

Monks Orchard Residents' Association

www.monks-orchard-web.org.uk
email: monksorchardweb@btinternet.com

Croydon

(Non Party)

(Independent)

~ ~ ~ ~ ~
NEWSLETTER - Spring 2009



DEREK LOUGHBOROUGH
1927 - 2009
PRESIDENT MORA

IN THIS ISSUE:

Page 2	Farewell President	Page 19	Neighbourhood Care
	Chairman's Comments		Are You a Carer?
Page 4	Annual General Meeting 2009	Page 20	Trees & Open Spaces
Page 7	Planning News	Page 21	Illegal Shortcut
Page 9	Thoughts on Council Tax		St. Christopher's Sponsored Walk
Page 10	The Woodside Races	Page 22	Road Steward Request
Page 13	Quest for Information		Correction
	Planning Report		Apology - Out of Sequence Pages
Page 16	Poppy Lane MOL Development	Page 23	Yearly Accounts to 31 Dec 2008

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

Farewell President

Derek Loughborough 1927-2009

Numerous tributes have been paid to our past President Derek Loughborough, many of which refer to the thirty-two years he devoted to the service to Croydon. MORA has lost a good friend, advisor and President who contributed much to the borough and Monks Orchard. He represented the Monks Orchard Ward as a Councillor from 1978 - 2002 and was Mayor of Croydon in 1988/89 with his wife Hazel as Mayoress.

Derek was committed to improving education, serving as Chairman of the Education Committee from 1978-1988 during which he transformed education in the borough with the introduction of a Croydon curriculum and pupil testing. He also devoted time to local schools, serving on the governing body of Edenham High School from 1977.

As President of Monks Orchard Residents' Association he provided helpful advice and support and will be greatly missed. Our thoughts at this time are with his family and all those close to him.

Chairman's Comments

Members will have been saddened on learning of the death of our President Derek Loughborough. The post of Honorary President is offered only to special individuals who have made a contribution to the welfare of the community over a long period of time; Derek ably fulfilled this criteria. He was elected to the newly formed Monks Orchard Ward in 1978 and until the 2006 elections, worked tirelessly for the benefit of the community, especially in the field of education having served ten years as Chairman of the Education Committee. He provided advice and support to the Association and will be sorely missed.

The signs are that during the present economic downturn it is unlikely that central Government will allow above inflation increases in Council Tax and, as a consequence, Councils are facing difficult decisions to remain within their financial budgets. Some Councils have found it necessary to reduce services and shed staff. MORA will be watching the situation closely and will do all it can to protect the services which contribute to the well-being of the local community.

MORA is campaigning to protect the loss of more irreplaceable open space to development. There is clear legislation to protect land designated as Metropolitan Open Space, but wealthy property developers have been known to engage high-powered teams to overturn the protective legislation and make a massive profit. The owner of the land under threat at the rear of Woodmere Avenue was invited to attend the 2007 Annual General Meeting of MORA to outline his plans for the site, but declined the invitation. Since then selected residents have been persuaded by the developer to voice support for the proposal in an attempt to overcome objections. Misinformation has been circulated telling residents that it is pointless to send in letters objecting to the proposal because permission for the development has already been obtained.

MORA's position has been clear and steadfast; once a piece of green space loses the designation of Metropolitan Open Land it is open to any form of development despite promises made by the owner. Plans can be swiftly amended, for example the original plans were for a two storey building and this has subsequently been changed to a three storey building and moved closer to the rear of the bungalows in Woodmere Avenue. **A clear indication of this strategy is the approval on 05/03/08, to add a large extension of 21 additional bedrooms to St Margarets Nursing Home, 20 Twiss Avenue, Hythe, by Mr Baldeep Chatwal of Charmdale Healthcare Ltd** which is owned by the same developer.

The protection of the nature of Monks Orchard requires a vigilant and active team. At present this is composed of a few

hard working members that can be overwhelmed with the volume of work such as compiling objections, attending meetings and delivering flyers to inform members, often in a limited space of time. More help from members is urgently needed to successfully tackle these tasks and to deal with future threats. There must be members with time to spare and the necessary skills to support and protect their local community when their property or surroundings are threatened by planning blight or inappropriate development. Campaigns need people from all classes and backgrounds to be successful. Many people fail to appreciate that during the current economic difficulties it is virtually impossible to sell property and move elsewhere and this increases the need to defend the character of the area.

Annual General Meeting 2009

You are invited to attend the eighty-fifth Annual General Meeting of the Association to be held on **Friday 24th April beginning at 7.30 p.m. in St. George's Church Hall, Elstan Way, Shirley.**

For the benefit of members, changes to the meeting format have been made. This year there will be an opportunity to formally meet, talk and question all the local elected representatives and for members to mention their concerns and suggest how local services and the local environment can be improved. Elected representatives are approachable people who are always willing to listen to views on the delivery of local services. It will be interesting to learn about future changes and developments planned for local services.

Monks Orchard is fortunate in having six Councillors, three from the Ashburton Ward and three from the Shirley Ward, all of them willing to devote time to attend. Members have indicated that full advantage has not always been taken of their presence. Councillor Avril Slipper has always given a comprehensive report on behalf of all the councillors on action taken on local issues but members often wish to ask questions about wider issues of Council policy. The amount of

time allowed for dealing with questions has usually been restricted in order to leave sufficient time to accommodate a presentation by a guest speaker of general interest to the local residents. This year there will be no guest speaker and more time will be devoted to addressing the concerns of members.

The Councillors have agreed to participate in a question and answer session and as each has different areas of responsibility the discussion should prove valuable and interesting. Mike Fisher, the Head of the Council, will be participating in the debate. The success of the new meeting format will depend on the willingness of members to bring their concerns to the meeting and ask questions on the numerous services managed by the Council. Questions will be accepted by the Chairman from the floor of the hall but those not wishing to speak as a member of the audience are invited to write down their questions and pass them to the Chairman before the start of the meeting. Please remember that providing answers to questions on complex issues usually involves preliminary research. It will be helpful if members wishing to have an immediate answer are asked to submit the question in writing with the name and address of the sender to Dave King , Secretary of Monks Orchard Residents' Association, [REDACTED] or email to monksorchardweb@btinternet.com.

Councillor Steve O'Connell, the newly elected member of the Greater London Authority will be attending and has agreed to report on the changes made to the authority since the Mayoral Elections and take questions from the floor of the meeting.

Andrew Pelling, Member of Parliament, will make a welcome return to Monks Orchard and has agreed to report on action taken on behalf of local residents and outline his new role as an Independent Member of the house.

This year's meeting offers a unique opportunity for members to express their concerns. It will be a two-way process; elected officials want to learn about the concerns of the

community so action can be taken. Perhaps we are all too willing to allow others to do our talking in phone-in programmes and other forms of media; this offers a chance to have your own say, rather like traditional public meetings held in the past.

Meeting Programme

Essential Association Business

- 1 Apologies for Absence
- 2 Minutes of the Previous Meeting
- 3 Matters Arising
To Receive and Adopt the 2008/2009 Annual Reports
- 4 Chairman's Report
- 5 Secretary's Report
- 6 Treasurer's Report
- 7 Planning Report. This will include updates on Metropolitan Open Land at Poppy Land, the present position on Glade Gardens and other contentious planning proposals.
- 8 Security Report. Representatives of the Ashburton and Shirley Safer Neighbourhood Teams will be in attendance offering the opportunity to raise security concerns.
- 9 Tree and Green Spaces Report. An opportunity to mention tree replacement, state of green spaces and overhanging bushes.
- 10 Election of Officers and Committee for 2009/2010
The minutes of the 2008 Annual General Meeting were published in the Summer issue of the newsletter and can be accessed on the MORA website; a few copies will be circulated in the hall.
- 11 Proposed Amendment to Rule 8 Date of A.G.M.

Presentations and Reports from Elected Representatives.

- A) A panel composed of the Ashburton and Shirley Ward Councillors will report and respond to questions.
- B) Councillor Steve O'Connell, the newly elected Member of the Greater London Authority, will report and then respond to questions.
- C) Andrew Pelling, Member of Parliament, will report and then respond to questions.

Come along and participate in Monks Orchard's very own version of Question Time. We look forward to welcoming you to the Annual General Meeting, demonstrating that you are interested in the community and care about the area in which you have chosen to live. Come and obtain answers to questions you have always wanted to ask and make your opinions known.

Current topics that may evoke questions are;

Education: The proposed Oasis Ashburton through-Community college?

Future arrangements for rubbish collections and recycling?

Care Provision for the elderly?

How the council plans to deal with financial constraints?

Planning News

Monks Orchard is fortunate in having its fair share of green open spaces that are protected by being designated as Metropolitan Open Land. Some of the open spaces are privately owned and occasionally these are offered for sale by auction. Nearby residents have been known to join together and bid for the land so that it is retained as an open air facility and used for recreation or nature conservation for the benefit of the community. **The legal constraints applicable to Metropolitan Open Land are complex but there needs to be a compelling reason why the designation should be overturned and the land be developed, especially when there are alternative brownfield sites available.**

These constraints usually serve to deter developers and, as a consequence the bids made at auction are low and sometimes this makes it possible for local residents to make a successful offer for the land. The danger is that speculative developers will be attracted by the opportunity to buy valuable urban land at a fraction of the cost of undesignated land with the aim of overturning the restrictions and **make a very large profit**. A proposal to build on community green



space in densely populated urban areas will be resisted by residents, residents' associations, Councillors and the Council and permission is usually refused. It is normally a requirement that the developer provides an equivalent area of land to that required for development to replace the MOL to be developed.

When large areas of Metropolitan Open Land are involved, a massive profit can be made if planning permission can be obtained, making it worthwhile to devote time, energy and financial resources to convince the local authority and local residents that the proposal would be of benefit to the borough and the community. The first stage in organising a campaign is to engage a team of legal advisors, financiers, public relation and planning experts to prepare a strategy to change hearts and minds. It is necessary for the owners to introduce themselves and outline the plans for the site and this can be achieved by inviting the residents to meetings at which highly persuasive techniques are used. The gatherings also give the opportunity to identify those residents having influence and these are skilfully nurtured and convinced that the proposal is the only safe and acceptable offer. This can be coupled with an underlying inference that if the proposal is not supported it is possible that the site will be used for high density housing or industrial use.

The next stage is to meet with the local planning authority and councillors in an attempt to get advice and publicise the benefits of the proposal. The final stage is to seek meetings with those that could influence the decision, for example the Mayor of London and the Member of Parliament with the aim of gaining tacit approval.

This type of concerted professional campaign has been known to achieve a successful outcome and even if the Borough Planning Committee refuse to change the

designation an appeal can be made against the decision to the Secretary of State.



Once the protection of the MOL designation has been removed it opens the possibility of planning permission being sought for a much larger development on the site or its sale to another developer at a massive profit for other developments such as social housing, making the

investment of time and energy worthwhile. The community is left with a loss of land to development that can never be returned to open green space. **This is the reason why associations of residents work tirelessly to prevent the loss of green spaces so they remain for the use and enjoyment of future generations.**

Thoughts on Council Tax

It has for some considerable time been a complete mystery how anyone can think council tax is a fair tax. For example, the two council areas with respectively the highest and lowest average council tax per dwelling are two adjacent London boroughs. How can this be? And why is it that some pay more for local services than residents in similar properties in other areas of the country? Are our pensions higher because of where we live? No, of course not. This shows how inconsistent and monumentally unfair council tax is.

The answer to these questions has rather less to do with the efficiency or otherwise of our local councils than with the notoriously complicated and skewed grant system and a one size fits all (which it doesn't) banding system.

But it has to be faced; Council tax in its present form is so flawed that it needs at the very least an urgent and truly radical overhaul. It was apparent from the responses to Isitfair's recent survey that it is generally agreed that too

much is expected of council tax, and that *any tax raised locally should be used to fund only things which are decided locally*. This is perhaps the starting point. It should be remembered that for many of us, Council Tax is far and away the highest entry on our bank statement and for most others it is second only to their mortgage payment.

How can it have come to this? Why is the country in such a mess? The ruling party may well have led us here, but it looks as if Her Majesty's Official Opposition has for quite a lot of the past ten years turned rolling over and playing dead into a fine art. Now is their chance: impress us by leading the way with some meaningful proposals for council tax reform. That'll be a start.

An abridged article by Janet Kelly published in the Isitfair Newsletter Number 25 January 2009

Note from Christine Melsom (Founder of IsItFair): Representatives of Isitfair met with Eric Pickles, Shadow Secretary of State for Communities and Local Government, in the House of Commons for an hour on 10th November last. We felt it was a worthwhile meeting. We noted with some satisfaction his scathing comments on excessively high salaries paid to council chief executives; we were informed of Conservative proposals to encourage and enable cross boundary co-operation between councils for cost cutting and efficiency purposes; and that a Conservative Green Paper on Local Government is to be published shortly. Isitfair was promised a copy. We were also warned that any major reform in the council tax system would have to be phased – it could not be otherwise.

The Woodside Races

The Ashburton Playing fields adjoining Long Lane Woods provide a continuous recreational open space stretching from Shirley to Elmers End. At present, the fields are mainly used for exercising, dog walking and sports, but the area has a long, colourful sporting history. This area once attracted crowds of people ranging from the gentry, local residents

and the rougher elements of society from all over London. Until the late Victorian age, a race course thrived on the land now occupied by the Woodside Fire Station, the Stroud Green housing estate and Ashburton Playing Fields. Horse racing came to Woodside in 1866 and the meetings were held until 1890, a total of 24 years.



Development around Woodside took off with the arrival of the railway in 1864 when the South Eastern Railway absorbed the Mid Kent Railway and extended it from New Beckenham to Addiscombe station in the Addiscombe Road. The impact on the area was instant; Portland

Road and the streets between were built in the 1860's. The race course was an important part in the development of the area; because of the races Woodside Station opened in 1871, at first only on race days. It brought race-goers to the course as well as providing access by rail to Addiscombe and via New Beckenham to London. Woodside station remains of interest to enthusiasts of railway history because as the downside of the station is below road level a ramp was constructed to enable horses to be bought out of the station and the exit from the platform is noticeably high enough for a horse to be ridden through.

The course was bounded on the north by Lower Addiscombe Road and Long Lane and on the east by what is now Bywood Avenue. The Chaffinch Brook marked the southeast edge coming back to follow the line of Glenthorne Avenue back to Shirley Road and then back to the lower Addiscombe Road. The race course was right handed, roughly one mile and three furlongs with a gentle turn about a mile and a half out. A quarter of a mile from the winning post there was a stiff-ish climb that tested the horse's stamina. The winning post was probably situated near the end of the present Shirley Park Road and a stand was erected especially for weighing, owners, trainers, jockeys and the press. An important feature

of the course was a 'sensational' water jump approximately 15 feet wide, more than the one used for the Grand National. The course proved a challenge for horse and riders and there were frequent disasters with only a small proportion of runners successfully completing the course.



The crowds attracted to the meetings were composed of four distinct groups; those directly connected to the world of racing, officials, owners, trainers jockeys, journalists and bookmakers; local tradesmen who paid rent to set up booths and stalls generally selling food and drink, the most numerous were Londoners or Cockneys; itinerant unlicensed sellers of baubles, con-men (such as those with a folding table and three cards) and pickpockets, and finally; local people. The criminal elements created trouble and often a loss of public order occurred in the area outside the racecourse. In 1875 there were protests about the rowdy excursionists at the Sandrock pub on Shirley Hills.

The closure of the course followed pressure from the Mayor of Croydon who considered that the races only attracted a lot of

undesirables down from London. The race track was purchased by Beckenham Golf Course and was used as a golf course for a number of years; the club house was situated behind the fire station site. The area was acquired by the Council for housing and playing fields in 1942.

Quest for Information

It is pleasing that many members responded to the appeal for information on the streams that flow through Monks Orchard. Maps were provided, childhood memories shared and assistance offered. Grateful thanks is offered to all those who got in touch. The findings will be published in the Summer edition of the Newsletter.

Planning Report

Decisions:

79 Orchard Avenue and 2 High Trees

08/03364/P Full planning permission

Retention of detached three bedroom chalet bungalow and detached two bedroom bungalow; retention of vehicular access onto High Trees and provision of associated parking (amendment to application Nos. 08/274/P and 07/3652/P).

Decision: Permission Granted Delegated: 01/12/2008



Land bounded by Laburnum Gardens, Parsley Gardens, Woodmere Avenue and off, Poppy Lane, Croydon,

07/04327/DT Environmental Impact Assessment (EIA)

Registration date: 02/11/2007

Construction of 100 bed nursing / convalescent home.

Decision: EIA Not Required.

Date Decision Made: 21/11/2007 Delegated

Date Despatched: 11/12/2008

42 The Glade

08/03223/P Full planning permission

Registration Date: 21/10/2008

Erection of single storey building at rear for use as cattery

Target Date: 16/12/2008

No referrals from residents

Decision: Permission Granted 16/12/2008

New Applications:

31 Woodland Way

08/03902/P Full planning permission

Registration date: 02/12/2008

Demolition of the existing building; erection of a pair of three bedroom semi-detached bungalows; formation of vehicular access and provision of associated parking

Consultation Close: 14/01/2009

Target Date for decision: 27/01/2009

Monks Orchard Primary School, The Glade,

08/04145/P Full planning permission

Registration date: 22/12/2008

Siting of 4 canopies in playground

Consultation Close: 16/01/2009

Metropolitan Open Land at Poppy Lane, Croydon

08/03893/P Full planning permission

Registration date: 03/12/2008

Erection of a three storey building for use as a 84 bedroom residential care home and the creation of a publicly accessible nature reserve.

Consultation Close: 26/01/2009

Target Date for decision: 04/03/2009

See Separate Report

Ongoing:

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

08/02647/P Registration date: 14/07/2008

Registration of land as a Village Green.

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

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

ESTATE AGENTS

FREE VALUATIONS

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

Tel: 020 8654 3037 Fax 020 8656 2668

Email: shirley@cubittandwest.co.uk



VISIT OUR WEB SITE ON WWW.CUBITTANDWEST.CO.UK

1-2-3 CHIMNEY SWEEPS



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

TELEPHONE ANYTIME:

020 8668 9914 020 8654 0847

MOBILE:

07956 282298 07956 385112

**PARKER BROS.
GARAGE
(CROYDON) LTD.**

Service - Sales - MOT



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

Telephone: 020 8654 1923



Herbs Song

**Chinese Medicine & Acupuncture
Free Consultation**



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

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

020 8776 2479

www.herbssong.co.uk

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

“LEARN 2 PLAY”

Pop, JAZZ & Classical.

Piano lessons are fun !

Children and adult beginners, all ages.



—Will visit.—
Mr A. Telfer.
020 8665 1292.



Over 20 years experience All examinations covered

www.hortiworks.co.uk

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

View my
website for
ideas!

Email: horti_works@hotmail.co.uk

HOME: 020 8657 1973

Proprietor:

MOBILE: 07740 336 507

Andy Dwyer

All Work Fully Insured and Quality Guaranteed

FIREPLACE TRADE CENTRE

Buy Direct from your local Fireplace company.

Est. over 25 years. From a gas fire part to a complete custom-made surround in Wood, Stone, Marble and Cast Iron. Quality at **UNBEATABLE** prices.

156 Wickham Road, Shirley.

Croydon CR0 8BF

Tel: 020 8654 5466

10% off

**Trade Prices
with this ad.**



I. A. McKENNA

ROOFING CONTRACTORS

General Building Work

020 8658 8270

07956 658 808

- All Roof Repairs
- New Roofs
- Flat Roofs

FREE ESTIMATES
ALL WORK GUARANTEED
FULLY INSURED

Elite HEATING LTD



173665

- 💧 Save Money
- 💧 Free Quotes
- 💧 Regular Servicing will maintain efficiency and ensure safe running
- 💧 Reduce Utility Bills
- 💧 Local Established company

**Call Now for Boiler Services from
as little as £50.00 + VAT
Replacement Boilers from £950 + VAT**

0208 664 9099

www.eliteheatingservices.co.uk



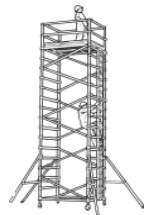
TOOLS

HIRE ■ SALE ■ REPAIR



Focus Plant Ltd - 140 Gipsy Hill, Crystal Palace, London, SE19 1PW

- 😊 Wallpaper Strippers ~ Tile Saws ~ Breakers ~ Drills
- 😊 Access Tower ~ Props ~ Trestles ~ Boards ~ Ladders
- 😊 Saws ~ Mixers ~ Compactor Plates ~ Granders ~ Sanders
- 😊 Generators ~ Lighting ~ Heaters ~ Dehumidifiers ~ Pumps
- 😊 Rotovators ~ Mowers ~ Hedge Trimmers ~ Strimmers
- 😊 Pressure Washers ~ Vac's & Much, Much, More



Floor Sanding Specialist : Machines ~ Lacquer ~ Filler e.c.t.

Delivery/Collection Service ~ Friendly Expert Advice Free

Independent Family Run Company : 7am-5pm Mon to Fri - 8am-12noon Sat

TEL : 020-8766-6364

The Shirley Practice

www.theshirleypractice.co.uk

**Osteopathy
Sports Massage**

020 8776 2332

*from
diagnosis
to rehab*



P WOOLGER

PAINTER AND DECORATOR

RELIABLE AND FRIENDLY
FREE ESTIMATES
INTERIOR AND EXTERIOR

4 BROOKSIDE WAY
SHIRLEY CR0 7RR
020 8656 7201

BARRY'S REMOVALS & STORAGE

LOCAL & LONG DISTANCE
FULL & PART LOADS
SINGLE ITEMS: PIANO
COMPETITIVE RATES
FREE ESTIMATES

28 DARTNELL ROAD,
ADDISCOMBE, CROYDON. CR0 6JA
TEL NO: 020 8656 4949



Happy Language Learning
French for 3 - 11 year olds in Shirley
020 8654 7969

CHAPLINS

**HAIRDRESSING SALON
TANNING STUDIO**

Telephone: 0208 777 2337
124 Orchard Way,
Shirley. CR0 7NN.

CROYDON CARRIAGE COMPANY

LICENSED BY THE PUBLIC CARRIAGE OFFICE

24-HOUR — MINI CAB SERVICE
020 8656 5656

GATWICK FROM £28

HEATHROW FROM £45

DIRTY OVEN !

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

THE OVENCLEANERS

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

PHONE 0208 405 8955

www.ovenclean.com



MIRIAMS GARDEN

RELIABLE LADY GARDENER

• **Planting** • **Grass Cutting**
• **Weeding** • **Garden**
Maintenance

SHIRLEY BASED



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

✓ **QUALITY AND SERVICE GUARANTEED**

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



Call Des for a free estimate.

It WILL be less expensive than you think!

tel / fax: 020 8651 3569
email: info@desresblinds.co.uk

mobile: 07961 827 917
web: www.desresblinds.co.uk

REASONS TO CHOOSE M.B. ALLEN & CO

NO. 2: DIVORCE



At this difficult time, our expertise can guide you through the whole legal process. In all cases, our job is to use our skills to arrive at a fair solution for you, in an understanding and caring way.

FOR ALL YOUR LEGAL NEEDS... USE OUR EXPERTISE

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

020 8776 1010 / 020 8654 2706

www.mballen.co.uk

M.B. ALLEN & CO

YOUR LOCAL SOLICITORS

S. D. P. Property Services

- Interior/exterior **Decorating**: Painting, Tiling, Coving, small Plumbing.
- **Carpentry** Work: Laminate/wood Flooring, Decking, Door hanging, Dado rails.
- All **Garden Work** undertaken: Fencing, Hedges, Ponds, Borders.



Fully Insured, Free Estimates, References Supplied

Call Steve 020 8777 9611, or 07792 700151

42 West Way, Shirley, Croydon



Reflexology

Indian Head Massage and Reiki

for Ladies

For enquiries and appointments please 'phone

Isabel Mantle, M.I.F.R.,

www.belcaretherapies.co.uk

020 8777 4396



Your computer problems solved !

New & 2nd User Desktop Computers from £75

New & 2nd User Laptop Computers from £250

Repairs, Maintenance & Upgrades

Virus Removal & Data Recovery

Printers and Cartridges

Internet Setup including Broadband (ADSL)

Networks including Broadband network sharing

Complete Range of Software Available

Your Local Computer Dealer



Yes Computing Ltd

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

Tel / Fax: 020 8655 3359

Email: bob@yescomputing.plus.com

Jane Pledger School of Dancing
ARAD Adv., RTS, LISTD.Dip.

BALLET
MODERN
TAP
STREET JAZZ
ACTING, SINGING
ADULT TAP, JAZZ & BALLET
SHIRLEY
020-8656 8529





Friday Market
St Francis of Assisi Hall
[opp. Sainsbury car park Ravenswood Av]
Craft Stalls, haberdashery, handmade cards,
crystal gifts, cd's, cards, gift wrap, silver,
bric-a-brac, watch & clock repairs, etc
Café serving Hot Food
Fridays 9am—1pm
For a stall please call Rose
Tel: 0208 776 1603

CARPET & UPHOLSTERY CLEANING
Professional service
Excellent results
Domestic & commercial
Over 12 years experience
Fully insured - free estimates and advice.
Registered member of checkatrade.com
"Recommended, vetted and monitored local trades & services"
CREST CLEANING SERVICES
0208 407 5274 - 07771 863519
pffamer@hotmail.com
Always
Checkatrade.com
Before you use them

RETIREMENT PROPERTY ADVICE
To achieve a stress free search &
move into the perfect retirement
property to suit your lifestyle
needs, just phone for a chat to find
out how I can help you
Gillian Burman Personal Retirement Homes Advisor
Tel: 020 8667 1447

ANYWHERE TO ANYWHERE
Volvo S80
Luxury Saloon
ATA
Mercedes V220
People Carrier
PCO LICENSED
PRIVATE HIRE DRIVERS
Pre-booked trips only
07958 463276
020 8655 3958
Gatwick from £33.00 Heathrow from £47.00 Stansted from £60.00

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

Consultation Close: 02/10/2008

MORA case for supporting the application sent 6th September 2008

Land at, Glade Gardens

08/02069/P Full planning permission

Registration: 10/06/2008

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

Target Date: 18/12/2008

MORA objection sent 19th September 2008

Appeal Decisions:

08/01171/P Full Planning Permission 18/04/2008

37 Woodmere Avenue

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

Consultation expires: 10/05/2008

MORA Objection Sent: 05/05/2008

Permission Refused: 04/06/2008 Delegated

Appeal Received: 25/06/2008

Appeal Reference: A/08/2079084/WF

Decision: Appeal Dismissed - 05/01/2009

[Another Success for MORA]

66 Tower View

08/00164/P Full planning permission

Registration: 17/01/2008

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

Permission Refused 28/02/2008 Planning Committee

Appeal Application: 22 Apr 2008

Decision: Appeal Dismissed 02/12/2008

Ongoing Appeals:

48 Wickham Avenue

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

Ward: Shirley

MORA objection sent: 29/06/2008

Permission Refused: 28/07/2008

Appeal Received: 02/10/2008

Appeal Reference: A/08/2086791/WF

MORA submission sent: 03/11/08

Poppy Lane MOL Development Proposal for 84 Bed Care Home

On 12th December we received notification from the Local Planning Authority [LPA] of a planning application to erect a Care Home on Metropolitan Open Land [MOL] at Poppy Lane.

Our first reaction was to make representations for an extension to the consultation period from beyond 3rd January. We calculated that from the time notification landed on the doormats until the 3rd Jan there would have been only 8 working days during which objections could be compiled and sent to the LPA. We felt this was a cynical ploy to limit democratic consultation.



MORA & SPRA Action Group after meeting with Planning Officers and Andrew Pelling MP on right

We take the view that it is unacceptable to build on Metropolitan Open Land [MOL] as stated in the Unitary Development Plan (UDP), The Local Development Framework (LDF) and the London Plan published by

The Mayor of London, unless extreme necessity requires it. Once lost to development it can never be returned to open land and would be lost forever for future generations. Developers are required to provide an equivalent area of adjacent "Open Land" to replace that which is proposed for development but there is none available locally.

Monks Orchard and Spring Park Residents' Association have set up an Action Group that has held meetings with the Planning Department Case Officer, and our MP Andrew Pelling, details of which are posted on Andrew Pelling's website: <http://www.andrewpelling.org.uk/>. We have also had a meeting with the GLA Representative Steve O'Connell [Member for Croydon & Sutton and member of the GLA Planning committee] and all three Shirley councillors including the Leader of the Council and two of the Ashburton Councillors, with regard to their positions on this proposal. **We have been assured of their support in fighting this development on MOL.**

After making a visit to the site, we now realise that the site has been allowed to get into a unkempt and dilapidated state and we have asked the council to instruct the developer to tidy the site up by invoking an Enforcement Order 215 of the Town & Country



Planning Act 1990 Part VIII Special Controls Chapter II – Land Adversely affecting Amenity of Neighbourhood, for the developer to maintain the land to an acceptable state. This will remove some local residents' reasons for supporting the approval because of the state of the land. **We are aware that the developer has had meetings with the local residents and has tried to get support by indicating that if the Care Home is**

not approved, social housing or flats could be built on the land. This is totally without foundation as the land is protected by it being designated as Metropolitan Open Land.

In addition; the developer has indicated that "the application has been prepared following extensive pre-application discussions with Croydon Council over the last year." We in Monks Orchard Residents' Association believe that the Council have entered into inappropriate discussions with developers when the site is currently designated as Metropolitan Open Land."

It should be noted that as of 6th February, the Croydon LPA have sent **1033 letters**, inviting comments from as far away as **Luton, Sheffield, Crawley, Reading, etc.** We fail to understand why such a large number of letters should have been sent to individuals, far away from the local borough and why such recipients should have **any** influence on the development of local Metropolitan Open Land in Shirley. **As of 6th Feb. the total responses received was 532, and was made up of 420 in favour and 112 against.** As objection letters will be accepted up to 4th March, **WE STRONGLY REQUEST ALL OUR MEMBERS** to put pen to paper to write, or to email Croydon Planning Department, objecting to the proposal, to: Kieran Gilmore Case Officer, Planning Control, Taberner House. for guidance, check our website at: **www.monks-orchard-web.org.uk**.

MORA submitted a comprehensive, bound, submission of objection to the LPA on 26th January.

The danger is clear; if a speculative developer can successfully overturn the protection given to this land, any other important local green space could be lost to development.

MORA & SPRA Action Group will be attending Croydon Planning Department to go through all letters received by the LPA in favour of the development, to analyse the individual reasons for recommending approval.

Neighbourhood Care

Shirley Neighbourhood Care is sponsored by Churches Together in Shirley; it offers support services for the benefit of the elderly. Help is provided to transport the elderly and disabled to Doctors Surgeries, Local Clinics, Hospitals, Dentists and Opticians. On Tuesday and Wednesday mornings a shopping minibus to the Elmers End supermarket is provided. The bus will collect and return you to your home with a volunteer on hand to help you on and off the bus and help carry the shopping. The minibus is adapted for wheel-chairs; please indicate your mobility needs when booking. The charge for the return fare is £4.00. These services can be booked by phoning 020 8662 9599 between 10 a.m. and 12.30 p.m. and at other times messages can be left on an answer phone. Hospitality visits are made to disabled and housebound elderly people in the area. Volunteers are needed to support this local community service; if you can offer help please phone 020 8662 9599.

Are you a carer?

If you look after a family member, friend or neighbour who needs help due to illness, frailty or disability then you are a carer.

The Carers' Information Service provides free information, support and training for all carers in the London Borough of Croydon. We can:

- Tell you about local organisations and services that can help you, and answer your questions about caring
- Help towards the cost of respite care and travel expenses to allow you to attend our free training session
- Keep you up-to-date with our newsletter and e-bulletin
- Send you our factsheets and guidebook for carers in Croydon.

Ring 020 8649 9339 or visit www.carerscontactline.co.uk for more details.

Trees and Open Spaces

Firstly we thank George Mowforth for his help and support during the past year. He has decided to stand down from the committee but will continue to collect information on trees and green spaces.

Tree planting – As you may have noticed there has been a fair amount of tree planting over the last month, for which we thank our council. This is now nearly complete and our work starts again to identify and notify the council of other trees which need replanting or replacing; so if you have any information please let John Parry know so that we can get this scheduled for next year.



The council was asked what we could do to help the new trees survive and - **THIS IS IMPORTANT** – ‘Give them some water’. The trees are planted with a water feeder pipe to the roots so an occasional feed of water will help keep the trees in good health and promote

growth, which would help our environment greatly. The issue of pruning of overgrown trees will be looked into after April this year so if you have any issues on this please let John know.

Green spaces, large and small still need our attention and this, together with tree replacement within housing developments, will be projects for the coming year. It is hoped to develop programs to involve schools and youth groups to support our environment. Another note to report, is that “Tree Preservation Orders” (TPOs)

are not, as yet, available online, but there should be some results over the next six months.

Illegal Shortcut

There are occasions when the combined efforts of a number of organisations fail to resolve a problem. An on-going local problem is that of a gap made in the chain link fencing surrounding the Lawdon Estate, providing an illegal shortcut across private land to Greenview Avenue. MORA, Ashburton, Shirley Councillors and the Shirley Safer Neighbourhood Team have all applied pressure to have the fence repaired or replaced. Attempts have been made to repair the fence but these have been removed and the



shortcut has been reopened. The person legally responsible for arranging the repairs has been identified and informed but refuses to comply with all requests to provide a secure repair. Alternative methods of applying pressure to achieve a satisfactory outcome are being explored by all parties. We will keep you informed of progress in subsequent newsletters.

St Christopher's Sponsored Fun Walk



On Sunday 31st May 2009, St Christopher's will be holding its sponsored Fun Walk, designed to provide a great day out for people of all ages and ability. The walk, which is

held every two years, will take place in and around Keston Common, Kent.

There are walks to suit most abilities; three, five, eight and eleven miles. Trophies will be awarded to the team that

raises the most sponsorship. In addition, the youngest and oldest walkers will receive special awards, and there is a 'special endeavour prize' for outstanding effort and an award for the walker wearing the best fancy dress.

This year we are delighted to offer all walkers who pledge to raise over £50 a free t-shirt. This offer is available on a first come, first served basis. If you are over 18, you can sign-up online and get your unique walker's number at www.stchristophers.org.uk/funwalk or call St Christopher's Fun Walk hotline on 020 8768 4577 for an entry form. Please get together and help us to raise our target of £200,000.

Road Steward Request:

We urgently require Road Stewards for:

Camrose Close, Stoneleigh Park Avenue, Uplands Court,

Shirley Avenue Nos. 36 to 103

Shirley Avenue Nos. 2 to 37

Valley Walk, Eldon Avenue, Glenview Avenue, Littlebrook Close

Please Contact our Membership Secretary:

Diane McInerney on [REDACTED] if you could cover any of the above roads.

CORRECTION:

The article on "**Music at Shirley Methodist Church**" on page 17 of the Winter edition of the MORA Newsletter contains an inaccuracy in that the series of lunchtime concerts will actually take place on the first **Thursday** of each month beginning on 5 March 2009, **not** the first Tuesday as stated. We apologise for this error.

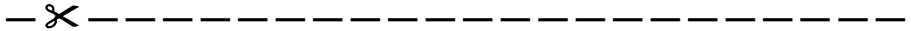
Apology — Out of Sequence Pages

It came to our notice that some copies of the Winter Newsletter had out-of-sequence pages. If you received a copy we apologise. We brought this to the notice of the printer and they have apologised profusely.

MORA		
ACCOUNT OF INCOME & EXPENDITURE FOR THE YEAR ENDING		
31-Dec-08		
INCOME	2008	2007
Subscriptions	4699	4340
Bank interest	7	24
Advertising revenue	1855	1925
Donations	70	8
Total Income	6631	6297
EXPENSES	2008	2007
Printing & stationery	4364	3141
Road Stewards	400	400
Hall hire	45	45
Vestry hire (2)	nil	330
Chairman's/secretarial expenses	nil	5
Sundries	262	1081
Insurance (BTCV)	100	100
Donations (Christmas Lights etc)	145	nil
Audit	10	10
Website	-	20
Subscription to BTCV	36	35
Total Expenses	5362	5167
Surplus	1269	1130
CURRENT ASSETS	2008	2007
Current account	6551	5319
Deposit account	4936	4899
CURRENT LIABILITIES	nil	nil
NET CURRENT ASSETS	11487	10218
Carried forward from previous year	10218	9088
Balance for current year	1269	1130
Grand total	11487	10218

MORA COMMITTEE MEMBERS 2009

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

**Printing by MEDIA Heroes: John McCormack, Broadway House,
3 High Street, Bromley BR1 1LF Tel: 020 8090 6567**