

# MORA

Monks Orchard Residents' Association

**NEWSLETTER**

[www.monks-orchard-web.org.uk](http://www.monks-orchard-web.org.uk)

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

**WINTER 2013**

(Non Party)

Croydon

(Independent)



*Merry  
Christmas  
and Happy  
New Year*

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

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## CONTRIBUTING TO MORA

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

### EDITORIAL

We welcome articles and contributions from all MORA members. Please send all material via email to [monksorchardweb@btinternet.com](mailto:monksorchardweb@btinternet.com) or via post to MORA C/O [REDACTED]

[REDACTED]. Please ensure we receive all articles for the Spring 2014 issue by January 31st 2014.

### ADVERTISEMENTS

To advertise in the MORA Magazine please contact our Advertising Manager, Barbara Turner at [REDACTED].

Please confirm which size advertisement you would like to book and if you will be

needing your advertisement designed. Each advertisement is placed for four issues and is seen by 2,000 residents.

### LOCAL ACTIVITIES

MORA are considering inserting a local activities page in the next magazine. If any members could let us know of local activities in the MORA area we will try and include them in the next issue. Anything from indoor Bowls, short mat bowls, Zumba, Mother and Toddler groups etc. Please ensure we receive all suggestions by January 31st 2014 for activities after mid-March 2014.



# CHAIRMAN'S COMMENTS



Following a late start we have had the best summer for seven years. In fact I understand from my sources our summer has reached the newspapers in Australia. As I write this on the first day of September the sun is just breaking through a light cloud cover.

I'm not sure if you read the short article in the Croydon Guardian but Croydon has been voted as one of the unhappiest places in the UK. Researchers asked around 40,000 homeowners nationwide how they felt about their area, including safety and neighbourliness. The town came second behind East London, East Central London and Ilford were third and fourth.

This brings me onto a rather pertinent point. Recently I visited a friend in Mayday Hospital. I happened to park in the A and E Car Park in Mayday Road and entered the hospital from there. There was no proper understandable signage and no one to ask directions. After about 10 minutes of wandering about this Gulag, up and down stairs and lifts that didn't seem to go anywhere I found some hospital porters who were able to point me in the right direction in this soulless place.

On arrival at the correct ward I approached the desk at which a nurse sat staring at a blank computer screen. After obtaining her attention I asked for the location of the patient who I had come to visit. Instead of checking on the data base she promptly said she had 'only just come'. Sorry, but my friend had been in the ward for the past three weeks so she should have known or at least

been more helpful. I did find a nurse who was able to guide me to the correct room. *(see article on Croydon University Hospital at page 12)*

Regular readers will note the change and improvement to the newsletter. This is in no small part due to a new member on the committee, Kevin Martin. Kevin is a graphic designer who has all the latest publishing software and knowledge of IT and together with Derek, who has been our editor for many years, has produced this Winter Newsletter. At last a massive weight will be lifted off Derek's shoulders. Some extra help here and there can make a great difference, and we greatly welcome any assistance.

I recently had the pleasure of meeting a number of constituency workers for Croydon. We discussed MORA in general terms and our AGMs. They were quite amazed that the leader of the Council, Mike Fisher attended our AGMs as did the sitting MP, Gavin Barwell. I informed them of the strength of MORA and that the Council realised this and needed to see for themselves how we operate. Both Mike and Gavin are invited to say a few words which are always of interest to the audience.

Watch out for the date of the next AGM and I recommend you come along, have a cup of tea and contribute to the lively discussion.

**DAVE KING**  
**CHAIRMAN**



# EDITOR PROFILE UPDATE



Many members have commented on how well produced and professional the newsletter is, and how much they enjoy reading it. This is almost entirely due to the skills, expertise and sheer hard work of our editor, Derek Ritson.

Derek joined the MORA Committee in 1981 and took over the production of the newsletter from Arthur Taylor many years ago. In those days the newsletter was just a single sided sheet of paper. When Bob Akers resigned from Planning – and took on the Chairmanship, Derek took on the Planning Officers job as well as production of the newsletter until Ian Fraser took on the Planning issues.

As stated, in the early days, the newsletter was just a single sheet produced on a Gestetner Duplicator in the vestry of St. George's Church. MORA then advanced to double sided A4 sheets folded and collated

to a 4 page and then an 8 page booklet using the duplicator with typed skins for each side of the sheets. Derek was helped by Ron Webster and a number of Committee members who came to the vestry to count, collate and fold the copies by hand as they came off the duplicator into the correct numbers for each of the area managers.

MORA has now entered the computer age, and the current full colour newsletters are produced using Microsoft Publisher; a reasonably priced Desktop Publishing application software. We have now virtually exhausted the capabilities of MS Publisher and we would have liked to have advanced to more professional software such as 'Adobe InDesign', although 'InDesign' is a very costly piece of software and would be considered too much for MORA's limited finances.

As Derek has suffered medical problems and is getting on a bit – 75 in December, he was concerned that there was nobody on the committee who had the necessary experience to take over and use the Microsoft Publisher software to put the newsletter together, so we have been asking for volunteers who could help and possibly take over if necessary.

Well – it has taken some time but a new member who has moved into the area has offered to assist in the production of the quarterly newsletter. He is Kevin Martin who



Typical Gestetner or Roneo Duplicator



# EDITOR PROFILE UPDATE



is a Graphic Designer and he has all the professional tools to compile the newsletter using the latest software, so you may notice a few changes in the presentation of the newsletter in the future.

We are lucky to have found Kevin as Derek was getting rather concerned how long he could continue to produce the newsletter on his own. He was running out of ideas and articles to keep interesting content and as soon as he had completed one newsletter he was working on the next one. Kevin is more

than happy to spare a few hours through the year, wanting to help support MORA with some of his skills whilst also making new friends in the neighbourhood. He will be actively seeking more news, contributions and activities to report on from the local people. In the New Year Kevin will also assist with bringing the website up to date.

Derek hopes to be helping Kevin rather than he helping Derek, but between them they will produce this Winter Newsletter and hopefully, many future issues.

## INTRODUCING... KEVIN MARTIN

**Age:** 33

**Marital status:** Married to Sam, Father to Rebecca

**Occupation:** Operations Manager for Addison Group, Europes' leading corporate communications agency

**Favourite football team:** Crystal Palace

**Previously lived:** Thornton Heath, Croydon, West Wickham, Waddon, Shirley

**Loves:** My family, football, 80's TV shows, spitfires and Apple products

**Website:** [www.kevinmartindesign.co.uk](http://www.kevinmartindesign.co.uk)



# NEW TO THE NEIGHBOURHOOD

Hi everyone,

Together with my wife Samantha and 2 1/2 year-old daughter Rebecca, we have just bought a house and moved into the neighbourhood. We had been looking for a family home for a while, somewhere we would be willing to stay for many many years, to really settle down and bring up children. Sam did lots of research on schools and activities all over Croydon and we decided this was the right area to raise our daughter and any future siblings she may have. We already knew quite a bit about Shirley and Monks Orchard, so it was about finding our 'dream house'.

Well after a few months of looking, we did, in a nice quiet cul-de-sac, backing onto Shirley Oaks fields, pleasant and peaceful and a safe area for Rebecca to grow up in. Immediately we got to know some of the people in the street and especially our new neighbours, who are a great family, always around, especially helpful with the amount of new purchases being delivered for the new place. Within weeks of moving in, we attended a great little street party, a year after the jubilee celebrations, which gave us a perfect opportunity to say hello to more local folk.

Our kind neighbour Simon then handed us a copy of the newsletter. After a little discussion about how we both really wanted to be part of how the neighbourhood develops, we decided we could both lend a hand with production. So, I am now part of the editorial team with Derek and Sam has become the Road Steward.

I want to help move MORA forward with the help of the team, share experiences and learn more about the history of the area, putting my skills to use. I would love people to send us more articles, help pack out the newsletter with more details and updates about what's happening in our corner of the world, and what's great about living in Monks Orchard. Hopefully next time you'll be itching to find out the latest local news in the MORA magazine coming through your door.

I wish all residents a very Merry Christmas and a peaceful New Year.

**KEVIN MARTIN**  
EDITORIAL TEAM





# GREETINGS FROM CHINA!



Hello everyone, my name is Yang Chen and I am from China. This summer, for the first time, I visited my girlfriend and her family in England. My stay began in Shirley with Helen's family, followed by a week in Wales. Helen also showed me Greenwich, Brighton and Cambridge amongst many other places. I loved them all.

My very first impression of England was of a very old country, which has held onto its history, particularly through its buildings. Whether famous or somewhat hidden, all of the places I visited displayed a rich culture. I also noticed that people here are very polite to one another. Strangers, for example, smile or say hello to each other, which creates a good atmosphere. In the underground station, people follow the rules before getting on the elevator, making sure to stand on the right. This is very different in China, as people are always very anxious to squeeze onto the train, which actually makes things slower. I was surprised by people's overwhelming compliance with the rules in the UK. The attentive and caring assistance provided in shops and restaurants was also unexpected. It is these kind of qualities which help to create an efficient system in a country. I hope that Chinese people will soon practice such behaviour.

Of course I must mention my experience of British food, which is so different to the food found in China. British food seems relatively simple to prepare, unlike Chinese food, which involves lengthy and complex preparation. In China, if a whole family wishes to eat a meal together, preparation normally takes several hours. Most of the time in southern China there will be many different dishes on the table and we select what we want using chopsticks. This is usually accompanied by a bowl of rice. In the north, most people will eat noodles or dumplings, with different sauces to match. China has relatively low calorie foods. Production methods in different regions have different characteristics. If you want to travel to China, you must first understand the local food. In the UK bread and dessert are fantastic. I was tempted by many different choices and couldn't help but try more than a few! I always made the right choice and enjoyed bright colours and fragrant tastes.

I love old British architecture, I like the quiet meadows and beautiful British coastline, I like the politeness towards others and people's serious and responsible attitude. There are simply too many things to say about the UK in such a short space. I had a wonderful time in England and I will return again one day.

**YANG CHEN**



# BEWARE THE JAPANESE WEED

There is a weed which if not eradicated from your garden could blight the value of your house and virtually wipe out its value. Japanese Knotweed can grow 9ft in just ten weeks and its extensive deep roots can penetrate roads, concrete, damage foundations and drains.

Building Societies and Banks are declining mortgages on properties where Japanese Knotweed is present. The reason why lenders are refusing to lend is because, if unchecked, the weed can attack the structure and fabric of the property. In one of the worst cases known, Matthew Jones and Sue Banks saw the value of their four-bedroom house in Broxbourne, Hertfordshire virtually wiped out after it dropped from £305,000 to £50,000 due to the damage caused by the weed. It had spread along the brick walls, forcing its way through flooring and had sprouted through skirting boards. The house was close to being declared unsafe and on the brink of collapsing.

Actor Tom Conti compared the weed to 'The Day Of The Triffids' after it began advancing on homes in Hampstead. Conti, 71, joked that the weed was "the Japanese secret weapon" after it began spreading along a path linked to a number of properties, including his and those of Esther Rantzen and Thierry Henry. He said it spreads like 'billy-o' over 10cm a day – and takes over everything.

Another home seller saw his deal fall through within weeks of exchange because a tiny 3cm piece of Japanese knotweed had been found in his garden. His buyer's lender panicked and refused to lend the money. If you are trying to sell your home and you discover Japanese knotweed in your garden, it is likely to cause you problems. Some buyers won't touch a house if they know this plant is in the garden, or even neighbouring gardens.

Simon Wreford, director of Japanese Knotweed Ltd, which advises homeowners, companies and councils, said: "I don't think there is one village or town that hasn't got knotweed, we are talking about thousands. If the knotweed is within seven metres of your property, it is deemed to some degree a risk by lenders."

The weed is listed by the World Conservation Union as one of the world's 100 worst invasive species. The Wildlife and Countryside Act 1981 made it illegal to spread Japanese knotweed in the UK:



Blooms during September – October







Don't think it could not be in your garden as we are aware of infestations in the Shirley Ward – so check your gardens for any sign of this bamboo like plant and take appropriate action to get rid of it.<sup>1</sup>

The Environment Agency is responsible for ensuring that knotweed waste is managed and disposed of in accordance with the knotweed code of practice.

<http://www.environment-agency.gov.uk/homeandleisure/wildlife/130079.aspx>

Advice on eradicating the weed differs. Some say you cannot just cut it down or burn it. You need a specialist team to inject the stalks. The weed spreads through its crown rhizome and stem segments rather than through seeds so it's extremely difficult to eradicate.<sup>2</sup>

Others say that cutting can be used to reduce underground biomass. Treating fully-grown stems in late summer provides the most effective herbicide control. If it is not possible to treat the mature stems (eg because of spray-drift), the stems can be cut in the spring and the re-growth treated in late summer. This reduces the height of the canes. The plant should be cut at the base of the stem. Cutting methods that produce fragments, such as flailing or strimming, should be avoided as just a small part of the stem can produce a new plant.

Studies have shown that with four cuts a year the plant loses vigour and underground biomass. The first cut should be carried out

## WHAT JAPANESE KNOTWEED LOOKS LIKE

- lush green in colour
- shovel shaped leaves
- a stem that's bamboo like in appearance
- produces white flowers around September or October
- can grow by 10cm a day



when the first shoots appear and the last cut should be done before the plant dies back in the autumn (September or October). Annual cutting will be required. Cut stems should be thoroughly dried before they are burnt or taken to landfill.

Whenever Japanese knotweed is moved from site precautions must be taken to ensure that it doesn't spread to other areas. It will also need to be disposed of properly.

## DEREK RITSON EDITORIAL TEAM

<sup>1</sup> Contributions and photographs from Marzia Nicodemi-Ehikioya – Shirley Life

<sup>2</sup> Evening Standard Monday 24th June 2013



# 400 YEARS OF CARING FOR THE ELDERLY



The Whitgift Foundation has been a part of Croydon since 1596 and although better known for its three schools, caring for the elderly is also an integral part of its mission. The charity was founded more than 400 years ago by Archbishop John Whitgift. As Archbishop, Whitgift spent much of his time travelling between Lambeth, Canterbury and Croydon, favouring the latter as an idyllic summer retreat and residing at the Palace in Croydon (now Old Palace School) – a convenient location near to London, the hive of royal and political activity. A few years after the defeat of the Spanish Armada and with a country plagued by bad harvest and wounded sailors, Whitgift decided to help the needier section of the population. He petitioned for and received

permission from Queen Elizabeth I to establish a hospital and school in Croydon. The two foundation stones of the Hospital of The Holy Trinity, now known as The Almshouses, North End, were laid on 22 March 1596.

Today the Foundation cares for more than 100 elderly residents in its three care home's,



# 400 YEARS OF CARING FOR THE ELDERLY



known as Whitgift Care. The three care homes are happy, thriving and secure communities where staff are on hand 24 hours a day to meet residents' needs, whether it is a full programme of activities, a friendly chat or just a cup of tea. Residents can live fully independent lifestyles with help close at hand or if more care and support is required, there is residential or full nursing care. Above all, Whitgift Care Homes have one thing in common – they are a place you can call home. Whitgift Care comprises:

- Wilhelmina House, Park Hill Rise is a full residential home situated in Park Hill, just outside Croydon town centre and close to transport links. Whether relaxing in the conservatory, socialising at numerous tea parties, or doing a spot of gardening, residents enjoy an active lifestyle.
- Whitgift House offers both an independent lifestyle in sheltered flats and full nursing care in beautiful grounds bordering Whitgift School, South Croydon. Staff offer outstanding care provision and the home has been awarded the Gold Standard in end of life care through an independent quality assurance process.

- The 400 year old Whitgift Almshouses, North End, offer an oasis of peace and tranquillity in sheltered flats clustered around a picturesque lawn. A chapel is housed within the grounds where residents can enjoy weekly services and a common room provides a hub for communal activity.

There are currently vacancies within each of the homes and prospective residents and their families are welcome to visit at anytime to see what life is like at Whitgift Care. To find out more about Whitgift Care and also the Foundation's other activities including the Carers' Information Service which provides free information and advice to the Borough's unpaid carers, please visit

[www.whitgiftfoundation.co.uk](http://www.whitgiftfoundation.co.uk) or call [REDACTED]



# PENSIONERS' CORNER

MORA has 48.71% members who are Senior Citizens. With the publication of the Spending Review in late June, we learned that the Government classes a rich pensioner as one with an annual income of £40,000 or over. It is estimated that there are around 600,000 pensioners in this 'rich' bracket. While that may be true, surely this is normally because they had a reasonably well paid employment, paid into a pension and made saving plans. Or perhaps like many of us, they went without a lot of life's little luxuries so as not to be a burden to the State or others in their later years and to make sure they had provided for themselves in retirement. Once this threshold has been introduced, it won't be long before it will be whittled away so it captures virtually every one with a little bit of savings and a little bit of income!

If we are lucky enough to have any savings, they now earn little or nothing in interest in the bank or building society. Gas and electricity prices have gone through the roof, and although we have had a warm spell during the summer months, the colder weather now seems to last for nine months of the year and the heating bills can become a significant, often crippling, cost burden.

As all the main political parties seem to be threatening pensioners' income and benefits and to introduce means tested benefits for the elderly, we should be as proactive as possible in the run up to the General Election for 2015, and let them know how we value our benefits, that their future is in the grey vote and in our hands. Those of you not yet of



pensionable age should also think of your futures and support the pensioners of today. If you value your bus pass, winter fuel allowance, or free TV licence etc. you can always write or speak to your current MP, or those who will be standing for election in 2015, and let them know about the issues that you are most concerned about. I say current as after 2015 they may not be re-elected!

If you are on the internet please sign the e-petition "Hands off universal pensioner benefits" at:

<http://epetitions.direct.gov.uk/petitions/49599>

If not write to your MP, Gavin Barwell MP, Croydon Central at:

House of Commons London SW1A 0AA

**Based on an article in the National Federation of Occupational Pensioners Newsletter**



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**IN SHIRLEY**

## DISCLAIMER

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



# INCINERATOR APPLICATION DECISION TO BE TAKEN TO JUDICIAL REVIEW



Solicitors for campaigners against the proposed Incinerator at Beddington lane, passed by Sutton Council and approved by the deputy Mayor, want to use a judicial review to challenge the decision to allow Viridor and Sutton Council to build a waste incinerator on Metropolitan Open Land at Beddington Lane.

So why all the fuss and what is so wrong with incinerators?

Campaigners believe that the health risks from even the most up-to-date facilities are very significant despite the complacent comments of the UK's so-called Health Protection Agency (HPA). Evidence for this is piling up all the time. It is claimed that incinerators are dangerous to the health of the local population.

The Health Effects of Waste Incinerators – 4th Report of the British Society for Ecological Medicine; by Dr Jeremy Thompson and Dr Honor Anthony show that large studies indicate higher rates of adult

and childhood cancer and also birth defects around municipal waste incinerators: the results are consistent with the associations being causal. A number of smaller epidemiological studies support this interpretation and suggest that the range of illnesses produced by incinerators may be much wider.

Incinerator emissions are a major source of fine particulates, of toxic metals and of more than 200 organic chemicals, including known carcinogens, mutagens, and hormone disrupters. Emissions also contain other unidentified compounds whose potential for harm is as yet unknown, as was once the case with dioxins. Since the nature of waste is continually changing, so is the chemical nature of the incinerator emissions and therefore the potential for adverse health effects.

<http://www.ecomed.org.uk/publications/reports/the-health-effects-of-waste-incinerators>

However, the Justice Secretary Chris Grayling wants to stop activists mounting what he calls spurious legal challenges, i.e using Judicial Review courts to delay such projects.

**DEREK RITSON**  
EDITORIAL TEAM

Extracts from – Inside Croydon, the Daily Mail  
and <http://www.stoptheincinerator.co.uk/>



# CROYDON UNIVERSITY HOSPITAL

## PURLEY WAR MEMORIAL HOSPITAL RE-OPENS

The newly refurbished Purley War Memorial Hospital is now fully open, following a complete £11.15m refurbishment. The Urgent Care Centre on the site, which has continued to provide urgent care to the community during the renovation period, has now moved to its permanent home on the site in the iconic old outpatients building facing Brighton Road. A GP practice and ophthalmology clinics will also be opening on the site in the autumn of 2013.



The hospital will see approximately 3,000 patient attendances per month from September, rising to 7,500 per month by the end of March next year.

## ACCIDENT & EMERGENCY SERVICE CONTINUES TO IMPROVE

The Trust's A&E service is showing consistent improvement in the speed that patients are received and treated. The most recent figures published by the NHS Trust Development Agency show that our A&E is meeting national targets for A&E waiting times, with 95.6% of people who come to the department being seen within 4 hours since April this year. These results place our team firmly in the top half of A&E departments in the country for this measure.



The Trust is currently undertaking a recruitment drive to tackle the London-wide challenge of staff shortages in A & E units to ensure that patients continue to receive a good service, however patients should be reassured that the unit is adequately staffed with suitably qualified interim staff.

## CROYDON UNIVERSITY HOSPITAL PARTICIPATES IN CQC INSPECTION

On 17 September the Care Quality Commission visited Croydon University Hospital. The trust was one of the first to participate in its new-style inspection process. John Goulston, Croydon Health Services NHS Trust, chief executive said: "We welcome being involved early in the CQC's new inspection regime. We see this as an opportunity to demonstrate our





progress, as well as receiving feedback on how we can improve patient experience and quality further”

“We have made significant improvements recently – our performance against national targets is getting better, we have recruited new registered nurses and consultants and we are investing £2.6million in transforming adult community services, with Croydon Clinical Commissioning Care Group (CCG). This means that where it is better for patients, we can treat them out of hospital and closer to home.”

The CQC aim to publish their report approximately one month after their inspection. For more information see the CQC website at: [www.cqc.org.uk](http://www.cqc.org.uk)

## **NHS AWARDS ADDITIONAL WINTER FUNDING**

NHS services often experience increased usage during the winter months, putting pressure on hospital and community services. As part of the government’s recent winter funding announcement, Croydon Health Services is set to receive some additional financial support over this period to provide a real boost to local health services. This will include more money for our A&E at Croydon University Hospital and also services in the community, for vulnerable older people and those living with long-term health conditions.

**MERCIA NASH**  
**PRIMARY CARE**

# **TREE PLANTING PROGRAMME**

I was asked what the tree planting programme was for Shirley.

500 trees are planted a year (limited by budget constraints)

They try to prioritise sites where either residents have requested a new tree or where there is a deficit of trees.

Planting starts at the beginning of December through to late February early March



# THE WW2 DESTRUCTION OF THE OLD ST. JOHN'S SCHOOL



In 1944 I was a pupil in the infants at St. John's Church of England Primary School in Spring Park Road, Shirley. At the time, only around twenty children attended as most had been evacuated. The school was built in 1885, replacing the original 'Dame' school of 1834 on the corner of Spring Park and Shirley Church Roads by the church and a separate boys' school built thirty-five years later. Typical of its age our school's amenities were very primitive compared to today but it had a wonderful atmosphere and I was happy there.

Wednesday, 25th July in 1944 was a beautiful Summer's day and that afternoon we were having a lesson outside in the infants' playground. Shortly before 2.30pm the air raid siren went and the teachers rapidly,

without panic, ushered us around the school into the above ground brick shelter situated in the playground on the other side of the school. Immediately after we were seated on the benches inside we heard the unforgettable droning sound of a V1 flying bomb, or doodlebug as they became known, and then the dreadful few seconds of silence as it cut out and fell. The horrendous explosion was followed by the shelter door being blown off in front of us, with terrible flashing lights which seemed to be in all colours. Eventually everyone emerged, terribly shocked, shaken and covered from head to foot in thick dirt and dust but unhurt, stumbling out to hear people running up the road shouting 'it's the school'. Indeed it was. The flying bomb had fallen exactly where we



# THE WW2 DESTRUCTION OF THE OLD ST. JOHN'S SCHOOL



had been having our lesson in the playground and our little school was damaged beyond repair. Sometime earlier the shelter had been re-inforced. There were those who had criticised it as being a waste of money as the bombing raids had eased but it was later agreed that it was this that had probably saved our lives.

I think we children could not believe what had happened and the next day some school friends and I went back and I found, in the debris by the pavement, a battered picture of kittens which had hung on our classroom wall and which I loved. I took it home but my mother was horrified and said it was looting so I had to take it back!

St John's relocated to the Benson School site until the present school was opened in 1954. I later learnt that, apart from us, our school bell and the cross which stood at the school's apex also survived. The cross is now situated within the school's reception area.

## JOAN PRING

### WARD PANEL & SECURITY

**MORA would like to thank the School for giving us permission to use the information in our Newsletter.**

**MORA Currently use the Tamberlin Room adjacent to the Church for our Committee Meetings**





## NEW DECISIONS AND APPLICATIONS:

### Decisions:

None this quarter

### Applications:

**Reference:** 13/02535/P

#### Application

**Received:** 05 Aug 2013

**Address:** 62 & R/O 64 Woodmere

Avenue, Croydon, CR0 7PD

**Proposal:** Demolition of 62; erection of 1 three bedroom and 5 four bedroom house's; formation of access road and provision of associated parking

**Reference:** 13/02068/P

#### Alternative

**Reference:** PP-02737477

#### Application

**Received:** 01 Jul 2013

**Address:** 79 Verdayne Avenue,  
Croydon, CR0 8TW

**Proposal:** Erection of 2 four bedroom detached houses and provision of associated parking.

**Status:** Ongoing

**Reference:** 13/01397/P

#### Application

**Received:** 06 May 2013

**Address:** 31A Woodmere Avenue,  
Croydon, CR0 7PG

**Proposal:** Retention of single storey out-building at rear

MORA has previously reported on an important planning issue at 31A Woodmere Avenue. **WE HAVE JUST HEARD THAT THIS APPLICATION HAS BEEN REJECTED.**

If planning permission had been granted for, **a new precedence would have been set that would have effectively legalised "beds in sheds"**, which would have degraded the character of Monks Orchard.

The LPA had to decide whether to legalise the creation of the large out-building that had been built in the back garden of a small bungalow. The out-building is 30 sq. metres larger than the host bungalow. It was erected under Permitted Development legislation, but was not built to the approved plans. The roof, walls, windows and doors were modified.

**This allowed the out-building to be used as an independent residence rather than as a gymnasium as originally intended.**

Neighbours soon suspected that the building was being used as a residential property. A Council Enforcement Officer confirmed this. He also confirmed that the plans for the property had been substantially modified.

The LPA requested the developer to submit a new, retrospective, full planning application. If the new application had been approved, the applicant would not even have been reprimanded for misleading the Council. Neighbours were able to comment on the plans which they did with zest! We were all supported by our local Councillors,





# PLANNING REPORT



our MP Gavin Barwell and Steve O'Connell our GLA Representative.

Consultation was, however still restricted as none of the objectors were able to comment on two letters composed by one of the four owners of the out-building. These letters were written and accepted by the Council **after the consultation period had closed!** Few objectors were even aware of the presence of these letters on the Council Planning website.

The carefully timed objectives of these letters were to influence the Case Officer's decision and also the decision of Delegate Planning Officers during their deliberations about this application. The letters belatedly proposed substantial changes to the use of the out-building. The applicant's new proposals appear to be an attempt to justify:

- A previous reluctance to comply with the earlier planning decisions.

- Inappropriate modifications to the outbuilding.
- His belated attempt to solicit sympathy for his wife's undefined disabilities.

MORA considered that that the applicant's letters, which were available on the Council website, should have been ruled to be inadmissible evidence as there has been no opportunity to balance the applicant's comments with objector's views. The Enforcement Officer's report was not available to planning delegates committee members or members of the public as potential enforcement procedures would be prejudiced. The applicant's letters should therefore have been viewed with similar caution.

MORA has been consistently opposed to the concept of Permitted Developments. Our views were vindicated by the events reported in the press about the misuse of Permitted Development in other boroughs. The





consequences of the misuse and lack of control of these schemes has allowed the creation of beds in sheds to build up to an alarming level in Slough. **It was reported that 6,000 “beds in Sheds” were built depriving that borough of income and costing Slough a fortune for the detection of those beds and their sheds. Further fortunes will have to be spent to bring the construction of inappropriate developments under control at the tax payer’s expense. MORA believes that this should be avoided in the Croydon area.**

We are aware that many of Croydon’s Councillors are opposed to the concept of Permitted Developments. Despite their opposition, our LPA proposed that the developer should legitimise his “illegal” permitted development by applying for a new retrospective planning application. The latter would normally need to conform with many planning policies which do not apply to Permitted Developments, such as conforming to the character of an area.

MORA are now satisfied that this development will not become the first irrationally legalised “bed in a shed” within our area. If this had occurred, the floodgates of uncontrolled misuse of the Permitted Developments system would have been created together with a potential heyday for the press and the embarrassment of the Council.

**Croydon’s legitimate tax-payers would have been required to pay for the LPA’s errors.**

**Even Slough would have been able to laugh at Croydon’s folly!**

## GENERAL PERMITTED DEVELOPMENT ORDER AMENDMENT – GPDOA PROCESS

The Town and Country Planning General Permitted Development Amendment Order 2013 introduced several changes. This note deals with House Extensions.

Single storey rear extensions 8m deep for detached houses and 6m deep in other cases will be permitted development subject to new prior approval regime which works as follows:

- The applicant must inform the LPA about their plans – information requirements are quite low – there is no need for detailed plans – a written description could be sufficient
- The LPA then write to adjoining occupiers (i.e. those with a common boundary) affording 21 days for comment
- If no objections are received from the adjoining occupiers the applicant can go ahead – the LPA have no further involvement – it is therefore important that those who the LPA consult object otherwise it’s planning permission by default
- If objection(s) are received from the adjoining occupiers, the LPA consider the amenity impacts and either grant or refuse prior approval



# PLANNING REPORT



- The applicant has to receive notification of a decision within 42 days of registration.
- Applicants have to inform the LPA of completion before 30 May 2016

These provisions do not apply to conservation areas or Sites of Special Scientific Interest (SSSIs), they are also temporary measures for 3 years expiring 30 May 2016. The legislation requires all extensions built under these powers to be complete by 30 May 2016.

Cllr Jason Perry

Cabinet Member for Planning, Regeneration & Transport

## **MORA Comment:**

**How can an adjacent neighbour assess the effect on their amenity if the applicant only provides a brief description of the plans – We suggest that all immediate adjacent neighbours with a boundary abutting the proposed development should object to loss of amenity irrespective of the description of the proposal? The Planning Authority will then consider the proposal as though it was a Full Planning Applications rather than a Permitted Development application.**

**IAN FRASER**  
PLANNING

## **BEING A GAMES MAKER**

Some of you may remember that I wrote a short article about being a Games Maker at the Paralympics 2012. On several occasions during this past year I have been asked to give talks to clubs and social groups about my experiences whilst working at the Olympic Park. If you would like me to come and speak at your club I can be contacted at [REDACTED] or email: [REDACTED]

## **BARBARA**

Any fees from these talks will be passed on to a local sports charity for young people with disabilities.

**JOHN RUSKIN CHORAL SOCIETY**

present

## ***“A Viennese Evening”***

**November 30th 2013  
in St Francis Church  
West Wickham at 7.30 pm.**

**Programme Vouchers £7.00 /  
£6.00 senior citizens / Students free**

**Tickets available on the  
door or contact:**

**Wendy on [REDACTED] or  
email [REDACTED]**



# SNT INFORMATION UPDATE



The Shirley Safer Neighbourhood Team have vacated their Wickham Road office and will be using Addington Village Police Station as their base from Friday 13th September 2013. Details will be published on the Shirley Safer Neighbourhoods Teams' website. There should also be a list of the SNT team of officers.

## NEW OPENING HOURS FOR PUBLIC CONTACT POINTS WITH POLICE IN CROYDON



**Croydon Police Station:** one 24-hour front counter service

**Berin Underwood House, Windmill Road, Selhurst:** open from 10.00am-6pm Monday to Friday inclusive

The following contact points will be open every Wednesday and Thursday evening between 7pm and 8pm and every Saturday afternoon between 2pm and 3pm

**New Addington Safer Neighbourhoods Team Base,** 42, Central Parade, New Addington, CR0 0JD

**Addington Police Station,** Addington Village Road, Croydon, CR0 5AQ

The public can still call 101 to speak to the police concerning any non-emergency issues or contact local Safer Neighbourhood Teams by telephone or e-mail.

For Shirley team: tel. 020 8721 2469; e-mail: Shirley.snt@met.police.uk

## COMING IN THE NEXT ISSUE

- MORA will be celebrating 90 years!
- AGM updates
- MORA Rules revisions proposals
- New local activities section
- Update about the MORA website
- Health Care – Get the right treatment
- Popchoir and much more



# IN REMEMBRANCE



*In ditches, more fit for pig than man.  
They battled the enemy again and again.*

*Comrades at Arms and Cause,  
Looked at Each other in silence,  
Thoughts and memories of families back home,  
Suddenly invaded the moment to roam.*

*They Thanked God for mercy and shower  
And the knowledge only history will tell the hour.  
Their eyes were wet, yet they did not weep, and even.*

*If they had it was not for them.  
It was for you, I and all men.  
With Bayonets fixed in place.  
Slowly walking, gathering pace.  
The brave men and the advance.  
Of shells, Bullets and airy dance.*

*They have lived, but for an instance  
And will live forever in Remembrance*

Said Otmani

## DATE FOR YOUR DIARY

The MORA 2014 AGM  
90 Years of Service to  
the Community

Friday 4th April 2014

St Georges  
Church Hall,  
Elstan Way, Shirley

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

## WINE TASTING IN SHIRLEY

Do you enjoy wine and would you like to learn how to enjoy it even more, in the company of a friendly, easy-going group?



The Spring Park Wine Circle meets at 8.00pm every 2nd Thursday of the month in the Shirley Parish Hall on Wickham Road.

We have a varied wine tasting schedule with visiting speakers from every part of the wine industry, and a supper is provided at each meeting.

If you would like to come along one evening to see if it is suitable for you, the charge is only £8 for introductory drinks, tasting six wines, a speaker and supper. You are welcome to simply turn up, but for more information about the Circle, please contact our Secretary, Mike Long, on [REDACTED].



# MORA COMMITTEE MEMBERS 2013-2014

Chairman	Dave King	
Secretary	Mary Evans	
Treasurer	Terry Greenwood	
Planning	Ian Fraser	
Membership Secretary	Diane McInerney	
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Ward Panel & Security	Joan Pring	
Trees & Open Spaces	Sue & Martyn Buchanan	
Membership Database	Vilas Patel	
Committee Members and Area Managers	{ Michael Nash	
	{ Patricia Turner	
	{ Anne Horton	
	{ John Helen	

## MONKS ORCHARD RESIDENTS' ASSOCIATION MEMBERSHIP APPLICATION FORM



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

(BLOCK CAPITALS PLEASE)

Full Name: .....

Address: .....

Postcode: ..... Email Address: .....

Mobile No: ..... Home No: .....

Please send this completed form with your subscription:

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NON-MEMBER.**