

Monks Orchard Residents' Association

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Croydon

(Non Party)

(Independent)

NEWSLETTER - Summer 2009



Application 09/01163/P: 73-75 Orchard Way
Demolition of existing buildings; erection of two storey
building comprising 8 two bedroom and 4 three bedroom
flats; formation of vehicular access & parking.

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

Chairman's Comments

It was disappointing that many members failed to attend the Annual General Meeting. Posters were displayed in local businesses and surgeries to give a reminder of the event but apparently the message was largely ignored which is a shame because there was much useful information to be gained.

The annual meeting of the association is an opportunity for a community that is growing in diversity to come together to meet and share common concerns. People often remark that the community has changed and few know who lives in neighbouring properties. It was not long ago that people knew their neighbours because they met at the local church, school, post office, shops, train station or bus stop but this is now less likely to happen with the changes in shopping habits and the use of personal transport. It is therefore not surprising that residents feel more isolated, the community spirit has disappeared and nothing has taken its place.

The association is receiving fewer complaints about street cleaning, rubbish and recycling collections which indicates that the Council is doing some things right. One area that is the cause of continuing concern is that of the street parking of vehicles especially on the back land estates. If the entrances to these estates are blocked by parked vehicles the danger is obvious, emergency services will be unable to respond and lives be put at risk. It would be helpful if drivers were more sensitive of this danger. Some residents say that double yellow lines would solve the problem but with the continuing growth in car and vehicle use almost every side road would need to have parking restrictions imposed.

Bob Akers

MONKS ORCHARD RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

Minutes of the 85th Annual General Meeting of the Monks Orchard Residents' Association held on Friday 24th April in St, George's Church Hall.

Before opening the meeting Bob Akers referred with sadness to the passing of the MORA President Derek Loughborough. The post of Honorary President of the association is offered only to those 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 attended most of our Annual General Meetings, first as Ward Councillor and more recently as President and his presence will be sorely missed on the top table this evening.

Bob Akers began by welcoming approximately seventy members to the 85th Annual General Meeting and said this is the twelfth year that he has had the privilege of acting as Chairman and it was pleasing that so many members and friends have attended this evening to show support.

The following were welcomed to the meeting; the elected representatives for the Shirley Ward, Councillor Janet Marshall, Councillor Mike Fisher, Leader of the Council and Councillor Richard Chatterjee and from the Ashburton Ward, Councillor Lindsay Frost, Councillor Steve O'Connell the newly elected member for Croydon and Sutton to the Greater London Assembly and Andrew Pelling, Member of Parliament for Croydon Central.

Also welcomed were Madawala Hemananda, Chairman and Marzia Nicodemi-Ehikioya, Secretary of the Spring Park Residents' Association and Police Sergeant Paul Harrison from the Ashburton and Police Sergeant Rob Smith from the Shirley Safer Neighbourhood Team.

Apologies for Absence

Councillor Avril Slipper, and Mercia Nash are unable to attend.

Minutes of the Previous Meeting

The minutes of the 2008 Annual General Meeting were published in the summer issue of the newsletter, posted on the MORA website and copies were available in the hall.

The minutes were approved unchallenged as a correct record of the 84th Annual General Meeting held on Friday 25th April 2008 in St. George's Church Hall

Matters Arising

There were no matters arising.

Election of Officers and Committee for 2008/2009

The Chair said that the association is managed and organised by a hard working team of volunteers that forms the Executive Committee who donate time and energy for the benefit of the local community. During the year George Mowforth has resigned from the Executive Committee but will continue to assist and advise on Tree and Green Space issues. Nicky Smith was co-opted to the Executive Committee in November.

He announced that the positions of Vice-Chairman, Minute Secretary, Planning Officer, Transport & Highway's officer and Neighbourhood Partnership Officer, remain unfilled and it is important that these posts are filled. If you enjoy living in Monks Orchard you should seriously consider contributing something to the local community and help protect the character of the area. Difficult challenges lie ahead and it would adversely affect us all if there was no formal association to represent and forward the interests of the community.

He was pleased to report that all the present members have agreed to continue for a further year and the Executive Committee was re-elected en-bloc.

Rule Change

The Chair said that the association's rule number 8 requires the Annual General Meeting to be held no later than 31st March and this has been obeyed until recently. For years, probably since the formation of MORA, the Annual General Meeting has been held on the last Friday in March. Difficulties in meeting this requirement were encountered in 2007 and 2008 because the most convenient local venue, the hall of St.George's Church, is

in demand, especially near holy week. Furthermore, our elected representatives often have other demands on their time at this time of the year.

In order to overcome these difficulties, in 2007 and 2008 the Annual General Meeting was held on the fourth week in April. It was found that this enforced delay offered advantages; there are more hours of daylight, and there is a reduced chance of wintery weather. No objections have been received and the Executive Committee has decided to formally regularise this practice by making a minor amendment to the rule.

The proposal was that the wording of Rule 8 be amended to read "The Annual General Meeting shall be held no later than 30th April." The annual financial report will still be compiled and audited by 31st March and published in the spring issue of the newsletter.

The change in the rule was approved unanimously.

Chairman's Report

Much has changed since we gathered here for last year's Annual General Meeting. Last April most of us were unaware that the banks were in serious trouble, interest rates and the value of the pound were steady. How quickly things can change and I am sure that most of us are now feeling poorer and worried if not for ourselves but for our children and grandchildren. It is becoming clear that past excesses will have to be paid for and we face years of increasing taxes and diminishing living standards.



Bob Akers
Chairman

Following the massive rises in Council Tax in past years there will have been a sigh of relief that this year as the Croydon Council Tax was increased by just 2.99% or 81p more each week for a Band D home. It might have been less had not the borough received the lowest increase in Government grant than any council in the country.

Nevertheless, if one looks at the table of tax increases in the London Boroughs, Croydon has the highest increase while many other boroughs have kept the rise to below 2%. At a time when residents are suffering from lower incomes coupled with higher food and fuel costs. It is now more important than ever to ensure that every penny of our Council Tax is spent wisely and not wasted.]Ed Note: Cllr. Mike Fisher challenged these figures during the Q&A session.].

Turning to local matters, I am pleased to be able to report that membership remains steady despite properties having exchanged ownership. Time has been devoted to updating the membership database which has made it easier to identify those members whose fees have not been collected and to take action. It also provides a clear view of those roads where the association is thinly represented. Area Managers and Road Stewards have responded to the changes being introduced to ensure money is not wasted. I must emphasize that the database complies with the requirements of the data protection Act and only includes member's names, address details and fee or donation payment data.

During the year MORA has established links with Spring Park Residents' Association to work together on matters of mutual interest. Experience and knowledge will be shared between the associations and this has proved an advantage. Meetings are held to discuss issues of general concern and to prevent a conflict of interests. A combined action group was formed to prevent the loss of Metropolitan Open Land at Poppy Lane the result will be mentioned in the Planning Report.

Improvements have been made to the newsletter and it is now printed in full colour and the typeface has been changed to improve legibility. As we become familiar with the use of colour further improvements will take place. This is your newsletter and articles or items of interest and information to the local community such as history, changes, and community activities are gratefully received and will be considered for publication.

Secretary's Report



**Dave King
Secretary**

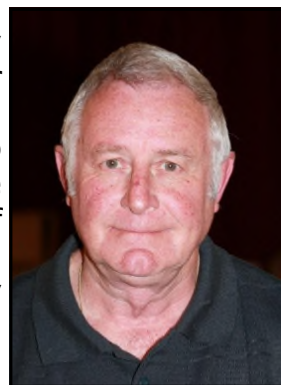
Dave King paid tribute to the valuable help provided to the association by Road Stewards and Area Managers who deliver the newsletters and collect membership fees and keep-in touch with members. He stressed that without their efforts the association would cease to continue to exist. Replacement stewards are urgently needed for the following roads;

**Wickham Avenue, Brookside Way
and Meadows Avenue.**

There are a variety of ways in which members can share the burden of running the association and if anyone is interested would they please let him know.

Treasurer's Report

Terry Greenwood began his report by referring to the advertising in the newsletter that was started five years ago initially with four pages and has since been increased to eight because it makes a valuable contribution to the association's funds. If anyone makes use of the services provided by the advertisers it would be helpful if they mention that they saw the advertisement in the newsletter.

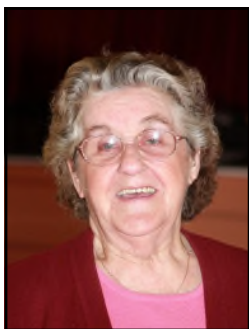


**Terry Greenwood
Treasurer**

The annual accounts were published in the spring issue of the newsletter and copies were available at the meeting. Terry said the important news is that at the end 2008 there was £10,218 in the accounts and this year there was a surplus of £1,269 making a total of £11,487. MORA has done so well that Gordon Brown is going to ask him to help sort out the nation's finances. Care is taken how the money is spent because we are aware this money belongs to the members. If anyone wants to have a

say in how the money is spent they can always put their name forward to join the Executive Committee.

Security Report



Jean Cook
Police Liaison

Jean Cook reported on the Ward Panel Training Course held recently at the Town Hall. Adrian Roberts the Acting Borough Commander spoke about the Honeypot operation that targeted burglaries of residential and commercial properties which resulted in a number of arrests, stolen property being returned to owners and a general reduction in crime. Richard Billington spoke about the monthly meetings of the Croydon Neighbourhood Watch Partnership at which attendance is increasing. Part of the meeting was devoted to a useful exchange of views on crime prevention between each of the ten Ward Panels. The course concluded with a discussion of Anti-Social Behaviour Orders.

Ashburton Safer Neighbourhood Team

Police Sergeant Paul Harrison said when he arrived in the Ashburton Ward there was a problem with youngsters riding mopeds and mini motorcycles on Ashburton Playing Fields. This problem has been reduced considerably since being targeted as a priority but will never be completely solved. The current priorities are anti-social behaviour on the Longheath Estate, anti-social



Ashburton SNT

behaviour in Greenview Avenue and drug misuse in the toilets of Ashburton Recreational Ground. Reporting on Greenview Avenue, he has recently dealt with behaviour contracts that are arranged with the local authority or housing association. These are agreements of six to twelve months duration for those suspected of anti-social behaviour are expected to abide by conditions to behave in a prescribed way. Their behaviour is

monitored and if it fails to improve, alternative methods of intervention can be employed leading towards obtaining and imposing an Anti-Social Behaviour Order (ASBO) and working with the housing authority could result in people being evicted from their homes.

Last year the crime figures for the ward were subject to a slight increase because the team is very keen on drug enforcement; there has been a 200% increase in drug offences across the ward. This seems alarming but is because more stop and search operations were undertaken than previously and if you stop more people, the probability is that more offences will be found. Overall crime was down but there was an increase in burglaries; however since a borough wide initiative targeting burglary hotspots, these have dropped dramatically. There is an issue with vehicles speeding in The Glade; recently the team has had training in the use of hand held speed detection devices provided by the local authority which can be used as a deterrent and the team will now work on speed enforcement operations in those areas identified by the residents. A hand held speed detection device was displayed and described as being accurate, easy to use and mobile. If anyone has excessive speeding issues please let him know and a local operation can be mounted.

Shirley Safer Neighbourhood Team

Police Sergeant Rob Smith referred to the traffic issues in the Wickham

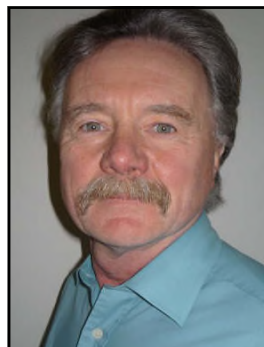


Avenue and Orchard Avenue and confirmed that this area is the responsibility of the Shirley Team. With regards to speed enforcement his team has received training in the use of hand held speed detection devices and in the coming months the teams will work together on speed enforcement operations. At present the Shirley team have two priorities, burglaries and vehicle crime. The Shrublands Estate is specifically being targeted and patrolled because there has been an increase of incidents of theft from properties. Vehicle crime is at present centred on the Shirley Oaks Estate but is spreading northwards

towards the Lawdon Estate. The team patrols are fully focussed on these areas.

Trees and Green Space Report

John Parry said that he had acted as Tree and Green Space Officer for eighteen months and the question he asks himself when looking at trees and open spaces is "can MORA make a difference? The answer is "yes we can! He has established a good working relationship with the Council, particularly on trees and open spaces and he appreciates receiving feed-back from residents to obtain some idea how we are doing. A photograph was screened showing a public open space that is well cared for but a lot of the smaller open spaces are owned privately. A photograph of the corner of Tower View/ Orchard Way showed an open space that is far from well maintained and what can be done about that? Being privately owned the Council cannot do anything about it; the Street Scene Officer can enforce the cutting of foliage that overhangs the path but they will do nothing about the mess on the inside because this is the responsibility of Departmental Health which can issue an order to the owner to clean the site. He has gained knowledge of how the system works and intends to use the information for the benefit of local residents.



John Parry
Trees & Green
Spaces

There are adopted and un-adopted roads in Monks Orchard and Tower View is a prime example of an un-adopted road where all the trees are privately owned and those needing attention are the responsibility of the residents. There has been a lot of success in getting deceased and damaged trees replaced but residents can help by keeping him informed of the trees needing attention because the Council will usually respond when a formal request is made. He has written in the newsletter how residents can help with trees such as watering newly planted trees during dry spells. The Council is responsible for thousands of trees throughout the borough and that includes pruning and they usually respond to problems

with overgrown and dangerous branches. Concluding John stressed that MORA can only arrange for trees on public land to receive council official attention.

Planning Report

The Chair began by drawing attention to how an inappropriate development can change the character of an area. A photograph was screened of the site at 114 Orchard Way prior to development. The proposal to build a large housing block on the site was resisted on each application by MORA supported by our Shirley Councillor's but after 3 applications and 2 appeals the planning committee finally gave permission because it generally complied with Planning Law.



Chaseley Green Court

A photograph showed the site after development, the new housing block is ill conceived, lacks any architecture merit, is completely out of character with its surroundings and is of low cost construction. No doubt that the owner that sold the site for development, the developer and the buy to let purchasers are much wealthier but local residents have to live with this eyesore that completely changes the character of part of Orchard Way. Housing blocks can be architecturally designed to blend with their surroundings but sadly this one is a blot on the landscape. The planning officers should be ashamed to have given permission for this development to proceed.

Recent Successes

The Chair said the Acting Planning Officer, Derek Ritson, has developed a remarkable ability to compile carefully researched, detailed and compelling reasons under Planning Law why inappropriate developments should be refused. As a result we feel we can claim some successes.

One such success was the proposal to demolish a semi detached house at the end of Ash Tree Close and to erect 6, two storey four bedroom terraced houses with accommodation in the roof-

space and an access road along with parking. After leafleting the area to give wider publicity of the proposals, local residents indicated their opposition and MORA drafted a compelling objection which resulted in a refusal by the planning committee on 20/08/2008.

A further was the proposal to erect a three bedroom detached house in the front garden of 37 Woodmere Avenue was made during May 2008. The Planning Department only sent letters of notification out to those dwellings in close proximity. So again, MORA leafleted a wider area to bring the proposal to the attention of the local neighbourhood which resulted in a large number of protest letters to the council. MORA provided a similar compelling Objection on 05/05/2008 and Permission was refused by the planning committee on 04/06/2008. The developer then went to appeal and MORA provided a comprehensive submission to the Planning Inspectorate which helped to result in the appeal being dismissed on 05/01/09.

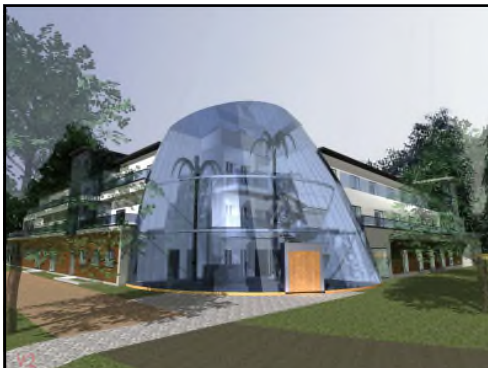
Another second application was received for the erection of detached four bedroom house in the rear garden of 48 Wickham Avenue was received during April 2008. An earlier application for the erection of two dwellings in the rear garden had been refused. MORA compiled a submission to the local planning authority which helped to get a refusal on 28/07/2008. However, the developer has appealed against the refusal and MORA has again compiled a case against the grounds of appeal. We currently await the decision of the planning inspectorate.

Metropolitan Open Land

MORA has always taken the view that it is unacceptable to build on Metropolitan Open Land for one simple reason. If speculative developers are able to purchase valuable urban open land at a fraction of the cost of undesignated land with the aim of overturning the restrictions and make a very large profit, all our open spaces would be under threat of development.

With the combined support of Spring Park Residents, Association and elected representatives the proposal to build an 84 bed care home on Metropolitan Open Land in Poppy Lane was refused permission by the Planning Committee. But the

threat has not gone away because the owner has indicated that an appeal will be made against the decision. This developer devoted 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.



**Proposed 84-Bed Care Home in
Poppy Lane**

MORA has not experienced such an organised campaign in which dubious tactics were employed and the claims made by residents that supported the proposal were exaggerated, even the large number of letters supporting the proposal gives ground for suspicion. Members should be aware that once the protection of Metropolitan Open Land has been removed it opens the possibility of planning permission being sought for a much larger development or the original application being amended to erect a much larger building.

Land at Glade Gardens

It is pleasing report that the ongoing proposals to develop Land at Glade Gardens has been refused by the Croydon Planning Committee; we wait to see if the developer appeals. The local residents have made a significant application to class the site as a village green to prevent any further development on this small parcel of land.

Fast Food Outlets

Residents are concerned that fast food outlets are spreading from shopping parades to closer to their homes. Kandies in Woodmere Avenue has applied for permission to prepare and cook pizzas and the Card Shop in Orchard Avenue has applied to become a fish and chip shop. This may be welcomed by some but those living nearby run the risk of having their homes and gardens permeated by acrid cooking fumes and because of late trading hours there is a real risk that the take away will provide a meeting point and create opportunities for anti-social

behaviour. MORA has distributed flyers to inform residents and many have taken the time and trouble to comment on the application.

Any Other Business

There was no other business

Report Back by Councillor Steve O'Connell GLAM



**Councillor
Steve O'Connell**

Councillor O'Connell introduced himself as a Member of the London Assembly and a Croydon Councillor and reported on what has happened during the first year of the new mayoralty under Boris Johnson. He said that his task is to explain how important the mayoralty is for reasons that are close to everyone's heart. The first is value for money, for example the Mayor did not increase the precept this year and instead cuts were made around the backroom staff because he is aware of the financial pressures on everyone. The second is protecting the character of the area and the Mayor is redrafting the London Plan which forms the opinions and decisions of the Croydon Planners and the Planning Inspectorate. The election pledge was to protect our back gardens and open green spaces, a task that cannot be achieved overnight because the plan is a complex document but at the end of the first administration the plan will be amended to give added protection to back gardens and open green spaces which are highly valued by local residents. The third is that of policing, as the Chair of the Metropolitan Police Authority the mayor has a direct influence on policing in the borough and is committed to putting more police on the streets. Within a month of taking office he increased the number of police in West Croydon and other parts of the borough.

Councillor O'Connell said that the problems residents experience when dealing with Transport for London make up almost two thirds of his casework. He sees his task as acting as a bridge between the local community and Transport for London and is

happy to take case work from Councillors or individuals on topics such as road junctions and inappropriate positioning of bus stops.

We are now eleven months into Boris Johnson's term of office and he has indicated that he will stand for a second term because it will take time to get the London Assembly fully responding to the needs of the community. The previous Mayor displayed no great liking for the Outer London Boroughs and Boris Johnson is committed to the interests of the outer boroughs because they gave him massive support during the election. He has established the London Commission and appointed Council Leader Mike Fisher as Chairman of the Commission a recognition that he smiles on Croydon.

Concluding Councillor O'Connell confirmed that his job was to ensure that the Mayor fulfilled his election pledges and to support him achieve these aims.

Report Back by Andrew Pelling M.P.

The Chair said that it is pleasing to welcome our Member of Parliament on his return to Monks Orchard and thanked him for the valuable help and support in defending our local green spaces from being lost to development. Prior to the mid-nineteen eighties Monks Orchard was represented by independent councillors sponsored by MORA. Since the ward was divided this is no longer possible, however, never in my wildest dreams did I think that one day Monks Orchard would be represented by an independent member of parliament.



Andrew Pelling MP

Andrew Pelling M.P. began by stressing that it is important for politicians to maintain focus on local issues and he was pleased to support the work MORA did with Spring Park Resident's Association. He welcomes the liaison between the associations and was pleased to support the opposition to the Poppy Lane development because once a proposal is agreed

the flood gates could open to developers to come back and ask for something much larger.

He then moved to the issue of the traffic lights at Shirley Library. Subsequent to an unfortunate accident he asked the police if the lack of a secondary light had contributed to the accident. The response was that the accident did not relate to the traffic lights and the police support the action by Ken Livingstone in disposing of secondary lights. Drivers are very much at a loss at that junction as they do not know whether or not they have priority and that uncertainty is very dangerous. Transport for London is reluctant to reverse the decision but ultimately it is down to the Mayor to say that he does not agree with the change.

Andrew said that there are advantages in being an independent Member of Parliament; it allows questions to be asked without fear or favour. One of the problems with the House of Commons is that questions are asked along party lines. Attention was drawn to some of the issues he raised recently, for example the proposed changes to transfer the Hyper-Acute provision away from Mayday Hospital. There are several reasons why the proposal by Healthcare for London is not a good idea. One is that the unit at Mayday is in the top 10% in performance in the country. As mentioned in the advertisements by the Stroke Association, it is vital to recognise the symptoms of a stroke and to act quickly because every minute counts. He is opposing the proposal at Government level and a petition for people wishing to add their names is available on his website andrewpelling.org.uk. Copies of the petition were available in the hall for those without the use of computers and can be requested by contacting his office on 020 7219 8472 or pellinga@parliament.uk.

Question and Answer Panel

Introducing the question and answer panel the Chairman said that MORA is fortunate in being able to invite our six Councillors to the Annual General Meeting. The panel was composed of four Councillors, Councillor Mike Fisher Leader of the Council, Councillor, Janet Marshall, Councillor Richard Chatterjee and

Councillor Lindsay Frost who was the only Councillor in attendance from the Ashburton Ward. Councillor Avril Slipper was on holiday and Councillor Eddy Arram failed to respond to the invitation.



Shirley & Ashburton Councillors during the Question and Answer

Dave King chaired this part of the meeting and the questions submitted prior to the meeting appeared on the screen. The members of the panel were given advance notice of the questions and had prepared comprehensive answers. The

questions and responses were numerous and to report them fully would fill a number of newsletters. Suffice to report that there was a large number of searching questions ranging from Council tax to the 2012 Olympics. Questions were also accepted from the floor of the meeting.

The feed-back received suggests that members enjoyed meeting and talking to the Councillors, members of the Safer Neighbourhood Teams, the member of the Greater London Authority and the Member of Parliament. They also enjoyed being able to fully participate in the business of the meeting and to be able to obtain answers to their questions. It was a successful meeting and members that failed to attend missed the opportunity to learn how the economic downturn will impact on their Council taxes, local services and the future direction of the Council and Greater London Authority. They missed the opportunity to participate in a community event and to meet and socialise with other MORA members.

Concluding the meeting, the Chair thanked the Ward Councillors, Councillor Steve O' Connell and Andrew Pelling for their useful contribution. He also thanked Derek Ritson for providing the visual presentation, Richard and Aïda Stow for providing the audio equipment and the team providing the refreshments at the back of the hall. Finally, he thanked those present for attending and taking part in this meeting and looked forward to welcoming them to next years meeting.

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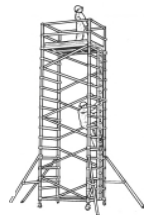
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To the full extent permissible by law, Monks Orchard Residents' Association disclaim all responsibility, liability, or otherwise, or from any action or decision taken as a result of using this 'Handy Ads Section'. We reserve the right to withdraw any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

ALARM COMPANIES TAKING ADVANTAGE OF RISE IN CRIME

There has been a report from a member who has received a phone call from a security company selling home alarms. The company claimed they had been 'asked' to put together a package for our area because of all the burglaries and attacks on people in their homes. The sales person then claims to be doing a survey and asks market orientated questions followed by an attempt to get someone to come round and give a free quotation.

The concern with these calls are:

1. They use fear to sell their product - The member involved came from the industry and even they were affected by the scare tactics.
2. The price quoted for a basic model £38pm x 36 months.
3. The only person asking them to put a package together is their boss - very misleading.

The member was extremely concerned that people, especially the vulnerable, may fall for these sales techniques.

From their knowledge of the industry:

1. No professional body would go to this small company to ask them to sort out a crime rate in an area.
2. The survey was for their marketing not anything else.
3. The price seems excessive.

At the AGM the police said that we were in a burglary hot spot –which seems to contradict the Council's opinion that our over 60's shouldn't get help with alarms etc because we are in a low crime area.

See how our local authority's crime rate measures against the national average in the graph below.

	CROYDON COUNCIL	ENGLISH AVERAGE
Population	336,966	-
Households	141,930	-
Violence against the person	18.9	16.2
Sexual offences	1.1	0.9
Robbery offences	5.0	1.1
Burglary dwelling offences	6.6	4.3
Theft of a motor vehicle offences	4.3	2.7
Theft from a vehicle offences	7.2	6.9

COUNCIL BRINGS IN 24/7 REPORTING FOR ANTI-SOCIAL BEHAVIOUR

The frustration of witnessing or experiencing anti-social behaviour and not being able to tell someone when it's actually happening is now over in Croydon. Croydon Council has introduced a 24/7 reporting arrangement with a new dedicated line for overnight and weekend calls. Residents can report instances of anti-social behaviour (such as excessive noise, vandalism, threatening behaviour, fly-tipping, illegal parking etc.) via a phone line and/or text service which can both be used in these cases.

Daytime calls, from 8am, should continue to be made to the council's contact centre on **0208 726 6000**.

After 5pm (until 8am) and at weekends the number to call is **0208 760 5565**.

There is also a new text reporting facility for those wanting to report a problem but who may be fearful of identifying themselves.

Text messages, charged at standard network rate, should be sent **to 60660 with the prefix ASB** together with a description and location of the concern **with no more than 160 characters** (including spaces and punctuation).

This is not a replacement for 999 or Police Services. If necessary, members of the public should always call 999 if they think a crime is taking place or somebody is in danger, or to call the Met's non-emergency number **0300 123 1212** for any other **police**-related calls.

Out of hours calls will be handled by the council's CCTV control room staff and every call will be personally answered without obliging people to leave a message. Depending on the nature of the incident, staff may be able to despatch a council mobile enforcement unit with a dog; alert police; or take details and organise prompt follow-up attention. Noise nuisance calls will be passed to the night duty noise pollution officers. During daytime, neighbourhood enforcement officers will be notified of urgent situations and deployed as appropriate.

Anti-social behaviour can be very disturbing and can make people feel unsafe. It can range from things like vandalism, threatening behaviour, playing loud music and letting off fireworks to nuisances

like fly tipping, illegal parking and faulty burglar alarms. Allowing residents to speak to someone about this kind of problem, wherever and whenever it occurs is another helpful step in clamping down on this problem and making sure it doesn't escalate.

Experience shows that residents are reassured if they know their complaint will be taken seriously and if they can actually speak to someone rather than dictating a message to a recording machine. For those who fear retribution, the new text service allows anonymity - but to follow up with legal proceedings we really do need witnesses to identify themselves. The Council will always investigate situations reported to them to confirm the facts."



Chaffinch Brook

The quest for information on the streams that flow through Monks Orchard elicited a great amount of useful information. Members of association read the item in the winter issue of the newsletter and got in-touch to share their knowledge. Maps were provided, childhood memories shared and assistance offered.

The main source of the Chaffinch Brook is not as first thought water catchments from Shirley Hills but from a number of springs. The confusion about the route of the Chaffinch Brook is wholly understandable because it is linked with two other streams, the East Chaffinch and the West Chaffinch This goes some way to explaining why the stream bearing the same name can be found in diverse locations.

Until major development got underway in the 1920's Monks Orchard was riddled with ponds and streams. During the winter months the water table was usually at a high level and such roads that existed were impassable in winter. There was a wooden shed at the Long Lane end of The Glade where residents changed their waterproof footwear for more appropriate shoes before proceeding further with their journey. Even today the gardens of some properties can be moist for many months of the year making an ideal natural habitat for wildlife. Parts of Ashburton Playing Fields are often too wet to walk on without wearing waterproof footwear and sections of South Norwood Country Park are flooded for most of the year. The Environmental Agency Flood Map shows that parts of Monks Orchard are at risk from flooding but there have not been any major flooding for over forty years.

As the farmland was sold and used for housing development ponds were filled and streams culverted and buried underground for much of their length because of a health threat in the days before immunisation against diphtheria and antibiotics to control scarlet fever. This makes it rather difficult to accurately trace the course taken by the streams as they meander northwards. Early maps do not include small streams and guesses have to be made. Additional information was gained from the Environment Agency, the Structures and Drains section of Croydon Council, Pat Manning and Ian Muir local historians.

Chaffinch Brook

The Chaffinch crosses the Wickham Road and enters Monks Orchard near Verdayne Avenue continues to descend from Firsby Avenue, Woodland Way, Tower View, Woodmere Way, crosses The Glade, and continues along the green in Glade Gardens, Ham View, Kempton Walk reappears at the entrance of Greenview Avenue proceeds along the edge of allotment gardens and the rear of properties in Ash Tree Way, Ash Tree Close, Norris Close, Fairford Close across the Monks Orchard Playing Fields ,Horton Close and can be clearly seen as it emerges and flows close to The Bolloms paint factory joins the East Branch and flows under Tesco's Car Park and on under Elmers End Road.

Chaffinch Brook West Branch

The west branch tributary descends from Stroud Green Well runs across the allotments and enters the playing field at the end of Glenthorne Avenue and along the side of the hospital boundary; it is then joined by the stream at Hazel Close and crosses Woodmere Avenue. Ashburton Playing Fields, Bywood Avenue and continues through the back of Long Lane woods to join the Chaffinch near the Monks Orchard School playing fields towards Horton Close at the end of The Glade. Prior to being hidden underground in a culvert the stream flowed towards the centre of Ashburton Playing Fields and the previous course is represented by a dry riverbed winding through the trees that once lined its banks. Prior to being placed in a culvert over thirty years ago heavy rainfalls could result in serious flooding in Bywood Avenue and the bottom of Chaffinch Avenue.



Chaffinch Brook East Branch – St. James Stream

Two names are applied to this tributary of the Chaffinch that does not flow through Monks Orchard. The stream rises in Spring Park Woods in West Wickham and runs down the backs of the gardens in Copse Avenue via The Alders to the White Hart, High Broom, towards the Beckenham end of Greenview Avenue and could be seen crossing the Upper Elmers End Road near the end of Altrye Way until the site was developed. The stream passes St. James Church but the name of the stream pre-dates the building of the church. It then joins Chaffinch Brook and flows onward into The Beck and then The Ravensbourne.



Regret was expressed at the disappearance of the ponds and streams that were once a feature of Monks Orchard. A large pond was situated near the bird sanctuary in what is now Lorne Gardens it attracted swans, ducks and children from a wide area. The pond was filled-in during the early 1930's and the site was used as a go-cart track until housing was built in the early 1950's. There is no longer a pond in the near locality where parents can take young children to feed the ducks, start to learn about wild life and explore the natural world. They now have to travel to Miller's pond in Spring Park, South Norwood Country Park or Kelsey Park Beckenham. During the long

summer school holidays streams were used by children as a source of play and daring adventures such as fishing for minnows, playing Pooh Sticks and leaping from one side to the other. Residents with long memories can recall the joy that these childhood pursuits provided whilst others will recall the pleasure of simply sitting and watching the stream meander by.

As mentioned assumptions have been made regarding the routes taken by the Chaffinch Brook and its East and West tributaries. This is not a definitive description and residents will have accurate knowledge to contribute. If you can find errors and can submit corrections please contact Bob Akers phone [REDACTED]. It could be helpful to others if an accurate record could be made.

Information and help was provided by Trevor Glosset, Derek Gunner, Alan Hardwick, Peter Smith, Jean Cook and Jim Mollison.

Planning News

Significant Decisions Since Spring Newsletter

Land at, Poppy Lane, Croydon

08/03893/P Full planning permission Registration date: 03/12/08
Erection of a three storey building for use as 84 bedroom residential care home and the creation of a publicly accessible nature reserve.

As of 05/12/2008 no consultation letters sent out as yet.

Decision: Permission Refused Committee 26/02/09

No Appeal as of 26/06/2009.

Land at, Glade Gardens

08/02069/P Full planning permission Registration: 10/06/08
Erection of 2 two storey buildings with accommodation in roofspace comprising 7 one bedroom and 2 two bedroom flats; formation of vehicular access and provision of associated parking

MORA Objected 19/07/2008

Permission Refused 12/03/2009

126 Orchard Way [Party/Card Shop]

09/00395/P Full planning permission Registration: 19/02/2009
Use of ground floor for purposes within class A5 (hot food take away) and installation of extract grille at rear
MORA objection 19th March 2009.

In Favour: 0 **Against: 69** Petitions: 0

Permission Refused 14/04/09

22 Woodmere Avenue, [KANDIES FOOD & WINE Shop]

09/00570/P Full planning permission Registration Date: 06/03/2009
Alterations; use of ground floor for purposes within class A5 (hot food take away); alterations to shopfront and erection of extract ducting at rear

In Favour: 0 **Against: 105** Petitions: 0

Decision: Not determined Application Delegated 30/04/09

Reasons: Full details are required of the proposed ventilation system.

60 Woodmere Avenue

09/00402/P Full planning permission Registration date: 20/02/09
Demolition of existing building; erection of a pair of three bedroom semi detached houses with integral garages; formation of vehicular accesses and provision of associated parking

Decision: Grant Permission 28/05/2009

Appeal Decisions:

48 Wickham Avenue

08/011996/P Full Planning Permission Registration: 09/06/08

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

MORA objection sent: 29/06/08 Acknowledge by LPA

Permission Refused: 28/07/08 Appeal Received: 02/10/08

MORA submission sent to planning Inspectorate: 03/11/08

Appeal Decision: Dismissed 30/04/09

New Applications:

73-75 Orchard Way

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

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

Consultation Close: 25/06/2009

MORA Objection sent 22/06/09

09/01448/P Full Planning Permission Registration Date: 12/06/2009

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

Retention of vehicular and pedestrian access as an amendment to 04/05082/P for the erection of 5 houses on land at 102-104 The Glade and adj 31 Watling Close. Target Date: 07/08/2009 MORA to object

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

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

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

Consultation Close: 12/07/2009 Target Date 10/08/2009

Ongoing:

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

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

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

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

MORA case for supporting the application sent 06/09/08

As of 26/06/09 the case has not yet been decided.

Other Planning Issues:

79 Gladeside:

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

Erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace. Permission Granted: 30/09/2008

The building is now virtually complete except for internal fitting out and it can be clearly seen that the build does not accord with the approved plans. Representations have been made for Planning Enforcement Officers to report on situation.

HOT TIP

The London Fire Brigade carries out free home fire safety visits.

Local fire-fighters will visit your home to talk about the fire risks in your home and fit free smoke alarms if they are needed. To find out more call the London Fire Brigade free on 08000 28 44 28 or visit www.london-fire.gov.uk

If you have any tips that you think will help others from the environment to cooking, please send them to: [REDACTED] or monksorchardweb@btinternet.com or contact Christine Ross-Smith.

The Annual Flower and Vegetable Show

The Annual Flower and Vegetable Show will be held on Saturday 8th August between 12:00hrs and 16:00hrs at Addiscombe Woodside and Shirley Leisure Gardens, (Allotments), in Glenthorne Avenue, off Shirley Road entrance between 58 - 60 Glenthorne Ave.

Schedules for those wishing to enter in open classes will be available in the canteen and shop on site throughout July and August.

There will be a steel band playing under the fruit trees, there will be plenty to eat and plenty to see and do. All are welcome. Please park considerately in local areas as on site parking is limited. (Any registered charities that wish to raise funds may request a pitch for a stall by contacting Jenny George on [REDACTED].)

Tennis for Everyone (AT SHIRLEY TENNIS CLUB)

Tennis is a game that almost everyone can enjoy. Besides being an opportunity for fun and friendship, it is a form of exercise that can actually be good for you. A small club right in the heart of Shirley makes tennis accessible all year round (having four all-weather courts), at relatively little cost, and it is in the process of re-launching itself with a view to being an important part of the community.



Shirley Tennis Club next to St John's school in Spring Park Road was founded ninety-five years ago by an enthusiastic group of local residents.

We have set up a programme of social tennis sessions that caters for those with time on their hands during the day, as well as those who can only fit in a few hours at weekends and in the evenings. This still leaves time for members to use the courts when it suits them, and for professional coaching of beginners, improvers and decliners. Annual subscriptions range from £30 to £80 for adults, and there are reduced rates for juniors and families. We are also in discussion with local schools about ways in which they can enjoy use of the courts.

We already have several new members, but there is room for many more, particularly at weekends. Contact Peter (evenings) on [REDACTED], or Trevor (daytime) on [REDACTED] for further details.

DO YOU LOVE YOUR GARDEN?

Would you be willing to share it with us for one day in sunny September?

On **Saturday and Sunday 5th and 6th of September**, Shirley will be going '**Up the Garden Path**' again and following the third Shirley 'Open Gardens' Trail.

This is a very popular community event, having previously raised over two thousand pounds for the Shirley Neighbourhood Care Scheme who help our local elderly and disabled folk. Everyone who has taken part has enjoyed the experience. It's fun!

We are currently looking for even more generous people to join us in opening up their gardens for just one day (from 11-5pm). All open gardens will feature on a trail map which is fun to follow and entry to each garden will be by voluntary donation.

Every garden has its own particular charm: your garden may not be large or perfect; it might be a bit wild or quirky, containing perhaps just one interesting feature or some element of surprise. You might have a fascination with Cacti or an addiction to garden gnomes! Whatever it is, share it! We want to see it!

Opening your garden can be a great opportunity to sell off your surplus garden plants, share plant cuttings, showcase your family or neighbours' talents and interests or just to meet the neighbours you never see or speak to!

In past years, our open gardens have featured live music; art; tea and cakes; an original air raid shelter; a fun seaside theme; Bonsai trees; recycling corners; children's games and competitions; even a working model railway! Who knows what we may discover when we go up the garden path in Shirley this year!

The event's success depends on YOUR generosity and participation so PLEASE JOIN US!

If you want to open your garden, perform music in a garden or just help out... Contact: Janice Green on [REDACTED] or [REDACTED] (mobile) [REDACTED] OR Christina Lyons-Williams on [REDACTED] (10-12.30pm weekdays) snc@cnca.org.uk **by July 25th latest.**

Road Steward Request:

We urgently require Road Stewards for:

*Camrose Close, Brookside Way, Meadow Avenue,
Ridgemount Avenue, Stoneleigh Park Avenue, Uplands Court,
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.

Will members please make your 2009 membership contribution available to your Road Steward by September. Thank You.

Editors Note: We have had a number of contributions for the Summer Newsletter which we could not include due to lack of space; any still valid will be held over to the Autumn Issue.

MORA COMMITTEE MEMBERS 2009

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MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM

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

Name:	Signature:
Address:	
Post Code:	

Please send this completed form to: **DIANE McINERNEY**

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

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