



# Monks Orchard Residents' Association



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

Croydon

(Non Party)

(Independent)

~ ~ ~ ~ ~

NEWSLETTER - Winter 2010



*A Merry Christmas and A Happy  
New Year To All Our Members.*

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



## *Chairman's Comments*

Now the days are rapidly getting shorter we can reflect on the past year with some satisfaction. We have a thriving membership and your committee have been working hard on your behalf to protect your environment and maintain our green and open spaces for everyone's enjoyment.

Now the Coalition Government have set out their stall in the number of cuts to reduce our country's financial burden we can only wait and see what affect this will have on the working population. One thing is certain it will hit everyone's pocket; perhaps our Councillors' saw this coming hence the 34% pay increase earlier this year.

I wonder where the jobless will find work. Not everyone has the wherewithal to be an 'entrepreneur.' For example, the cut in the defence budget will see the closure of RAF Kinloss. This station employs many civilians from the area who will no longer have work, and it is a long way by bike or bus to Inverness where work may be available if not already taken by the many Eastern Europeans.

Since the last newsletter we have been considering Croydon's Core Strategy and its influence on their residents. MORA has made comments on Croydon's Consultation Document which covers such issues as flood plains and green spaces. Questions such as 'what is the Council doing about Central Governments directive regarding the ten New Travellers sites we have been asked to provide' have been asked. The Council have also been requested to provide the area they will provide for each site.

Rest assured MORA will be watching developments closely but have yet to receive a reply to our questions. We will keep the residents informed.

Although there is not much good news around at the moment, we wish all our members a Merry Christmas and a Happy and hopefully, Prosperous New Year.

**Dave King**  
**Chairman**

# Adventure Golf

Residents using the footpath leading from Bywood Avenue towards the Arena tram stop and South Norwood Park have been mystified by the activities taking place at the Croydon Driving Range. Each weekday there has been forty or more large tipper wagons delivering loads of earth and rubble to the site and bulldozers and earthmovers are shaping the earth into embankments 10 metres in height around the



perimeter. Initially there were rumours that the site was being prepared for building development.

The Croydon Golf Driving Range is owned by Golfworld U.K. that in September 2009 gained permission for the remodelling and enhancement of the existing driving range to include land levels, creation of adventure mini-golf course, provision of outdoor seating, relocation of teaching bays and the erection of a 20metre high boundary containment nets. The purpose of the embankments surmounted with high nets is to prevent golf balls from landing outside the range. For years the residents of the Tolgate Estate, situated



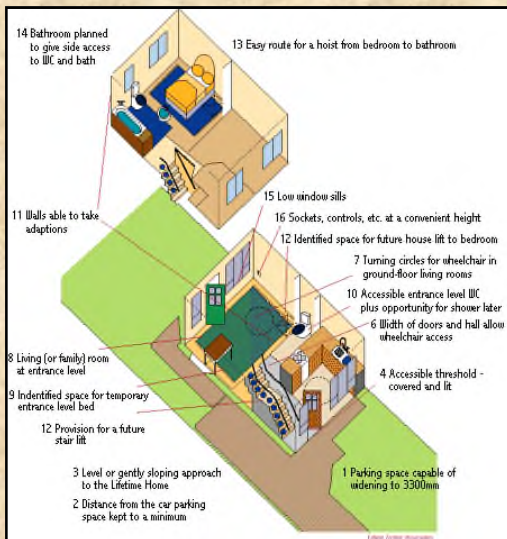
adjacent to the range, have had to tolerate golf balls travelling over the fences and causing superficial damage to their property. The new higher fencing should prevent golf balls from travelling beyond the range area and the landscaping should give a sculptured more natural appearance. The range is outside but close to the Environment Agency Flood zones and the sources of potential flooding have been identified and hopefully addressed, however, the high embankments could result in water runoff problems for properties situated adjacent to the site.

There is an immense interest in the sport of golf and this enhanced facility could provide a family day out for those wishing to participate in the sport.



## Shrinking Homes.

The smallest new homes and apartments in any major city of the western world are being built in London because developers and house builders have been able to cram as many housing units as possible on each site. They have taken maximum advantage because there has been no mandatory minimum living space standards in the U.K. since the standards set by 'Space in the Home' legislation was abolished in 1980. This has resulted in the construction of one bedroom apartments with bedrooms that you can barely squeeze a double bed inside and window less utility rooms that are marketed as potential bedrooms.



There are many such apartments and studio flats being built and sold in central Croydon; the worse probably being the empty office blocks that were converted into living accommodation. The lack of enforceable minimum living space standards is also being taken advantage of by land owners in Monks Orchard wanting to build on small back land sites. When planning permission is refused for a property to be built on a small site because it is too close to adjacent properties and has little space remaining for recreation or parking, attempts are made to overcome the problem by shrinking the size of the dwelling. The consequence is that homes are being built with dining areas that have insufficient space to invite friends to dinner, bedrooms where children cannot play and study or places to relax in without being disturbed by those sharing the accommodation.

In an attempt to curb the growth in the construction of tenement homes that are little more than rabbit hutches the London Mayor has published a London Housing Design Guide that contains 90 standards that will apply next year to all new houses built on London Development Agency owned land or any land funded by public money. It is hoped that the guide will form part of the updated London Plan





after 2012 and as such will be planning policy and cover all new housing in the private sector.

At the heart of the standards are minimum floor areas for new homes built in the capital. A one-bedroom flat must now have a net internal area of at least 50 square meters and there are minimum floor areas for every type of dwelling defined by the estimated number of inhabitants. For example, a house or maisonette with three bedrooms and four occupants (a typical enough family home) must have at least 87 square meters.

The undersupply of affordable housing for young people has created a demand for inexpensively priced homes but purchasers are getting a raw deal. Homes should offer more than space for sleeping, cooking and watching television; they should be designed, built and marketed with changing family circumstances in mind. The arrival of an addition to the family should not mean that more money has to be raised in order to upgrade to a two bedroom dwelling.

The new guide defines important standards for dwelling space, room sizes and for homes that can adapt over time. There is a great difference between Council housing constructed in the 1950's when compared to properties marketed in recent decades by the private sector. The Council provided family homes with three or more bedrooms, ample space for recreation and usually semi-detached with green surroundings. The private starter homes built recently are crammed together with dual-purpose kitchens/living rooms, small bedrooms and only the minimum recreational space.

It is to be hoped that the new London Housing Design Guide will turn the tide towards better homes for everyone. The high density small dwellings marketed today will leave a dangerous legacy of properties destined to form the sink estates of the future.

The London Housing Design Guide;

<http://www.architectsjournal.co.uk/your-business/practice/download-the-london-housing-design-guide/5205694.article>.

## **Date for your Diary:**

**MORA AGM 29th April 2011**

**St Georges Hall**

**Elstan Way**

**7:30pm for 8:00pm Start**



## *Up The Garden Path*

**We all went up the Garden Path, and it was a success!**

**It's not everyday that you see a giant Ladybird wearing stilettos and taking a cigarette break along Primrose Lane. This took place, however, on one sunny September morning when Shirley was going "Up the Garden Path" so it was to be expected!**

**The Ladybird's name was Kerry and we later found her, along with her friend Julie, the Purple Pixie, serving up delicious Cornish Cream Teas in one of the Shirley Open Gardens. Their friend, Tiger Lily, (Lisa Clifton) was giving Tarot Card readings.**



**27a Woodmere Avenue  
Mercia & Michael Nash's**

**Sixteen private gardens opened to the public during one glorious weekend and many people visited. St George's Church also joined in this year: one of their contributions was a display of scarecrow competition contestants in the church grounds. What a bizarre sight all these strange, silent figures were, loitering in unexpected places!**

**In Cheston Avenue much fun was had, trying on beautiful fascinators in the Mad Hatter's pretty little garden. You also couldn't help but smile in the quirky seaside garden where a "Ken and Barbie extravaganza" was going on. The mechanical baby swimming in his pool was also very amusing.**

**Over on Woodmere Avenue Michael and Mercia Nash's garden was described as "colourful" and "beautifully neat". There was a huge demand for their excellent cream teas. The folk group "Ethel and the Oysters" (Helen, Thomas and Marianne Etheridge with Yusaf Bhujwalla) performed their delightful blend of folk music to a garden full of happy folk and were extremely professional and very photogenic.**

**Next door in the Macmullen's garden Catherine Porter was producing heavenly music on her harp; Sophie Clayton played flute, accompanied by Flynn Spence on guitar and Peter Cook**





performed on violin. Wonderful stuff! The garden was described as “mature”, “peaceful”, “atmospheric” and “natural”.

The Tardis garden in Latimer Court was a “surprise “garden, and really did seem to grow whilst we were in it! Our excellent host Frank Lane enjoyed seeing his garden through other people’s eyes. He encouraged us to smell the hops at the end of the garden and told us all about his home made nettle feed. The garden tells a story, with a gem round every corner. The gravel path has been designed to create a riverbed effect and works well.



**Ethel and the Oysters in Woodmere Ave**

**L-R: Helen, Marianne and Thomas Etheridge with Yusuf Bhujwalla**

**Picture by Bernard Winchester**

Andrea Grenaway’s stylish jewellery sold so well here on Saturday that she was forced to

create more for Sunday. The lemon drizzle cake was also wonderful.

Orchard Avenue (described as lovely and natural, with a tinkling waterfall) featured an impressive, HUGE cedar tree (described as fabulous) which had been part of a local country estate in the 1800s. Garden owner Tony Cavey’s paintings and carving were on display. In the church grounds I saw a Ginkgo Biloba tree and Danny’s flowerbed, which was planted to commemorate a war hero killed on active duty.

The event raised over £2400 for our local Shirley Neighbourhood Care Scheme and more than £140 for crossroads. A big “thank you” goes out to all who visited and contributed. Many of the garden owners enjoyed sharing so much they are already planning their garden ‘surprises’ for next year. Would you like to join us? (Contact SNC on [REDACTED] or e-mail [snc@snca.org.uk](mailto:snc@snca.org.uk).)



**Catherine Porter playing her "heavenly" harp in Woodmere Ave**

**Picture by: Philip Talmage**



## **SAFER NEIGHBOURHOODS**

LOCAL POLICE, LOCAL KNOWLEDGE

Dear Reader,

I would like to tell you of a couple of changes to the team. PCSO Matt Tully left us in October to become a Police Constable with the British Transport Police. He had an excellent memory for names and faces and could often be seen around Shirley on his Bike. He will be missed by the team and due to the current financial situation, he will not be replaced. PC Gres Fontenell left us in November to become a Safer Schools Officer. He has an excellent rapport with young people and suits his new role. He was very proactive in Shirley



and was mostly involved with securing ASBOs and ABA's across the ward. He has been replaced by PC Jo Stewart, who comes to the team having spent a considerable time in CID and is looking forward to the challenges that Shirley poses. Please stop and say hello when you see her out and about. I wish all officers the best of luck in their new roles.

With Christmas looming we often turn our thoughts to the more vulnerable members of our community. I have recently been doing some work with Age UK. (Age Concern and Help the Aged have merged to become Age UK). They provide two telephone services to elderly people which we feel could be invaluable to some isolated people. The services are detailed by them as follows:

### **Call in Time**

*"Not having someone to talk to regularly can be lonely and isolating. That is when a friendly chat on the phone can make all the difference. 'Call in Time' is a free telephone friendship service run by Age UK. Since 2005 it has matched hundreds of older people with trained and supported volunteers who, together, enjoy a weekly phone chat about anything from the weather to hobbies to what's been going on in both their lives. Our volunteers and the people they call often become firm friends in*





*the process. The calls provide valuable on-going weekly telephone contact to develop a trusted, true friendship"*

**Good Day call**

*"These calls can provide a little extra reassurance when you're on your own - especially at times when you most need it, like when you've just come home from hospital or experienced a bereavement. If you need us to, we can give you a short call several times a week, at a time that suits you, just to make sure you are ok. These calls are made for eight weeks"*

I am working alongside the local Neighbourhood Watch to let as many people who may benefit from these services as possible. Should you, or someone you know, feel that they may benefit from either service, please contact Age UK direct on 0844 225 0320 or e-mail [callintime@ageuk.org.uk](mailto:callintime@ageuk.org.uk) or write to Freepost RSHU-UCSC-TUEG A Call in Time Team, Astral House, 1268 London Road, London, SW16 4ER (no stamp required). They will only call if requested by the person and only at pre determined times. It is a free service open to any older person in England that feels they may benefit from it.

This is also the time of year that we tend to see a rise in Burglaries and Shirley has been no exception. Burglary is currently one of our priorities and as such, we are working hard in targeting known Burglars in the area, conducting extra patrols in targeted areas and assisting pan borough units in arresting suspects and detecting the crime of Burglary. We visit all victims of Burglary and provide advice to help reduce the chances of them becoming a repeat victim. You too can help us in reducing Burglary by locking all windows and doors and not leaving keys in locks. Don't leave keys near doors and windows, as Burglars often use fishing rods to hook these through letter boxes. Don't leave any valuables on display. Consider installing an approved alarm system in your home. Keep an eye out for any suspicious activity in your road and please report it to Police, either by phoning us with any intelligence on 0208 721 2469, or if a Burglary is taking place call 999 immediately. Should you wish to report a crime, please call 0300 123 1212.

I would like to wish you and your families a very merry Christmas and a safe and Prosperous 2011!

**Sgt Simon Packham**

**Shirley Safer Neighbourhood Team**



## *Long Lane Woods*

Long Lane Woods are located beside Long Lane between Bywood Avenue and Mardell Road. They cover 15 acres, 6.07 hectares. The site lies on Blackheath Beds and a tributary of the Chaffinch Brook ran along the eastern boundary, but today this stream runs underground. The canopy of evenly distributed oak trees stand in a ground cover of grasses and brambles. The woods are predominantly oak with some ash, silver - birch, hawthorn and sycamore.

The eastern section is fenced off from the main wood and here a dense growth of hazel, elder, hawthorn with ivy and holly make a bird sanctuary beneath the canopy.

The grass under the trees is cut regularly and in the spring bluebells, wood anemones and celandines appear.

This is a small but rich section of the original woodland and is an

important wild life area in the north of the borough. The woods were purchased in 1924 by the Croydon Corporation as a public open space.

A post card from 1938 shows Long Lane Woods with the clear paths. The photograph in 2010 shows the more mature trees along the path.

The origin of the wood can be seen on early maps. From the forested hills of the Croydon Hundred land in the 1604 map of Surrey, farms developed and in the 1793 Lindly and Crossley map Ham Wood and Ham Farm are marked to the north of Shirley Common and West Shirley Farm. By 1762 in Roques map Long Lane, running towards Beckenham,

has on its south side Eighteen Acre Wood, a part of the Ham Wood on the Ham House Farm.

On the Ordnance Survey Map of 1868 Ham farm has a reduced amount of woodland and more fields and to the south the horse racing circuit is marked.

The name 'Long Lane Wood ' is used in the 1894 **Ordnance Survey map for the first time for**



**1912 Map of the Area**



**Postcard from 1938**



woodland along Long Lane and this wood adjoins the 'Alders Wood' to the north of the Ham Farm buildings. To the south now lies the Beckenham Golf Course.

By the time of the 1912 map Long Lane Wood still has fields around it, development has reached Woodside. Ham Farm and its environment remained very rural. After World War One there were a lot of changes. There were several large estates in this part of Croydon. Ham House had an extensive farm and woodland. The other estates were Shirley House, Monks Orchard House and Spring Park House. Old maps show that relatively few owners had divided up their land on agricultural needs, and as farming became squeezed out, a net-work of estates remained used by gentlemen as an amenity.

In the 1880's the Head Gardeners of these Croydon Private Estates had their photograph taken. There were over 40 Gardeners who maintained these estates with the lakes, grounds and woods and the walled vegetable gardens that provided produce for the 'Big House'.



**Long Lane Woods  
Present Day**

The breaking up of these estates occurred in the 1920's and the 1930's. The land was sold for housing. At this time there was little application of town planning principles. The Ham farm estate is an example of a poor lay out. Existing farm tracks that ran between the fields were adopted as the new roads. In parts of the area large plots remained behind some of the houses. This has led to the developments in this area that are in between the original properties. There is a small copse of original woodland, as old as Long Lane Woods, now called"

Glade Wood', that is surrounded by houses.

On the map of 1933 the development of The Glade and Woodmere Avenue with Gladeside and Bywood Avenue isolated Long Lane Woods with this urbanisation. The open area of Beckenham Golf Course remained and this still remains as the Ashburton playing fields. Long Lane Woods are near the Arena Tram Stop and are on the Bus Route 289. The trees have good autumn colour.

There was only one bench. Opposite the woods on the other side of Long Lane there is a line of Corsican pines, *Pinus*





maritima, these may have been planted as a shelter belt? There are over 40 trees , the majority are mature trees.

The Long Lane Woods are a very pleasant open space in the Monks Orchard Residents' Association area and well worth a visit.

Information has come from:

Nature Conservation in Croydon, London Ecology Unit.

Croydon's Parks, An Illustrated History. Mrs. M.A.Winterman

A Field Guide to the Trees of Britain, A.Mitchell.

Croydon Library Local Studies Pack, Shirley.



## Croydon University Hospital

Croydon Health Services would like to ask for your help. The Trust is now applying for **Foundation Trust** Status and hopes to achieve this by autumn next year. We now have 4700 public members but need to increase this number to 5000.

As a Foundation Trust, we would still be part of the NHS, but have more financial freedom to develop services best suited to the needs of our local community and will be able to involve the public in decisions on how services can be developed. It will ensure that decision making about the hospital stays close to the heart of the community.



**Croydon University Hospital**  
**[formerly Mayday University Hospital]**

To show your support of the application and the Trust you can become a member. Membership is **free**. We would encourage you, your family and friends to all become members. Membership forms are available from Mercia Nash or by calling the Trust on 0208 401 3209. You can also join online at: [www.croydonhealthservices.nhs.uk](http://www.croydonhealthservices.nhs.uk).

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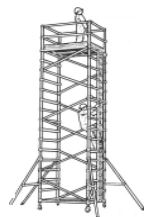
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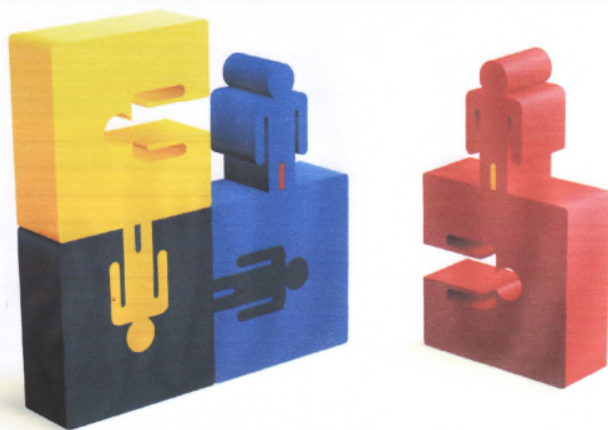
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To the full extent permissible by law, Monks Orchard Residents' Association disclaim all responsibility, liability, or otherwise, or from any action or decision taken as a result of using this 'Handy Ads Section'. We reserve the right to withdraw any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





## Get A Voice.

Programmes featuring grumpy old people form part of the nation's television coverage indicate that people tend to become more critical when they reach senior citizen status and there is plenty for all of us to



complain about in this changing world. Complaining only to those near to you will not achieve very much so why not do something positive and become a member of Croydon's Older People's Network (OPeN) where you will have a voice and be in a position to make things better for the elderly who think they are unseen and forgotten.

Since its launch on 31st March, 2001 the OPeN Network has gone from strength to strength and now has a membership of 400+ older people who receive regular mail-outs of local, national and European interest and who are invited to attend quarterly meetings in the Town Hall. At such meetings two speakers are usually invited to give a presentation and these can cover topics such as bus pass/transport, health and hospital, falls, emergency admissions, community safety, housing and energy to name but a few.

From within this membership there are a further 15-20 members who attend monthly meetings of the Planning Group who sit on many local health, police, social services and voluntary sector committees. This group also represent the Network on Better Government for Older People and the Greater London Forum for Older People.

They have a voice in Croydon, why don't you. Come and be part of the Extended Group by being on the mailing list and where possible attending the Town Hall Meetings. Alternatively, be a part of the Planning Group and get right to the heart of the decision-making processes by bringing your life's experience and knowledge to work for your community.

To join or learn more contact Pauline Dawkins; telephone [REDACTED]

[REDACTED] or email [www.talk2croydon.co.uk](http://www.talk2croydon.co.uk)



# PLANNING REPORT

## New Applications:

### **85 Gladeside; Ref: 10/03038/RES**

Discharge of conditions; minor modifications to previous plans which were originally approved by the Council in 2007.

Notes: These are minor modifications which MORA do not intend to contest.



## Planning Decisions:

### **89B Gladeside Ref: 10/02160/P**

Erection of 3 bedroom detached house and provision of associated parking.

**Decision:** Planning permission was granted on 27/08/2010. MORA did not contest this application as a similar application had previously been approved.

### **31 Woodland Way Ref: 10/02329/P**

Demolition of existing building; erection of three bedroom detached chalet bungalow; formation of vehicular access and provision of associated parking.

**Decision:** Permission refused 10/09/2010; Reason: The proposal, by reason of its design, scale and massing would result in overdevelopment of the site out of keeping with the character of the area.

### **59 Greenview Avenue Ref: 10/02431/P**

Alterations/Extension to existing Dwelling; erection of two detached dwellings; formation of vehicular access and provision of associated parking and Landscaping.

MORA objected to this proposal on 24/09/10.

**Permission Refused 20/10/10.** Reasons: The proposal would result in an overdevelopment of the site with the scale of the buildings being out of keeping with their surroundings and harmful to the character and appearance of the area.

### **2 Greenview Avenue Ref: 10/02764/P**

Erection of 2 storey two bedroom detached house at side; formation of vehicular access and provision of associated parking.

MORA Objected on 03/10/10.



**Permission Refused 21/10/10.** Reasons: The development would represent an over-development of the site which would result in a cramped and overcrowded layout by reason of its scale, design and massing to the detriment of the character of the area and street scene. Also, The development would not provide satisfactory visibility splays and would be prejudicial to highway safety.

## **Appeal Decisions:**

### **31A Woodmere Avenue      Ref: APP/L5240/D/10/2134988**

The original proposal was for; Alterations; erection of single storey side/part single/two storey rear extension; erection of dormer extensions in the side roof slopes.

Notes: This application (ref 10/01082/P), was refused by the Council on 02/06/2010.

**The appeal was dismissed** by the inspector on 13/10/10.

### **59 Greenview      Ref: A/10/2125625/NWF**

Demolition of existing building; erection of two/three storey building with accommodation in roofspace comprising a 40 bedroom care home for the elderly with associated communal landscaping; alterations to vehicular access and provision of associated parking area.

Notes: This application (ref 09/03647/P ), was refused by the Council on 18/03/2010

**The appeal was dismissed** by the inspector on 14/10/2010

## **Outstanding Appeals:**

### **Land to rear of 2-60 Love Lane, Woodside;    Ref: 10/01682/P**

Erection of 5 two storey three bedroom terraced houses with accommodation in roofspace, 8 two storey three bedroom semi-detached houses and one detached two storey three bedroom house; formation of access road and provision of associated parking.

Note: This application site is on Metropolitan Open Land [MOL]. Although NOT within MORA's area, we objected as the application was similar to a potential MOL application within our own area. MORA did not therefore want a precedent to be set by Croydon Council where such land was developed. The application was refused on 27/08/2010. The reasons included the statement that "the development would result in the loss of land designated as Metropolitan Open Land." The developer has appealed against this decision on 06/10/2010.



### **151 The Glade      Ref: 10/00374/P**

Demolition of Existing building; erection of a terrace of 3 two storey three bedroom houses with accommodation in roofspace; formation of vehicular access and provision of associated parking, cycle and refuse storage.

The application was refused on 27.05/2010.

An appeal was received on 24/06/2010 (ref: A/10/2131258/NFW).

As of date of publication, no appeal decision has been made

### **Other Applications:**

#### **2A Bywood Avenue      Ref: 10/01195/P**

Demolition of the existing building; erection of 2 two storey four bedroom semi-detached houses with accommodation in roofspace; formation of vehicular access and provision of associated parking.

Notes: The application has been withdrawn and the original house is being refurbished.



#### **Useful Contact Details:**

**CroyDoc Croydon University Hospital** [formally Mayday]

Tel: 0208 401 3637—Open when your GP Surgery is closed.

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#### **Beckenham Beacon**

Blood Tests: Tel 0208 866 808.

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Urgent Care Centre. Tel 01689 86 6667

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Open all year round 8:00am - 8:00pm

X-Ray facilities Mon-Fri 9:00am 7:00pm. Sat & Sun 1:00 to 4:15pm

#### **The Minor Injuries Unit**

Parkway Health Centre

Parkway, New Addington; Tel 0208 251 7225

Opening Hours Monday—Friday 2:00pm to 9:00pm

Saturday & Sunday 12:00 noon—9:00 pm

No extra facilities or blood test available.

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# Recent Changes to Planning Appeals Procedures



## The Planning Inspectorate

### Procedural Guidance

### Planning appeals and called-in planning applications

The Planning Inspectorate have issued new guidance on appeals procedures including new categories of appeals. An important new category for Planning Appeals is the “Householder Appeals” which means an appeal under section 78(1) of the Town and Country Planning Act 1990 in relation to a ‘householder application’, except an appeal against the grant of any planning permission, consent, agreement or approval **which is granted subject to conditions**.

A “Householder application” means: “(a) an application for planning permission for **development of an existing dwelling house**, or **development within the curtilage of such a dwelling house** for any purpose incidental to the enjoyment of the dwelling house, or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development.”

A major condition of the Householder Appeals Service is that it will use only the material which was before the local planning authority when it made its decision, and the full grounds of appeal set out by the appellant. **There will be no further opportunity for anyone to submit additional representations unless further information is requested by the Inspector.**

In order to ensure that adequate information is available to the planning Inspectorate, they have identified a number of core principles:

- that local planning authorities ensure that their reasons for refusal are **clear, precise and comprehensive**. *[historically Not always the case!]*.



- Where the elected members' (Planning Committee) decision differs from that recommended by their (Planning) officers it is essential that their reasons for doing so are similarly **clear, precise and comprehensive**; *[Again, historically Not always the case!]*.
- the need for appellants to ensure at the outset that their grounds of appeal are **clear, precise and comprehensive** and relate to the scheme as refused at application stage, without substantial changes which could lead to any party being prejudiced. *[Again - historically Not always the case!]*.

**The implication of this new guidance is that the LPA's reasons for refusal of any application likely to be the subject of an appeal must be clear, precise and comprehensive as the Planning Inspector will make a decision based upon this information only and there is no opportunity for residents or the Residents' Associations to make further submissions. If the Inspector does not support the LPA's decision and the LPA have not included all reasons made by residents or the Residents' Association, **there could be major complaints of maladministration against the LPA, as once an appeal is allowed there is no retrospective action that can be taken.****



## Reorganisation of Health Care.

During the summer, a new health White Paper was unveiled describing significant structural changes to the National Health Service. Amongst the changes proposed was that Primary Care Trusts are to be wholly abolished by 2013. The proposals, which amount to the biggest shake-up of the NHS in decades, will result in massive changes in the ways in which health services are delivered to the local community. The Croydon Primary Care Trust (PCT) provides a range of community health services, provides the funding for general practitioners and medical prescriptions, commissions hospital and mental health services from appropriate NHS trusts or from the private sector. Collectively PCT's are responsible for spending around 80% of the total NHS budget.



The new arrangements will result in GP's assuming the commissioning





responsibilities and local councils will take-on the public health aspects. This will introduce a pro-market agenda in health care with GP's buying medical services. To make this possible GP's will be made to join local consortiums, which will take over the bulk of the purchasing of NHS care. Each consortium will need qualified health management staff and these will most likely be recruited from those at present working for the PCT.

The proposals have attracted criticism; there are claims that GP's do not have the time or the expertise to be in charge of allocating multi-million NHS funds. There is also the fear that there will be closures of front line services with the least profile such as mental health. Areas where the NHS works with local government, such as care of the elderly, may suffer from cuts in council budgets. There are GP's who recognise the opportunities offered by the reorganisation but most still remain unconvinced. The reason that GP's are being given control of the NHS budget is the hope that they will spend the money more carefully. It is expected that they will receive a lower amount of money for each patient than that given to the PCT's and this could mean fewer people being referred to see specialists.

Local residents are advised to keep a check on how the reorganisation of the NHS will impact on local health provision and be willing to express their views if withdrawal or cuts be proposed in vital services for example Accident and Emergency, Maternity services or Care for the Elderly.

<http://www.publications.parliament.uk/pa/cm201011/cmhansrd/cm100712/debtext/100712-0001.htm#1007129000001>

## *Christmas Message*

*This Winter/Christmas Newsletter has not got much in it to be singing about; we need to sort out the past excesses. Perhaps it is worth stating that we all need to keep a watchful eye on any vulnerable neighbours and give help whenever needed in the good Christmas Spirit. Next year may be a bit bumpy but if people help one another we should prevail.*

*The MORA Committee wish all our members a very Merry Christmas and a Happy 2011.*





## BACK GARDEN DEVELOPMENTS – Update

MORA were delighted when Central Government announced that private residential gardens would be excluded from the definition of previously developed land. We hoped that this would bring an end to most of the new back garden developments in our suburban area and increased the housing density as given in the Autumn Nesletter.

The head of Planning Control has prepared a statement outlining the Councils attitude towards back garden developments. He quotes the changes to Planning Policy Statement 3: Housing (PPS3) which ***excludes private residential gardens from the definition of previously developed land.***

He continues to explain that despite this requirement, the Croydon Planning Department will effectively ignore Central Government's requirements as ***"Good town planning will still require the right density to be sought for each site and in Croydon we are developing a residential character appraisal as part of our Core Strategy to address this issue."***



The LPA also states that ***"Our new Core Strategy carefully considers where growth can take place so that it can be accommodated sensitively and be properly served by infrastructure"***.

Many residents may consider that this somewhat arrogant 'we know best' attitude, by the Council is not in the best interests of our community. Some may question how the 'residential character appraisal' can accommodate and define the aesthetics of our area which must include those very gardens which are to be swallowed up by new developments.

Croydon LPA's new policy, which ignores Central Governments planning initiatives is at the least disappointing. It is also similarly disappointing to consider that other planning initiatives, such as the Mayor of London's Planning Guide (outlined elsewhere in this newsletter), could be similarly ignored by using the same or similar arguments.

Ian Fraser. 19/10/2010



We do not normally publish letters from members as the newsletter is for communication of local and other news that affects or might be interesting to members. However, it is nice to receive feedback, especially when congratulatory; the following received letter was discussed at committee meeting and it was agreed that the editor should publish it in the Winter edition.

To: The Editor, MORA Magazine

With reference to the September issue of MORA's Newsletter, I am suitably impressed by the relevance of the following articles to my own particular situation.

Planning Matters - The Council's Problem or Ours. - (pages 18-19)

Permitted Development Planning Anomaly. - (pages 10-11)

The fly tippers. - (page 12)

Open Spaces in Monks Orchard. - (pages 14-17)

Local Wildlife. - (pages 8-9)

The Shirley Poppy Is Back In St John's Churchyard. - (page 3)

Sequels to the above topics would prove enlightening and worthwhile. Much of what Monks Orchard and North Shirley is experiencing is symptomatic of overdevelopment and will have consequences for many who made lifestyle choices when originally choosing this suburb to settle in. As to how the area will cope with the changes and its current range of problems is likely to be the focus of future issues of MORA's newsletters.

In this regard, and with North Shirley's best interests in mind, I do hope MORA will receive much needed participation from the new arrivals to the area together with their ongoing support!

Best wishes to those stalwarts on the Committee who presently are responsible for keeping the Association in existence and upon whom its goals and values depend.

Yours faithfully, Name and Address supplied.

## **Area Managers and Road Stewards**

**We still require additional Road Stewards for the distribution of newsletters each quarter and the collection of membership subscriptions once a year. Any member willing to assist in this important activity please contact:**

**Diane McInerney on [REDACTED]**



## Events at Shirley Library

We run free drop-in events for young children during school term times:

### Bookstart Rhymetime:

Fridays 10 - 10.30am (babies and toddlers)

Wiggle and Jiggle: Fridays 11 - 11.30am (18 months onwards)

Storytime: Thursdays 2.15 - 2.45pm (two and a half onwards)

Saturday Rock & Rhyme: Saturdays 10-10.30am (babies and toddlers)

Monthly Story and Craft Workshops for 5 to 10 year olds. 10.30 am - 11.30am and repeated 2.30pm - 3.30pm.

Please contact the library for details of dates and topics.

**For further information contact Fiona Phillips at Shirley Library Tel: 020 8726 6900 x 14300**

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Monks Orchard Residents' Association



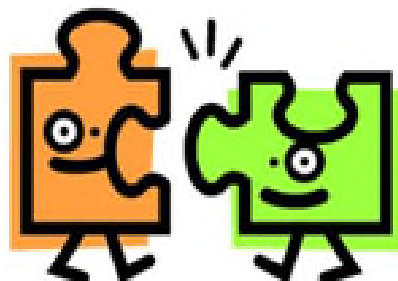
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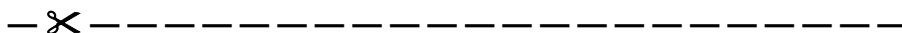
Email: [monksorchardweb@btinternet.com](mailto:monksorchardweb@btinternet.com)

Phone: [redacted] or [redacted]



# MORA COMMITTEE MEMBERS 2010-2011

Chairman	Dave King	
Vice Chairman	Vacancy	-
Secretary	Mary Evans	
Treasurer	Terry Greenwood	
Planning	Ian Fraser	
Membership Secretary	Diane McInerney	
Editor/Website	Derek Ritson	
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Social Secretary	Christine Ross-Smith	
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Neighbourhood Partnership	Joan Pring	
Trees & Open Spaces	Rosemary Rabin	-
Committee Members and Area Managers	{ Michael Nash { Patricia Turner { Anne Horton	
Committee Member	Sheila Wagland	
Committee Member	Nicki Smith	



## MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM

Name:	Signature:
Address:	
Post Code:	

'I wish to become a member of the Monks Orchard Residents' Association'  
Please send this completed form to:

**DIANE MCINERNEY**

**Thank you for supporting MORA.**

**Please pass on to a non-member.**

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