



MORA

MONKS ORCHARD RESIDENTS' ASSOCIATION

Non Party | Croydon | Independent

A Peaceful Christmas and Prosperous New Year

Representing,
supporting and
working with the
local residents for
a better community

AUTUMN/WINTER 2016

MAGAZINE

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Thank you for supporting MORA. Please pass on to a non-member.

CONTRIBUTING TO MORA

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

Editorial

We welcome articles and contributions from all MORA members. Please

media@mo-ra.co or via post to MORAC/O

Please ensure we receive all articles for the Spring 2017 issue by 10th February 2017.

Advertisements

To advertise in the MORA Magazine please contact our Advertising Manager, **Mary Jennings**

Please confirm which size advert you would like to book and if you will need your advert designed. Each advert is placed for four issues and is seen by approximately 2,000 households as well as on our website.

Local Activities/Clubs

MORA has a new local activities page. If any members could let us know of local activities or clubs in the MORA area we will try to include them in the next issue. Anything from indoor bowls, Martial Arts, Zumba, Mother and Toddler groups etc. Please ensure we receive all suggestions by 10th February 2017 for activities after 11th March 2017.



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

CHAIRMAN'S INTRODUCTION



As the nights draw colder and darker, I hope this magazine finds you warm, well and in good health.

Due to the extensive work involved with Croydon Local Plan (CLP2) objection, unfortunately we did not have sufficient time to collate and produce the autumn magazine in time. Whilst the revised CLP2 plans have some positive changes, we feel there are still further changes that should be made to protect Shirley.

Being key members of the "Shirley Planning Forum", we worked with 6 other Residents' Associations and Councillors to notify residents details of the updated CLP2 and provided a template that met the strict criteria for objecting the plans. You can see details of this on our website. We participated during the debate at the Council Meeting held by the Mayor, urging the Council to work with residents and make further amendments to the plans. The final plans will by now have been submitted to the Planning Inspectorate. We expect to hear about a public consultation in the coming months and we'll be sure to let you know details.

By introducing changes in the way that we communicate with our members making use of our website, email, Twitter and Facebook posts, we have been able to drive the "Save Shirley" campaign. Without which, we would not have been as effective in letting the council know

how we felt as a community about their devastating plans!

I would like to thank Derek, our Planning specialist, for his tireless work on reviewing planning applications and attending various meetings even whilst working on the CLP2 representations and objections. This is no easy task and is a full-time job! He has been doing this for the past 35 years and I'm grateful that he continues to provide us with the benefit of his knowledge and experience.

It is because of people like Derek why MORA is great. The committee is made up of dedicated volunteers who give up their spare time for MORA. We could always do with extra help so if you think you may have some time to offer us, we would love to hear from you. Please do not hesitate to contact me or any other committee member (details on the back cover) if you would like to find out more about what we do and how you can help.

Summer Fairs were held at each of the local schools and committee members ran a MORA stall so that we could talk to members of the local community. It was also nice to spend time with the MORA team outside of our normal committee meeting environment. Kevin, our Vice Chairman, had a great idea to run a chocolate tombola this year. This attracted a lot of people to our stall, and overall we were able to raise £100 for our donation fund.



This was a pleasant surprise to Terry, our Treasurer!

Please save the date in your diary for MORA's 93rd AGM to be held on Tuesday 25th April 2017 at Edenham High School. Last year's AGM had a great turn out and we hope you can join us again.

I hope you have a merry Christmas with your loved ones, and wish you a happy and prosperous new year..

SONY NAIR
Chairman

GP PRACTICE – PATIENT PARTICIPATION GROUPS – YOUR GROUP NEEDS YOU!



Patient participation is a unique partnership between patients, GPs and their practice which is essential to and results in high quality and responsive care.

Patient Participation Groups (PPGs) work in partnership with their practices to:

- help patients to take more responsibility for their health.
- contribute to the continuous improvement of services and quality of care
- improve communication between the practice and its patients
- provide practical support for the practice and help implement change

Experience shows that successful practices and effective PPGs go hand in hand; and the movement has grown rapidly since establishment in 1972.

All patients of Practices are members of the PPG, can go to the regular meetings, are eligible to join the committee or be a member of the online virtual group, if unable to attend meetings.

PPGs are already the norm for most practices and when CQC (Care Quality Commission) inspect the Practice, PPG's views are sought. The practice must engage with Patients via the PPG to obtain patient feedback and, where the

practice and PPG agree, will act on suggestions for improvement which the practice may not have considered, allowing resources to be used more efficiently. Practices will be required to confirm through that they have fulfilled these requirements.

National Association for Patient Participation – NAPP

The aim of NAPP is to see a Patient Participation Group in every GP practice, based on the mutual interests of the Primary Care Team and Patients of the practice.

NAPP aims to promote the role of Patient Participation Groups as participants in decision making within the NHS, maximising the benefit of sharing common interests while recognising the individual nature of groups.

PPGs are about implementing real, positive change in their communities. Patients have long valued the relationship with their GP and general practice. However, the dynamics of this relationship have changed over recent years – patients today rightly want more say in their own healthcare, are better informed and expect to be treated as whole people, not just as a condition or ailment. What is more, they can develop mutually supportive networks for patients and the practice, outside of individual appointments by engaging

with community groups.

PPGs have an increasingly important role to play giving patients a say in the way services are delivered to best meet their needs, and the needs of the local community, such as the redesign of Urgent Care in Croydon and Anti Coagulation.

How to Join a PPG

To get involved, the first step is to find out if your practice already has an established PPG. Below are some simple steps and tips to get you started:

How to Join a PPG

- **Speak to the practice manager:** If you're not sure whether your local GP surgery has a PPG, either look out for information and posters about the group in the surgery, or ask the reception staff or the practice manager, who is likely to be involved in the group.
- **Sign up:** All PPGs are different and recruit members in different ways, but any group will be keen to hear from interested individuals. Your practice manager will be able to give you details of who to contact to sign up, and when the next meeting is taking place.
- **Two's company:** If you're nervous about going alone, why not encourage a friend to go with you?



- **Take action:** Most groups meet on a regular basis at the surgery itself to give patients, GPs and practice staff an opportunity to meet, to exchange ideas and information, and then to take action.
- **Share your ideas:** Be prepared to give your opinion about the way the practice is run, and any

thoughts you have on how things could be improved – from the welcome patients get when they arrive at the practice, to the parking facilities or the appointments systems, the group and the practice will be keen to hear your views.

- **Run events for fellow patients:** some PPGs help with dementia cafes,

hold health fairs and talks, carry out surveys and join Healthwatch, the patient champion.

If you would like to know more, you can contact me, Anne Milstead, Croydon PPG Network Coordinator at annecroydonppgnetwork@mail.com

COFFEE MORNING

FUNDRAISING FOR CROYDON UNIVERSITY HOSPITAL

Christine (MORA Social Secretary) has done it again!! On Thursday 4th August, Christine held a coffee morning at her home for Croydon University Hospital. As can be seen from

the photograph, the dining table was absolutely laden with the most scrumptious cakes made by Mary and Christine. A great time was had by everyone that attended and the total amount raised was £292.

Thank you for a lovely morning Christine from all who came and enjoyed the yummy cakes.

CAROLE GREENWOOD



THE LONDON CUSTOM HOUSE

AND A GLANCE AT TIMES BEFORE



If you wake at midnight, and hear a horse's feet,
Don't go drawing back the blind, or looking in the street,
Them that ask no questions isn't told a lie,
Watch the wall my darling while the gentlemen go by.

Five and twenty ponies,
Trotting through the dark –
Brandy for the Parson, 'Baccy for the Clerk.
Laces for a lady; letters for a spy,
Watch the wall my darling while the gentlemen
Go by!*

The Custom House is one of just a very few buildings left which formerly formed part of the centuries' old trading scene of the Port of London. Surrounded by modern day architecture, it remains an imposing a building.

Evidence shows that there has been some sort of Custom house on the river front since at least the 1300s, firstly on a site just east of the present building. A replacement of 1559 was destroyed in the Great Fire of London of 1666. A much

larger building finished in 1671, for which Sir Christopher Wren had been commissioned, was itself consumed by fire in 1715. A further building of 1722, fell to the same fate in 1814. Records show that on February 12th the fire had

started about 6am but by 7am had reached the vaults where gunpowder was stored which ultimately exploded leaving the building in ruins. However, previously in a bad state of repair anyway it was due to be replaced by a larger building.

Work on the current building, to the West of previous sites, began in 1813 to the design of David Laing and opened in 1817 but problems arose a few years later due to subsidence. In 1828 all necessary structural work was completed. The building suffered yet again



London Custom House



Courtesy of Maritime Museum

when, in 1940, the Eastern side fell victim to the heavy enemy bombing of the Pool of London.

Of all the many interesting rooms probably the most impressive is the 'Long Room', measuring 190' long by 63' wide, the place where past sea captains and merchants immediately had to go to declare their cargos after their vessels had docked. Seeing the Long Room, devoid of staff, whilst on a private visit in the 1990s shortly after the building's refurbishment, I found it easy to imagine the early days with mariners jostling for the attention of officials behind their counters.

A listed, but working building, the Custom House is generally closed to the public. On rare occasions, however, it has opened for a couple of days to give people the opportunity to learn it's history and give an overview of it's work.

Throughout our early history battles and conflicts were commonplace, both internally

and abroad and, as a result, the country's coffers became much depleted. Finding additional finance was of major concern. It is believed and highly likely that this was the main reason, in 1275, King Edward 1st imposed the first taxes on the export of raw wool, at the time the most valuable asset our country possessed, it's exceptional quality particularly recognised by weavers abroad. The imposition of the tax was conducted at a Port of London's quay which subsequently became famously known as the 'Wool Quay'. A reminder of that main source of the country's wealth remains today in the form of the 'woolsack', the seat of the Lord High Chancellor in the House of Lords. Heavier taxes were imposed with the succession of monarchs and continuing conflicts until, following the start of the 'hundred years' war' with France, Edward III taxed both exports and imports on additional high value goods to help it's finance.

Over the next three centuries or so this taxation hugely increased. It was inevitable that with the high charges imposed on desirable imported goods, smuggling would become rife, particularly as our coastline provided so many secluded landing places for small vessels with their illegal cargoes. There were few who were not involved in some way, from the

'respectable' to the respected, who were generally on the receiving end of the goods, to the smugglers themselves. Frequently romanticised in poems such as Kipling's 'A Smugglers' Song' smugglers were more often than not a completely ruthless bunch who would stop at nothing in pursuit of their illicit trade and had, at times, even the 'Kings' Men' in fear. The 1700s saw smuggling at it's peak.

Collection of taxes, or duties, had from the beginning been somewhat haphazard and uncontrolled which had, in turn, meant loss of revenue which could be ill-afforded by the Crown. Despite extra resources and officials, the overseeing of collection of duties around ports as a whole proved totally inadequate. In an effort to bring the system under control Charles II, in 1671, instigated the Board of Customs, marking the establishment of a permanent Board.

"Extract from Rudyard Kipling's 'A Smuggler's Song'

JOAN PRING

SHIRLEY NEIGHBOURHOOD CARE SUMMER AFTERNOON TEA



During the summer months Shirley Neighbourhood Care organised Friday afternoon tea outings. We would choose a different tea shop away from the 'close to home' hotspots, then

with the help of our volunteer drivers and escorts, who would take 2-3 people in their the cars and take the nice but not too long drive to the 'tea shop' of the month.

In May we took our first afternoon trip to Downe village. Along the way some of the party took a trip via the Keston ponds taking in the lovely scenery on the way to tea. We had a great group of sixteen, including two ladies that had not seen each other in 25 years! It was a great occasion as we also had a birthday and celebrations were duly sung.



Lavender fields with some of the ladies

Then in June our trip was to a tea shop in Godstone where our group grew to nineteen, followed in July by a trip to a newly setup tea shop in Carshalton. After enjoying our tea and filling up on scrumptious cake, we stopped by the lavender fields to take in the spectacular views and soak up the beautiful smells. Some of our clients took

the chance to stock up with lavender delights at the shop.

Our August trip was to a tea shop in Westerham that had beautiful views of the green, our group had now reached twenty three and there was a delightful mixture of old and new friendships.

Shirley Neighbourhood Care would like to give a huge thank you to all our volunteer drivers and escorts who helped on these trips. They kindly gave up their time to collect the clients from their home and bring them to the venue 'of the month'.

BY AMBER CANTRELL

If you are interested in becoming involved with Shirley Neighbourhood Care whether it be as a client or as a volunteer please contact Linda Hawkins on [REDACTED]



July's group at Carshalton

CROYDON SYMPHONY ORCHESTRA

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TCHAIKOVSKY – Symphony no. 5

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*FREE PARKING available at Trinity School (CR9 7AT)

Full details from www.croydonsymphony.com

Supported by The Humphrey Richardson Taylor Charitable Trust

THE BOUNDARY COMMISSION FOR ENGLAND



HOW IT AFFECTS MORA

As you may know, the Boundary Commission for England has recently published its initial proposals for new Parliamentary constituency boundaries. These changes would have a significant effect to the MORA Area.

The proposal would split the representation for the Parliamentary Constituency and the Borough Council Ward Constituency as the Parliamentary constituency boundary bridges council boundaries.

The Shirley Ward would be represented by the Beckenham Parliamentary constituency but would still be within the London Borough of Croydon administration. This split would make it more complicated to tackle any issues affecting residents as they would be represented by an MP whose main constituents are within the London Borough of Bromley administration boundary rather than in the adjacent administration Council Boundary of Croydon and who is represented by the London Borough of Croydon Councillors.

The attached Map shows the proposed boundaries affecting MORA.

At the moment, the three wards that make up the community of Shirley – Ashburton, Heathfield and Shirley – are all within the Croydon Central constituency. The Boundary Commission proposes putting them in



three different constituencies. Ashburton would be in the new Croydon Central; Heathfield would be in the new Croydon South; and Shirley would be in the new Beckenham. This latter proposal is particularly unwelcome – the rest of that constituency would be made up of wards from the London Borough of Bromley so whoever represented it would be mainly focused on the policies of Bromley Council, not what was going on in Croydon.

As the Boundary Commission is making separate proposals for Local Government Wards

it is not known whether the Local Council i.e. Croydon Borough Council and Bromley Borough Council Boundaries or Ward Boundaries will align with the Parliamentary constituency Boundary.

You can make your comments online at:

<https://www.bce2018.org.uk/node/add/informed-representation/6485>



DESPERATELY SEEKING SUSAN

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

We're looking for Shirley residents to join Monks Orchard Residents' Association as committee members. I joined recently, and since then I've already learnt a lot, met some great people and worked with my local MP and Councillors on the Croydon Plan.

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

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

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

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

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

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

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

DAVE GREENWOOD
Marketing Manager



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CROYDON TRADING STANDARDS UPDATE



The latest, received, Information Bulletin contains a number of scams reported over the last months which, although some being seasonal, are nevertheless typical of the sort encountered throughout the year.

Be aware of 'Free Surveys' on your property, which may prove expensive. There have been incidents of telephone cold calling, offering free 'visual surveys' of the householders' home electrics. In one instance the 'engineer' unscrewed two light switches to look at the wiring. A wire was left loose so that one light no longer worked. The householder was told that a second visit was needed for a 'physical' check to be made and was asked to sign a contract agreeing to pay £399 for the two checks. Fortunately relatives found out, the appointment cancelled and no money paid. A similar incident was reported with, again, a quote of £399. The 'engineer' would accept a credit card but would not take a cheque. He looked at the card and wrote down the number. The alarmed resident cancelled his card later that day. No money was taken. 'Roof cleaners' jet washed a lady's roof, quoting £850, but after starting said they needed to do work to the roof, upping the price to £1350. They said, as there was damp, they needed to seal the tiles. One of them drove her to her bank but parked their van so as to avoid the CCTV cameras. Subsequently the roof was found to have

been jet washed with water but nothing else had been done.

Trading Standards remind us not to deal with traders who 'cold' call. Any concerns about your electrics, roof or property care etc. should be directed to trusted sources to contact a reputable trader.

One particular lady has been plagued by letters from so-called physics and clairvoyants, addressing her by her first name, thus giving an air of familiarity and appearing friendly and engaging. The letters claimed they could give her the secret to achieve good luck and fortune, forecasting a large prize win. The requested fee was relatively small but increased as she responded to a number of letters resulting in her sending hundreds of pounds to the scammers. She has since been inundated with such letters from across the world. The council's Trading Standards officers are working with her to help end the scam mail being sent to her address.

Other incidences of mail scams in Croydon have been letters promising a large pay-out following the death of someone with the same surname as the letter's recipient. One, in particular, cruelly saw an elderly resident on the verge of

handing over his house deeds, having already lost all his savings, leaving him unable to afford to buy food for himself.

There has been much success in preventing scam mail entering the UK over recent months but there is invariably that which manages to get through. Things to look for are;

- A foreign return address
- An offer of a big pay-out in return for a small purchase or administrative fee
- Requests for personal details in order to claim a prize
- A letter claiming you've won a lottery you didn't enter
- Letters from a physic or clairvoyant offering their services for a fee
- An offer that seems too good to be true

Action Fraud received hundreds of reports of spammed fake British Gas Utility bill emails, designed to look like a seamlessly harmless Utility bill, linked to a virus which took over victims' computers. Links took recipients to a website where they were told to download a file in order to view their bill. After downloading, the virus locked the user out of their computer and directed them to an online payment page. There have been variations, some saying "New Gas & Electricity bill, with the victim's full name within the email.

British Gas say that their emails will always be personalised and often quote your British



Gas account number (where the email specifically relates to your account) and will only provide links back to the britishgas.co.uk website. If you receive one of these emails do not click on any links. Instead, go directly to the British Gas website and log in from there.

Fraudsters frequently target people over the telephone, posing as bank staff, police officers and other officials or companies to extract personal and financial information. Often the fraudster will claim there has been fraud on your account and that you need to take action.

Your bank or the police will never:

- Phone you to ask for your 4-digit card PIN or your online banking password
- Ask you to transfer money to a new account for fraud reasons
- Send someone to your

home to collect your cash, PIN, payment card or cheque book if you are a victim of fraud

If you receive any of these instructions, you're being targeted by fraudsters. Hang up, wait five minutes to clear the line, or where possible use a different phone line. Then, call your bank or card issuer to report the fraud.

Anyone who receives potentially fraudulent mail, or who knows someone who might be receiving it, is urged to report it to the Citizens Advice consumer helpline on Tel: 03454 04 05 06

Reputable traders-vetted and approved by independent assessors-can be found via websites such as www.trustmark.org.uk and <http://trustedtraders.which.co.uk>

You can contact Trading Standards to request a free door sticker advising cold

callers that they are not welcome. If you are a victim of scam mail they will provide a free copy of their 'toolkit' on how to avoid falling victim and how to stop the letters.

Trading Standards: Tel. 020 8407 1311 or Email: trading_standards@croydon.gov.uk

Can you help?

Trading Standards are interested in receiving leaflets advertising home improvement works that you may receive through your door. They would really appreciate it if you could either send the leaflet/s direct to them at: **Croydon Trading Standards, Leaflets, Bernard Weatherill House, 8, Mint Walk, Croydon. CR0 1EA**

or email a scanned version together with the date that you received it (or rough date) and where you live.

MEMBERSHIP SUBSCRIPTIONS

A reminder that your annual subscription will be collected by MORA road stewards when they deliver the Spring Magazine (around March).

This is the best time of the year for us collect, as it means we will have enough funds to ensure we can meet any expenditure for the year. It would save road stewards multiple visits if they could collect during this visit, after which magazine delivery does not require you to be in. Subscriptions remain at £4 for a household and £2 for senior citizens.

SAFER NEIGHBOURHOOD POLICING



Monthly Ward promises address local community issues to which police are capable of providing a response without the need for long-term activity or needing little, if any, partnership working. Up to three Ward promises are set at any one time and used to inform the neighbourhood priorities set by the local neighbourhood Police Inspector. The promises and their impact are reviewed and set at Panel meetings, made up of representatives from the local community and attended by the police.

Neighbourhood priorities generally require more complex solutions requiring medium to long term and/or partnership approach to problem solving. These are set and reviewed quarterly in conjunction with Borough crime priorities. The Promises and Priorities below are correct at time of going to press.

Ashburton

Promises

- Shop lifting;
- Anti-social behaviour by groups of youths;
- Anti-social behaviour by motorists

Priorities

- Anti-social behaviour by motorists;
- Motor vehicle crime;
- Burglary

If residents are concerned about any issues regarding home or personal security, the team have said not to hesitate in calling them on 07900 770747

Ashburton contact details:

Tel: 020 8721 2474

Email: Ashburton.
snt@met.police.uk

Heathfield:

Promises

- Anti-social behaviour by youths loitering;
- Theft from motor vehicles;
- Drug dealing and using

Priorities

- Burglary;
- Theft from motor vehicles;
- Anti-social behaviour by groups of youths

If you would like a home security visit where a member of the team walks around your home with you looking at possible vulnerable areas, the team invites you to email them.

Heathfield contact details:

Tel: 020 8721 2468

Email: Croydonheathfield.
snt@metpolice.uk

Facebook: facebook.
com/metpoliceuk

Twitter: @metpoliceuk

Shirley

Promises

- Anti-social behaviour by youths loitering;
- Burglary;
- Road safety

Priorities

- Burglary;
- Motor vehicle crime;
- Anti-social behaviour Control Strategy – Wards

Designated Ward Officer, PC Tom Phillips, has recently joined the team, transferring from Southwark.

Shirley contact details:

Tel: 020 8721 2469

Email: Shirley.snt@
met.police.uk

Twitter: @MPSSouthCroydon

Illegal Car Parking

In response to a local resident's complaint, Croydon Council have advised that any instances of footway/grass verge parking can be reported on 020 8760 1966. The line is open from 7am to 7pm Monday to Saturday and from 8.30am to 4pm on Sunday. The email address is: ParkingDesign2@croydon.gov.uk

Abandoned Vehicles

Since October 2014 the paper tax disc no longer needs to be shown on a vehicle. If anyone wishes to check whether or not a vehicle is taxed they can do so via www.gov.uk/check-vehicle-tax

JOAN PRING
Police Liaison

DATE FOR YOUR DIARY

MORA 2017 AGM

CELEBRATING 93 YEARS OF SERVICE TO THE COMMUNITY

Tuesday 25th April 2017

Edenham High School, Orchard Way, Croydon CR0 7NJ

7:00pm doors open for tea/coffee and
biscuits for start at 7:30pm

Make sure you attend to hear Dave Greenwood provide the latest and
official information on #SaveShirley campaign.

Our elected representatives will be attending. If you have any questions for
them please forward them to hello@mo-ra.co, so these can be passed to
the appropriate person for a considered answer at the AGM.



FUND RAISING EVENING

AT CROHAM HURST GOLF CLUB



The Shirley Lunch & Supper Club and The Rotary Club of West Wickham joined forces on the evening of the 6th July to present a dining experience and evening of entertainment at the Croham Hurst Golf Club.

The evening was attended by SLSC club members, family and friends and Rotarians from five local clubs.

The function was held to raise funds for the Friends of Croydon University Hospital and St. Christopher's Hospice.

We were joined on the night by Rob Cripps, Vice Chair of Friends of Croydon University Hospital and Shaun O'Leary, joint C.E.O. of St Christopher's. Both Rob

and Shaun expressed their heartfelt thanks for all that both clubs had done in the past for their respective organisations and for holding this event.

Talented singer Paulo Freitas entertained the guests before, during and after, the thoroughly enjoyable meal. Paulo kindly gave his services free to help with the fundraising.

The evening included a raffle of "top notch" prizes donated by

members and local businesses.

Staff from Barclays Bank, West Wickham branch were on hand to help sell raffle tickets, and the bank has kindly offered to match all amounts raised from the event.

With the raffle and ticket money approximately £2000 was raised, to be shared between the two chosen charities.

More than 100 guests attended and everybody agreed that they had a great time and were overjoyed with the success of the evening.





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To find out more or to arrange a visit please email gturner@edenham.net
Alternatively visit our website www.edenham.croydon.sch.uk

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Meet the team:

Carol Snazell:

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



Rashid Azizi:

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



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For a Stall Please Call:
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To contact us for more details, please contact the Advertising Manager, Mary Jennings on [REDACTED] or adverts@mo-ra.co



BADMINTON CLUB CHANGE OF VENUE AND DAY!

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

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

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



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

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

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

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

Table Tennis

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

New Members welcome.

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



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

CHURCHES TOGETHER IN SHIRLEY

CHRISTMAS SERVICES AND EVENTS DECEMBER 2016

ALL SAINTS, Bridle Road, CR0 8HX

Sunday 11 December:

10am Christingle Service

Sunday 18 December: 6.30pm

Nine Lessons and Carols (followed by mulled wine and mince pies).

Saturday 24 December:

5pm Crib Service

Saturday 24 December: 11.30pm

Midnight Mass for Christmas

Sunday 25 December: 10am

Christmas Day Eucharist (said)

Saturday 31 December:

11.30pm Watch Night Service

St JOHN's, Shirley Church Road, CR0 5EE

Sunday 18 December: 6pm

Carols by Candlelight (followed by mulled wine and mince pies).

Saturday 24 December: 5pm

Christmas Eve Crib Service.

(Explore the Christmas

Story together and come

dressed up as your favourite character. All ages welcome!)

Saturday 24 December: 11.30pm

Midnight Christmas Mass

Sunday 25 December: 10am

Christmas Day Service to celebrate Jesus' Birth. (Children are invited to bring a present to show us all).

St GEORGE's, Elstan Way, The Glade, CR0 7QJ

www.stgeorgeschurch.co.uk

Sunday 11 December: 10am

All-Age Advent(ure)

Sunday 18 December:

10am Junior Church 'Step into...Bethlehem'

Sunday 18 December:

6pm Service of Nine Lessons and Carols

Christmas Eve (24 December):

4pm Crib Service (all-age service, with children encouraged to dress up as a character from the Nativity Story).

Christmas Eve (24 December):

11.00pm Carols, followed by

11.30pm Midnight Mass

Christmas Day (25 December):

10am Sung Eucharist (bring a quietish present to show and tell).

OUR LADY of the ANNUNCIATION (RC), Bingham Road, CR0 7EN

Saturday 24 December:

Mass at 6pm and midnight (with carols from 11.30pm).

Sunday 25 December: Mass

at 8.30am, 10am and midday

SHIRLEY METHODIST CHURCH, Eldon Avenue, CR0 8SD

Sunday 11 December:

10.30am Gift Service

Sunday 18 December:

6pm Carol Service

Sunday 24 December: 11pm

Midnight Communion

Sunday 25 December: 9.30am

Christmas Day celebration

LONGHEATH BAPTIST CHURCH, the Longheath Centre, 49a Longheath Gardens, CR0 7TD

Sunday 18 December: 11am

Morning Service – Magnificat

Sunday 18 December:

6pm Christmas Carols

Friday 23 December:

6.30pm Christmas Quiz

Sunday 25 December: 11am

Morning Service – Birth of Jesus

Sunday 25 December:

1pm Christmas Lunch

Saturday 31 December:

11.30pm New Year's Eve Party

Sunday 1 January: 11am

New Year's Day Service

SHRUBLANDS CHRISTIAN FELLOWSHIP, CR0 8JA

Sunday 18 December: 10.30am

Nativity Service at Shirley Community Centre (followed by a Bring and Share Lunch).

Sunday 25 December:

10.30am Christmas Day Service in the Coffee Shop

WEST WICKHAM & SHIRLEY BAPTIST CHURCH corner of Wickham Road/Monks Orchard Road, CR0 8DR

Sunday 11 December:

midday onwards. Children's Nativity (followed by Winter Wonderland family event).

Sunday 18 December: 10.30am

Christmas Communion

Sunday 18 December: 6.30pm

Christmas Carol Service

Sunday 25 December: 10am


Christmas Day Celebration

CHURCH OF GOD APOSTOLIC, Spring Park Road, CR0 5EL

Saturday 24 December and Sunday 25 December:

Prayers and Worship.

At time of going to print, full details not available.

Telephone  for more information.

CAN YOU SUPPORT MORA?



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

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



LEFT:
Website

BOTTOM LEFT:
Facebook page

BOTTOM RIGHT:
Twitter page



Are you a budding photographer/designer or coder?

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

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

Younger members...

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

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

KEVIN MARTIN
Vice Chairman

SONY NAIR
Chairman



hello@mo-ra.co



@TweetsMORA



Monks Orchard Residents Association



YOUR RESIDENT ASSOCIATION NEEDS

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7 St John's Church presents The Shirley

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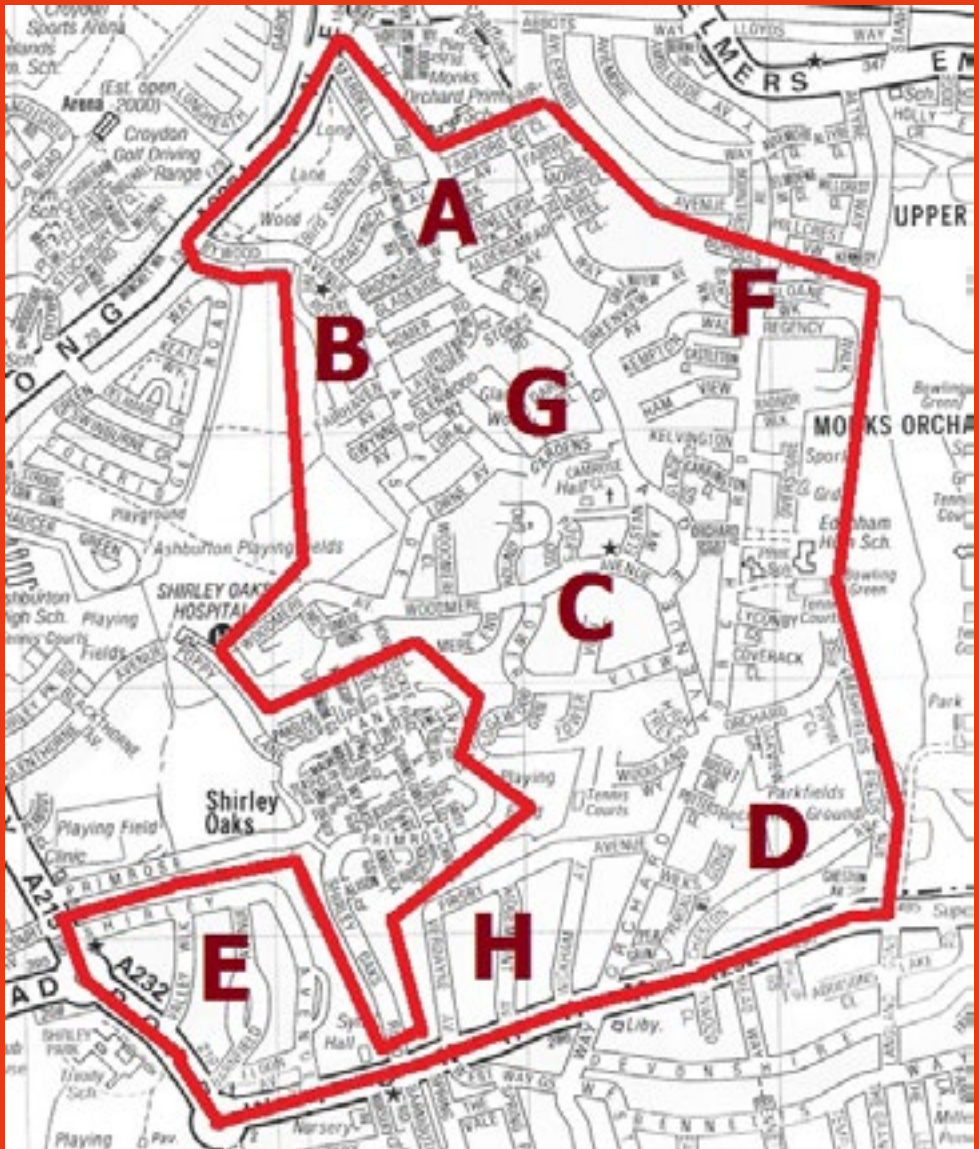
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G4 – 70 to 149 The Glade (29 households)

G6 – Homer Road (23 households)

G8 – Greenview Avenue (18 households)

G14 – Aldersmead Avenue (10 households)

DEREK

PLANNING REPORT



MORA Planning App.

MORA now subscribe to a Planning App. This App lists all current active planning applications in the MORA Area, identified within our area Post Codes.

We are offering this as a FREE service to all our members:

To log on to the MORA Planning App. Go to:

<http://www.localplanningapps.co.uk/Croydon/MORA/AnUpdate/planningtable.html>

You can copy the link into your browser or toolbar.

You can check any applications in the MORA area; also, by clicking on the "Display Road Name and Post Code List" you can check applications and history for your Street or your Post Code.

The Planning App is updated every Saturday to reflect changes during the previous week. If the adverts disturb you, you can disable them using Adblock Plus [ABP] in your toolbar but this will reduce the revenue stream for the App. provider.

You can access all planning documents, the actual application and number of public comments relating to an application and all relevant information by using the Planning App and clicking on the application reference without having to search the Council Planning Website.

(Especially as there are now two planning registers on the LPA website; a new register started on 8th August).

All new Applications or changed applications are **highlighted**.

Any applications that have been refused and the applicant has appealed to the Planning Inspectorate against the LPA refusal decision, are also listed and you can check the appeal progress direct from the App. by clicking on the appeal reference.

Once using the App to gain access to the Planning Portal, it is then possible to make a submission to comment on the appeal direct from the App and attach a letter or comments direct to the Planning Inspectorate.

This App has reduced the need for searching on the LPA register for planning applications in the MORA area from all those others in the Ashburton, Heathfield and Shirley Wards but which are not within the MORA boundary.

We automatically deal with major applications in the area and also those that members request assistance. Have a look and you will get some idea of the number of current applications that we deal with in the MORA area and if local residents need our assistance with.

If you find an application in your area and would like any advice on how to deal with the application, email me at planning@mo-ra.co and we will assist you in the best way to proceed. Check the relevant consultation close date first; this is normally displayed on the App Table – under "Notes" – Right Hand Column.

MORA Meets with Croydon Planners:

Sony, Ngairé Terry and myself met with Croydon LPA; Heather Cheesbrough – Director Planning, Pete Smith – Head of Development Management and Steve Dennington – Head of Spatial Planning Team (LPA) on 22nd September. We had an allocated time slot of 90mins.

The following agenda items were discussed

- Case Officer's Recommendations (method of compliant policies across the Borough);
- The outstanding issues relating to the approval of 40 Orchard Avenue; (non-compliant to planning policies)
- The definition of "the character" of an area (use of the London Plan Density Matrix);
- Back-garden developments – use of Outbuildings as Beds-in-sheds; (viz the latest beds-in-shed at 28 Tower View)
- Unacceptable Amenity – the use of Town & Country Planning Act to deal with defective premises, dangerous building, ruinous and dilapidated buildings and neglected sites, and how to get demolished viz. 110 The Glade.

It was an opportunity to get our concerns aired and I had prepared lists of our concerns on each topic and handed them out as we discussed each of the issues. I think that this enabled us to focus and concentrate



minds on the issues rather than drift away from the subject matter. My interpretation was that it was a useful opportunity for us to make our case, and for the LPA management team to discuss openly the problems as we found them.

They acknowledged they were under pressure and short staffed and are having difficulty recruiting and retaining good planning officers. I think it was a useful exercise. They indicated they should meet with RA's on a more regular basis. We discussed possible representation at our next AGM.

Croydon Local Plan (CLP2)

The final revised Croydon Local Plan (CLP2) was published with the Council Cabinet Meeting Agenda, a week before the Council Cabinet Meeting of 11th July.

We attended three Shirley Planning Forum Meetings during the consultation period which ended on 17th October.

In Summary:

- The Shirley Intensification areas DM35 has been revised and reduced to follow the A232 and

only extend a short distance into the local MORA residential area

- The intensification area does NOT now include the Green Triangle behind the Shirley Parade.
- This is a MAJOR SUCCESS for MORA and the #SaveShirley Campaign!
- The Proposed Gypsy/ Travellers Sites at Oaks Farm and Coombe Nurseries (rear of Premier Inn and Beefeater in Coombe Road) have been shelved. Another MAJOR SUCCESS for MORA and #SaveShirley Campaign!
- There are some improvements to limits on "Back Garden" development policies – but not enough to satisfy our major objections that the Policies do not have a presumption to "resist" development but makes it a little more difficult to fit a New Dwelling into an existing garden.
- There are still NO policies to define "Communal Open Amenity Spaces" for flats and HMO's.

- The Amenity Space allocation for Houses is still ludicrously small.
- The Play Space for Children is still inadequate and suffers inequality for Social Housing and Private dwellings
- There are still issues with the designation of MOL especially around Shirley Oaks Village.

People Power Works!

We attended Council Cabinet Meeting on 17th October – A Large and noisy turnout – we understand the Public Gallery spilled over into a side room.

You can watch the proceedings of all council meetings on the council Webcam at:

<http://croydon.public-i.tv/core/portal/home>

Subsequent CLP2 Timetable:

- Proposed Submission Draft of Croydon Local Plan (Partial Review) For Consultation – 5th September to 17th October 2016.
- Independent examination by Planning Inspector – Spring/Summer 2017
- Adoption of Croydon Plan 2 – Winter 2017.



PLANNING REPORT

APPLICATION SINCE SUMMER MAG



Planning Applications, Decisions and Appeals:

Due to the delay in publishing this edition of the Magazine many planning applications have been presented and decisions made since my last Report in the Summer Magazine – so this report is a statement of the situation of the major applications since the publication of the Summer Magazine. This Report only contains the Major Applications as there is not enough space to list all applications since the Summer Magazine.

You can check ALL planning applications in the MORA area by use of the MORA Planning App.

<http://www.localplanningapps.co.uk/Croydon/MORA/AnUpdate/planningtable.html>

10 The Glade (Both Schemes Approved)

Ref: 16/04070/OUT (Scheme 1)

Validated: Wed 10 Aug 2016



Proposal: Demolition of the existing dwelling and erection of 5-bedroom replacement dwelling and- provision of associated parking (Scheme 1)

Type: Outline Planning Permission

Case Officer: Samantha Dixon

Ward: Ashburton

Deadline: Mon 03 Oct 2016

MORA Submission: 31st August

Stance: Neutral

Comments: Object 0
Support 0 Neutral 1

Status: Decided
Permission Granted

Decision Issued: 5th October

Ref: 16/04071/OUT (Scheme 2)

Validated: Mon 08 Aug 2016



Proposal: Demolition of the existing dwelling and erection of 5-bedroom replacement dwelling and provision of associated parking (Scheme 2)

Type: Outline Planning Permission

Case Officer: Samantha Dixon

Ward: Ashburton

Deadline: Mon 03 Oct 2016

MORA Submission: 31st August

Stance: Neutral

Comments: Object 0
Support 0 Neutral 1

Status: Decided
Permission Granted

Decision Issued: 5th October

8 The Glade(Both Schemes Approved)

Ref: 16/04072/OUT (Scheme 1)



Validated: Mon 08 Aug 2016

Proposal: Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 1)

Type: Outline planning permission

Case Officer: Samantha Dixon

Ward: Ashburton

Deadline: Mon 03 Oct 2016

MORA Submission: 31st August

Stance: Neutral

Comments: Object 0
Support 0 Neutral 1

Status: Decided
Permission Granted

Decision Issued: 7th October 2016



Ref: 16/04073/OUT (Scheme 2)

Validated: Mon 08 Aug 2016

Proposal: Demolition of the existing dwelling and erection of 4-bedroom replacement dwelling and provision of associated parking (Scheme 2).

Type: Outline planning permission

Case Officer: Samantha Dixon

Ward: Ashburton

Deadline: Mon 03 Oct 2016

MORA Submission: 31st August

Stance: Neutral

Comments: Object 0
Support 0 Neutral 1

Status: Decided
Permission Granted

PLANNING REPORT

APPLICATION SINCE SUMMER MAG



Decision Issued: 7th October

Note: The Applicant has lodged an appeal against Condition 6 of Scheme 1 for both 8 & 10 The Glade approval: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B and C of that Order."

37 Woodmere Avenue, (Refused)

Ref: 16/03640/P

Erection of detached two-bedroom chalet bungalow at side; formation of vehicular access and provision of associated parking

Application Received:
15 Jul 2016

Status: Deposited (i.e. valid and registered)

Consultation date: TBA

Similar to an application in 2008, refused and dismissed on appeal.



MORA have objected on grounds of inappropriate development for the location,

unacceptable distance between facing windows of habitable rooms and not following building line of Tower View.

MORA Submission: 22nd August

Comments: Object 2 (including MORA); Support 0

MORA Submission: 22nd August – Objecting

Decision: Permission Refused

Decision Date: 21st October

64 Woodmere Avenue, (Pending Decision (Recommended))

Ref: 16/03749/P

Demolition of 64; erection of 5 three bedroom detached houses; alteration of access onto Woodmere Avenue and provision of associated parking and landscaping.

This is Tandem Back-garden development which is against current planning policies but which the Planning Committee seem to ignore as they approved previous applications for this site.



MORA Submission: Objected
31st August 2016

Status: Deposited (i.e. valid and registered)

Consultation Date: 14 Sep 2016
16 Objection Zero Support

Status: Pending Decision
Recommended

68-70 Orchard Avenue (Approved – Planning

Committee)

16/01838/P Application 15th April

Demolition of existing buildings; erection of 6 four bedroom semi-detached, 1 five bedroom detached and 2 four bedroom detached houses; formation of vehicular access and provision of associated parking.

Revised floor plans put on the website 14-June-16



MORA submission:
27th June Objecting

Comments: 23 Object,
0 Support, 0 Neutral

Planning Committee: 28th July

Dave Greenwood (MORA Marketing & Save Shirley) and Cllr. Mike Fisher spoke against the application at the planning Committee.

MORA identified the dangerous road junction and that adding an additional road to this junction would increase the hazard so MORA suggested a 106 Agreement to turn the junction into a safer roundabout. This was supported by Cllr. Mike Fisher, and the Chair of the Committee Cllr. Paul Scott

Committee Approved application 6 Labour (For) to 4 Conservative (against)

Decision Note issued:
7th September.

Condition 5. "The applicant shall enter into an agreement pursuant to Section 278 of Highways Act,

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1980 for the provision of highways works at the junction of Orchard Avenue and Orchard Rise. These details shall be submitted to and agreed by the Local Planning Authority and subsequently carried out prior to the commencement of the development.

Reason: To ensure that the highways works are carried out in accordance with the development."

This is not what was agreed during the committee meeting?

**Agenda Item 7.3 16/01838/P
68-70 Orchard Avenue,
Croydon, CR0 7NA**

"Demolition of existing buildings; erection of 6 four-bedroom semi-detached, 1 five bedroom detached and 2 four bedroom detached houses; formation of vehicular access and provision of associated parking

Ward: Shirley

Mr Dave Greenwood, Marketing Manager for Monks Orchard Residents' Association, spoke in objection on behalf of the members Councillor Mike Fisher, ward Member for Shirley, spoke in objection, on behalf of the referring ward Member, Councillor Sue Bennett

After consideration of the officer's report, Councillor Jason Perry proposed and Councillor Steve Hollands seconded REFUSAL, on the grounds of parking safety, access issues, the future amenity of occupiers and the impact on biodiversity, and the Committee voted 4 in favour, 6 against, so this motion fell.

The Committee then voted on a second motion, supporting the officer's recommendation to

APPROVE, proposed by Councillor Paul Scott and seconded by Councillor Humayun Kabir, 6 in favour and 4 against, so permission was GRANTED for development at 68-70 Orchard Avenue, Croydon, CR0 7NA, provided officers can negotiate a Section 106 agreement to resolve the highways issues — specifically the funding of a study to explore opportunities to enhance safety at the junction of Orchard Way, Orchard Rise and Orchard Avenue."

Note: The Agent nor the Applicant bothered to turn up and speak – presumably they were aware of the decision!

**17 Orchard Avenue (Refused)
16/01040/P – Application
1st March**



Demolition of existing two-storey detached house; erection of two storey building with accommodation in roof-space comprising 5 two-bedroom flats; formation of vehicular access and provision of associated parking.

Just on the edge of the original proposed Intensification

area (intensification creep!) (Now included in proposed CLP2 Intensification Area – not yet planning policy!)

PTAL Wrong; applicant stated PTAL of 5 whereas the TfL WebCAT gives a PTAL of 2 at 2011 and forecast at 2 until 2031.

MORA submission sent 5th May

MORA Addendum sent on 15th May; London Plan SPG (issue in March) gave guidance on Private Amenity Space and Flats 3, 4 & 5 does not have any.

Consultation Closed: 19th May

Comments: 26(Object)
-0(Neutral) -0(Support).

**Refused 19th August by
Delegate Committee**

Reason(s) for refusal:

- The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its design and extent of hardstanding to the frontage
- The development would be detrimental to the amenities of the occupiers of adjoining property by reason of visual intrusion.
- The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the lack of private amenity space for all the dwellings.

We are grateful for this refusal but it increasingly makes one wonder why 40 Orchard Avenue was allowed!

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263 Wickham Road (Xin Chinese Restaurant)
(Ongoing Overdue)
16/00626/P – Validated
08 Feb 2016



Demolition of the existing building and erection of three storey building comprising retail use at ground floor and 8 two bedroom flats; formation of associated access and parking.

MORA Objection 14th March
Consultation Closed:
 16th March

Comments: 6 Object, 0 Support, 0 Neutral

Target Date: 7th April (Well overdue and not sure why!)

28 Tower View (Refused)
Ref: 16/04443/FUL

Use of building at rear as dwelling house

The applicant is trying to gain retrospective approval for a development which was approved only on the basis for "incidental use to the occupants of the host dwelling" at 28 Tower View and the approval was for a Gymnasium. This application is therefore for a change of use and to regularise the use as a separate dwelling house attracting separate council tax.



Fig 1 Approved Plans Ref: 10/01669/LP



Fig. 2 Actual Built Form (for which this application applies)

The applicant has tried to obtaining planning permission for chalet bungalows and when they were refused, an outbuilding purported to be for a gymnasium but when built was obviously for living accommodation. The front door is where the Shower was supposed to be and the front door has a letter box (so the owner wants to post letters to himself from house to gym!). This guy has been planning this for years – he wants to let it out as a posh Bed-in-shed.

Decision Refused: 3rd November 2016

176 Orchard Way (Appeal Dismissed)

Ref: 15/03518/P Appeal Ref: L5240/W/16/ 3147792



MORA Submission on 18th May
 Consultation close 25th May
 Subdivision of an existing residential plot to create two residential plots. One plot containing the existing bungalow and front garden and a revised back garden boundary. Back garden divided to create a new plot, with erection of new two story three-bedroom dwelling to new plot, and provision for one car parking space, amenity space and refuse/cycle storage. PTAL from TfL WebCAT is shown as 1a and forecast as 1a until 2031.

Decision: Appeal Dismissed 27 Jul 2016.

41-43 Orchard Way (Appeal Dismissed)



Appealed against non-determination (within statutory period)

Appeal Ref: W/16/3152658

Formal notification 15/07/2016 Emailed.

16/01738/P – Application 11th April; Consultation close 9th June.

Appeal Consultation closed 18th August.

Demolition of existing dwellings; erection of two blocks containing a total of 3 x 2-bedroom flats and 6 x 3-bedroom flats; formation of vehicular access off Orchard Grove and provision of associated parking.

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Black dotted line shows existing bungalows

MORA submission to Inspectorate 24th May 2016

Appeal Dismissed 20th October

41-43 Orchard Way (New Application)

LPA Ref: 16/04935/FUL



Application Validated:

Fri 23 Sep 2016

Demolition of existing buildings and erection of 2 two storey buildings with accommodation in roof-space comprising a total of 5 three bedroom and 4 two bedroom flats. Formation of revised vehicular access and provision of associated parking. Not much different from the dismissed appeal design; 9 Flats and 32 occupants; 9 parking spaces.

Consultation Close:

21st November

Over-development for the area and insufficient parking at a location of high parking stress close to two local schools with approximately 1500 pupils



Land R/O 110 The Glade (Appeal Dismissed)



Appeal Reference:

W/16/3154150

LPA Reference: 16/01396/P

Application Received:

21 Mar 2016

Address: Land rear of 110 The Glade, Croydon, CR0 7QE

Proposal: Demolition of building at rear and construction of single storey studio dwelling

LPA Refused: 23 May 2016

Status: Appeal

Received 11th July

Appeal dismissed: 19th October

We now need to follow up requesting demolition enforcement of Town and Country Planning Act 1990 Section S215/S219 Enforcement or use of: ss76-79 of the Building Act for defective premises, dangerous buildings, ruinous and dilapidated buildings and neglected sites;

263 Wickham Road; Xin Chinese Restaurant – (Appeal Allowed)

15/04417/P Appeal Ref:

W/16/3151325 – 27th May



Demolition of the existing building and erection of three storey building comprising retail use at ground floor and 8 x 2-bed apartments over; formation of associated access and parking

Red dotted line is existing
Blue dotted line is first refused application

Grounds of appeal quote comparison with 261 Wickham Road

Refused 3rd Feb.

Appeal Start Date: 17th June

Consultation Close: 22 July

Submission sent to Planning

Inspectorate: 22nd June

Appeal Decision

Allowed: 26th August

Para 14 of the Inspectors report indicates:

"14. In relation to the density matrix at Policy 3.4, the London Plan advises that "It is not appropriate to apply Table 3.2 mechanistically". The London Housing SPG also states that "Table 3.2 in particular should be used as a starting point and guide rather than as an absolute rule". In this case, I have found that the development would not cause unacceptable

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harm to the character and appearance of the area, and I do not regard it as inappropriately dense for its location."

The London Plan indicates that deviation from the Density Matrix should be avoided and only if there are extenuating circumstances. The Densities of this proposal would require a Public Transport Accessibility Level (PTAL) of 6 when it is actually a PTAL of 2.

Why have any policies, if the Planners do NOT adhere to them?

98-100 Orchard Way (New Application)

Ref: 16/03808/P



Demolition of existing residential buildings; erection of two storey building with accommodation in roof-space comprising 2 three bedroom and 7 two bedroom flats with communal gardens and nine off-street parking spaces and cycle storage.

Consultation Close:
21st November

Occupancy: 34

Reasons for refusal: We have objected to this application on the grounds of too high residential and housing density for the area which has low public transport accessibility, No private amenity space for future occupants and insufficient parking space allocation for number of occupants in a low public transport accessibility area. This area is affected by high parking stress as location not far from the two schools.

DEREK RITSON
Planning

You can check ALL planning applications in the MORA area by use of the MORA Planning App.

<http://www.localplanningapps.co.uk/Croydon/MORA/AnUpdate/planningtable.html>

MEMBERS EMAIL ADDRESSES

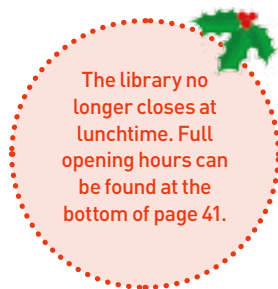
MORA road stewards have been busy collecting email addresses. But we need more members to provide us with their details. We can then stay in touch more regularly and keep you updated on the important issues facing us.

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

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

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

YOUR LOCAL LIBRARY: **SHIRLEY LIBRARY**



**What's in it for you? –
There's something for everyone!**

Did you know that it's free to join the library?

You will notice some welcome improvements in the library. We also receive new stock every Friday which is prominently on display for you to borrow.

We have a wide range of fiction and information books, including new titles, audio books and DVDs for adults and children, and nearly everything is free to borrow.

Adults and teens can borrow up to 25 items, children up to 12.

We have free wifi in the library as well as free use of PCs and access to the internet for up to two hours per day.

Online at <http://www.croydonlibraries.com/online-library/>, library services are available 24/7, with a digital library of audio and e-books to download, as well as resources such as business information and help with the Theory Driving Test, and Life in Great Britain questions.

Display boards at the library are available for use free of charge for your club or society. Please contact Fiona or Irene on [REDACTED] or email croydon.shirleylibrary@carillionservices.co.uk

Free, regular children's activities and events

Book Buddies, stories, colouring and crafts. Mondays 4-4.45pm, for 3-7 year olds and their adults. Also, get your session sheet stamped on each visit and collect certificates.

Rhymetime, rhymes and singing. Fridays 10-10.30am, for babies, toddlers and their adults.

Children's Saturday Crafts. Alternate Saturdays from 2.30-4pm, for 4+. Please contact the library for dates.

Children's Christmas craft special! Stitch your own Christmas decorations. Thursday 15th December, 4-5.30pm. For 5+. Please reserve your place for this.

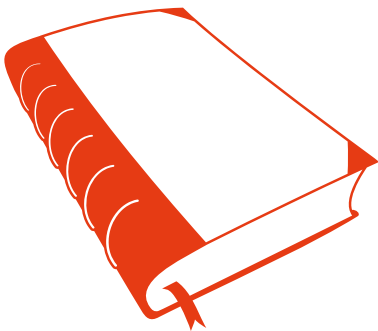
February Half Term events -

Winter Book Buddies. Stories and a craft with a seasonal theme! Monday 13th February 4-4.45pm. For 4-7 years old.

Paper mosaic winter trees. Colourful paper mosaics in the shape of beautiful winter trees. Tuesday 14th February, 2.30-4pm. For 3+.

Stitch a fabric bag in the shape of an owl! Thursday 16th February, 2.30-4.30pm. For 5+. Please reserve your place for this.

Make a heart shaped door hanger. Friday 17th February. 2.30-4pm. For 3+.



For Adults

Our free sessions with nutritionist Elke Westerkamp are now 30 minutes long, rather than 15 minutes long. Elke has a BSc and MSc in the Science of Nutrition and can give general advice on good nutrition, weight management and how to make sense of food labels. On Thursdays – 1st December, 5th January and the 2nd of March between 2.30-4.30pm. (There won't be a session in February). Please reserve your place for this by contacting the library. Elke has said that she doesn't mind doing follow up sessions for those she's previously seen.

Monthly games club including Scrabble, Backgammon and other fun games in a relaxed setting. On Thursdays – 22nd December, 26th January, 23rd February and 30th March from 2.30-4.30pm. This is a drop-in session.

Monthly talks: John Hickman and Carole Roberts will give a free, follow up talk entitled The John Gent Collection Part 2. John Gent was an outstanding local historian whose books on Croydon continue to be very popular. Tuesday 24th January from 2.15-3.30pm. Please reserve your place with the library for this talk.

Author Christopher Bowden will make a return visit to the library and will give a free talk about his new book, The Purple Shadow, on Tuesday 28th February from 2.15-3.30pm. Please reserve your place with the library for this talk.

Popular speaker Nick Dobson will give a talk about the life and times of the well known author



Agatha Christie on Tuesday 28th March from 2.15-3.30pm. £1.50 for library members and £3 for non-members. Please reserve your place with the library for this talk.

Adult Reading Group: The group meets on the second Thursday of the month and meetings are from 6-7pm. Please contact the library for more details, including a list of book choices.

Monthly Craft Session: Card making. Christmas decoration making Tuesday 13th December. Regular greeting card making on Tuesday 10th January, Tuesday 7th February and Tuesday 14th March. £1.50 for library members and £2 for non-members. 2.30-4.30pm.

Knit and Natter: Do you enjoy knitting, crochet or other needlework? Enjoy swapping skills with a chat at our group which is led by an experienced volunteer that can help you learn or improve. Now on every Friday from 2-4pm.

Free Internet Taster Sessions

This can include learning basic IT skills, setting up an email account, using the internet, online shopping and much, much more. Please contact Shirley Library to book.

So why delay? Call into your library today.

You can find Shirley Library on the corner of Wickham Road and Hartland Way, Shirley, CR0 8BH, Tel 020 3700 1019; email: croydon.shirleylibrary@carillionservices.co.uk

Opening times:

Monday 9am-6pm
Tuesday 9am-6pm
Thursday 9.30am-7pm
Friday 9am-6pm
Saturday 9am-5pm

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MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM

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

(BLOCK CAPITALS PLEASE)

Full Name:

Address:

Postcode: Email Address:

Mobile No: Home No:

Please send this completed form with your subscription:

Derek Ritson, [REDACTED]

Cheques payable to Monks Orchard Residents' Association [£4/year (£2 Senior Citizens)]