAGLAND	
Tree & Open Space Officer	VACANT	
Committee Member	NICKY SMITH	



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. Please pass on to a non-member.

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