

Monks Orchard Residents' Association

www.monks-orchard-web.org.uk

Croydon

(Non Party)

(Independent)

NEWSLETTER – Spring 2002



NOTICE OF 78th ANNUAL GENERAL MEETING

The 2002 MORA AGM will
be held on
Friday 22nd March,
at 8.00 p.m.
In St. George's Church,
Elstan Way, Shirley.



CHAIRMAN'S MESSAGE

In today's fast paced world, very few people seem to wish to have a stake in their local community. In this modern age, people have retreated behind their own front door. The community spirit so important in times of trouble is in danger of becoming lost, only to reappear when there is a serious threat to life, peace or property. It has to be recognised that some residents work long hours, however, there are also those such as the young and the retired that could make a contribution to the life of the community and at the same time gain useful skills.

Making the effort can prove enjoyable, rewarding, and sometimes exciting. Community groups, such as Monks Orchard Residents' Association, are encouraged and expected to act as a conduit of residents' views to the Council. It is noticeable that well-supported and active residents groups can have a profound effect on the provision and use of council services and the quality of life of their area. The Executive Committee is actively campaigning on your behalf for Monks Orchard to receive its fair share of the available services. Extra could be done if the tasks were shared and if more residents were willing to donate a few hours of their time each month to help represent their local community. If you have complaints or comments about the services for which you pay, for instance, health care, road safety, transport services, graffiti removal, rubbish collection, open spaces, security, and local development, do not suffer in silence. Become active and join with others to make your views heard.

If you wish to find out how you can help, you can attend the forthcoming Annual General Meeting which is to be held on Friday 22nd. March beginning at 8. 00 p. m. in St. George's Church Hall, Elstan Way, Shirley. The only qualification needed is that you live in Monks Orchard. You can be certain of a warm welcome and we look forward to meeting you. During the evening you will receive the association's annual reports and have news from the Councillors and the Member of Parliament. This will be followed by a talk on the changes in health provision by a leading local community pharmacist.

MONKS ORCHARD RESIDENTS' ASSOCIATION

ANNUAL GENERAL MEETING

AGENDA

1. Apologise for Absence
2. Minutes of the Previous Annual General Meeting
3. Matters Arising
4. To receive and adopt the 2000/2001 Annual Reports
 - (a) Chairman
 - (b) Treasurer
 - (c) Planning
 - (d) Transport and Highways
 - (e) Security
 - (f) Local Councillors
5. To Elect Officers and Committee for 2001/2002
6. Revision of Rules
7. Neighbourhood Partnership
8. Any Other Business
9. Presentation on Primary Care and the Role of the Local Community Pharmacist.

The minutes of the previous A.G.M. are on our website, and were published in the April/May 2001 Issue of the Newsletter.

This year's Annual General Meeting is to be held on Friday 22nd. March beginning at 8. 00 p. m. in St. George's Church Hall, Elstan Way, Shirley. The general business will be followed by reports from the Local Councillors and Geriant Davis M.P. This years meeting will be the last before the change in the electoral boundaries. It will be an opportunity to say farewell and thank you to Councillor Peter Campbell and Councillor Derek Loughborough who will no longer represent the Monks Orchard ward. There will also be a brief address by Philip Ditton about Residents Against Graffiti (RAG) a newly formed independent, non political group which campaigns for a ban on the sale of paint aerosols.

The meeting will conclude with a talk by Mr. Andrew McCoig MPS Local Community Pharmacist and Secretary of the Croydon Local Pharmaceutical Committee. As a result of initiatives by the Government to improve the provision of local health care some changes have been made. These days the National Health Service offers a number of choices Self - Care, Local Pharmacy, NHS Direct, NHS Direct On - Line, Doctors Surgery, NHS Walk - in Centres plus Accident and Emergency. By making the right choice at the right time, you can get the best possible treatment. Come along and find out more.

PLANNING NEWS

There is growing pressure for changes to be made to the planning procedures in order to prevent delays in the decision making process. There is also a desire to restrict the length and cost of public enquiries. If made, these changes could reduce the grounds on which to base objections and the amount of time to prepare alternative views. Rogue developers would welcome any change that will weaken the voice of local opposition and strengthen their powers.



Residents who appreciate the green and peaceful nature of Monks Orchard will be fully aware of the pressure for more houses to be built in the locality. Viewing the local roads through the eyes of a property developer it is not difficult to identify large plots of land occupied by a single dwelling. Such plots or two adjacent plots have the potential for the erection of between three to six new homes. Some of the planning applications made recently prove that the continuing trend of developers and planners is to maximise on the use of valuable building land by cramming as many dwellings as possible. The aim is to build affordable homes. In a busy urban environment spacious living accommodation and gardens are no longer considered important. It may be a terrible thing to predict but perhaps future generations of Monks Orchard inhabitants will be content to live in one of the recently introduced, factory made, prefabricated units appropriately called 'Microflats'.

Each year a number of alterations or extensions to local properties are made without obtaining planning consent. These can cause nearby occupiers considerable concern and can result in a loss of the value of their property. They may not be fully aware of the potential problems until it is too late. It may start with a nearby resident casually and politely mentioning that he/she is planning to make a small addition to their kitchen, erect a garage or install dormer windows in the roof. They do not want to have the expense of having plans drawn up or go through a lengthy planning procedure for such a small 'bit of building work' when all that is really necessary is to obtain the agreement of the neighbours. The question is asked 'Do you have any objections?'. Caught unprepared and having no desire to upset a neighbour, the answer is most likely to be no. Work then starts on the construction and then the 'small bit of building work' appears to be much larger than originally described. It may result in a loss of light and outlook or the windows may overlook your property. The extension may spread unduly close to your property and be out of keeping with the character of the rest of the building. Then there may be further pitfalls, for instance, if you wish to sell your house and move elsewhere the inappropriate and unsightly large

addition to the adjoining or nearby property may deter potential purchasers. Additionally, after the extension is built the ownership may change and what was used as a utility room could become a living area or a workshop. It is, therefore, always sensible to involve the Planning and Development Department (phone 9696 4433 extension 2177/2299) at an early stage. You will receive impartial advice whether or not the building work is subject to new legislation, is likely to satisfy the regulations for safety, security and environmental standards. When planning permission is granted it is usually with the condition that the development shall begin within five years of the date of permission being given. Unfortunately, no such constrictions are placed on the time for completion. Some 'do it yourself building projects seem to continue for ever.

PLANNING REPORT

BYWOOD AVENUE

The owner of 4, Bywood Avenue has made an appeal to the Secretary of State in respect of the Council's refusal to allow the use of the ground floor of the corner premises for purposes within Class A3 (food and drink). The grounds of the appeal are that other shops in the parade have late opening hours. The owner has also offered a concession by reducing the trading hours to 9. 30 p.m. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an inspector.

The application to change the use of 16, Bywood Avenue (situated between One Stop and the Pet Shop) for purposes within Class A3 (food and drink) has been refused. The reasons given is that the development would be detrimental to the amenities of adjoining and nearby residential occupiers by reason of noise and general disturbance arising from use during the evening.

WICKHAM ROAD

No decision has been made on the application to use the ground floor of 221 Wickham Road for purposes within Class A3 (food and drink). A application has been made to use the first and second floors of the adjacent premises at 219 Wickham Road as offices within Class B (business).

WOODMERE CLOSE

Wren Homes have submitted a third application to build on land in the rear gardens of 18 - 24 Gladeside on land adjacent to 3 Woodmere Close. Subsequent to the refusal of the two previous applications to erect 2 three bedroom detached bungalows, the new application is for the construction of a single three bedroom detached bungalow.

CHESTON AVENUE

The appeal by Antler Homes against the Councils decision to refuse planning permission to build on land at 25 - 31 Cheston Avenue is still to be determined by the Secretary of State.

THE GLADE

The dreadful situation at the partly prepared site at 78 - 80 The Glade described in the previous issue of the Newsletter remains unchanged.



ORCHARD WAY

The appeal by Greenacre Homes to the Secretary of State following the refusal by the Council of planning permission to build on land at present occupied by a single bungalow at 164 Orchard Way has been refused. The application was opposed by the Council and residents of the Lawden Estate supported by MORA.

ORCHARD AVENUE

Land Investments and Developments have made an application to demolish the house at 79, Orchard Way and to erect 4 semi - detached town houses and 1 detached bungalow with garage plus formation of vehicular access into High Trees. Subsequent to examining the plans, visiting the site, inspecting nearby properties and discussing the application with those living nearby, MORA has supported the local residents by formally objection to the proposal. This is a clear case of the over development of a plot of limited size. The three storey town houses will be out of keeping with the special character of the area. Furthermore, the lack of adequate parking arrangements would encourage vehicles to be parked 'on street' and be detrimental to the free flow of traffic on a dangerous and busy thoroughway. News has very recently been received that an application has been made to demolish the buildings at 65, Orchard Way and to erect 2 three bedroom semi-detached houses fronting Woodland Way.

PLANNING WATCH

It is always helpful to have advance notice of the activities of planners and developers. If you are approached by developers or notice surveys taking place please let Bob Akers know, phone [REDACTED]. A full list of planning decisions and lists of applications recently received can be viewed on the Croydon Council web site www.croydon.gov.uk.

Highways

The speed calming measures positioned in The Glade have failed to prevent the nuisance and danger caused by speeding motorists. The Council has attempted to make the twisting road safer by installing speed tables.



Some residents accept that these have had an effect but others disagree and say that they have only served to increase the traffic speeds at both ends of the road. Residents living on the stretch of road between the junction of Woodmere Avenue to Elstan Way have repeatedly had their front garden walls knocked down and vehicles invading their gardens. It is estimated that there have been more than twenty-five accidents in this segment of the road. Responding to pressure from residents MORA will, once again, raise this problem before a more serious accident occurs.

Neighbourhood Partnerships

The inaugural meeting of the Fairfield, Heathfield, Monks Orchard and Spring Park Neighbourhood Partnership was held on 21st. November at Shirley High School. Approximately one hundred people attended; this included nine local Councillors also representatives from the Council and the Metropolitan Police.

Councillor Peter Felling, Chair for the evening, opened the meeting by introducing the local ward Councillors and outlined the process involved in the creation of the ten neighbourhood partnerships across the borough.

John Sheridan, Neighbourhood Partnerships Business Manager, then gave a brief presentation on the aims and objectives of the partnerships and introduced members of his team. He explained that the meetings are intended to be open, inclusive and to provide the opportunity for issues to be raised as part of a consultation process.

AIR QUALITY ACTION PLAN

Alaric Lester of the Pollution Team gave a presentation explaining the background and proposals of the Air Quality Action Plan. He announced that air quality in Croydon is a problem which is responsible for an increase in asthma and other breathing related illnesses. Around 200 premature deaths a year in the borough are thought to be caused by pollution.

The air quality in Croydon has been monitored for the last seven years with the levels of nitrogen dioxide, the most serious pollutant, being measured continuously at a number of sites. Some of the measurements

recorded in parts of the borough were in excess of the prescribed national safety levels. Responding to this threat to health in October 2000 the Council declared central Croydon an Air Quality Management Area. Subsequently, an Air Quality Action Plan was drawn up containing measures to improve air quality in the borough. A working group of key stakeholders, including Croydon Health Authority, Friends of the Earth, retail and transport businesses helped identify actions. The plan is now at the consultation stage and the views of residents are being taken into account.



The main objectives of the Plan are: low emission zones across the borough, further emission reductions from Council's fleet, priority for public transport, green travel plans for schools and businesses, electric vehicle charging points in council car parks, testing of vehicles for pollution and offering engine re-tuning. The aim of low emission zones will be to prevent heavy polluting vehicles such as older lorries, buses and taxis from entering. Only those vehicles within specified emission limits will be permitted entry. Private cars will not be affected. Issues connected with the implementation of the low emission zones include the cost of enforcement, the likely effects on small business, and the provision of tax incentives and grants to fit clean - up technology, such as catalytic converters or particulate traps, to older vehicles. Time will be allowed for businesses to adjust to the requirements of the low emission zones which will not be implemented until around 2005.

The Council has produced a report on the air quality action plan. To see a copy phone Environmental Health Department on 020 8760 5417 or visit the web page www.croydon.gov.uk/EHDDept/actionplan. Copies are also available in the Central Library in Katherine Street.

NIGHT TIME ECONOMY

There has been a huge increase in the number of public entertainment venues in the central Croydon during the past six years. Combined with extended opening hours, this has created a vibrant night culture and given employment to a large number of people. There has also been an associated upsurge in street crime and unsocial behavior. Mike Pilgrim of the Environmental Health Department gave a brief presentation about Licensing issues and Controls. He announced that the capacity of entertainment venues now totals nineteen and a half thousand, including the new Grants development, which will accommodate three thousand patrons.

It was reported that there are two separate bodies responsible for licensing public entertainment venues - the Council and the Licensing Justices. The

Council has semi-judicial powers to grant public entertainment and night cafe licenses. Those consulted before an application for a license is decided include the police, fire service, planning, environmental health, local ward Councillors and residents' associations. If there are no objections Council officers have the power to grant consent. If there are objections the application is referred to the Licensing Committee who can grant, refuse or ask for modifications. Each case has to be considered on its merits. The Council cannot refuse an application out of hand.

Many factors have to be taken into consideration e.g. location, noise nuisance, people running the club, public safety, parking policy, previous history, etc. Before a license can be revoked there has to be strong evidence, and this may be subject to appeal at the Magistrate Courts.

Applications for drink licences are determined by the Licensing Justices and special conditions apply to premises staying open after 11 p.m. Applications for late night opening have to go to the Licensing Committee and the applicants have to justify their ability, qualifications, and experience in running night venues. Additional license conditions include: a no drug policy, searching patrons before entry, closed circuit television cameras on the entrances, no jukeboxes, and payment for entry after 11 p. m. to deter clubber's drifting from one venue to another thus reducing the potential for disorder. The Council provides help by holding seminars which inform managers how to maintain orderly establishments.

The Council works closely with the Police and shares information with other organisations including Licensees through the Pub Watch scheme. It is also planned to produce a Code of Good Practice for Club Managers. Other actions being taken include the education of young people on safety issues plus measures for the quick dispersal of people away from the town center after closing time. A review of the night economy involving a major consultation process is taking place. The hope for the future is to have a more mixed economy, perhaps as in South Croydon, where the emphasis is on restaurants. Other town centers are to be visited in order to compare the procedures taken to overcome problems such as anti-social behavior. It was stressed that most of the issues identified are nationwide and that other local town centers nearer to home such as Sutton and Bromley have also seen a massive growth in town center bars, pubs and club venues.

GROUP DISCUSSIONS

The final part of the meeting was devoted to group discussions. The meeting was divided into groups composed of residents from the same electoral ward. The points raised from these discussions were graffiti, fly tipping of rubbish, abandoned vehicles, excessive speed of traffic, activities of travellers, crime and disorder. It was stressed that the Neighbourhood

Partnerships are not talking shops but are an important part of a consultative process which could influence decisions made by the Council. To enable this to happen, the minutes of each of the ten Neighbourhood Partnership meetings are forwarded to members of the Council. The Council Cabinet receives a massive amount of information from local representatives, questionnaires, referendums, council officials, neighbourhood partnerships and other consultant panels. This raises the concern that local needs and issues identified by a specific part of the borough, such as Monks Orchard, run the risk of becoming buried and overlooked among this communication overload.

The next meeting is to be held on Wednesday 20th. March beginning at 7.00 p. m. at John Ruskin College, Selsdon Park Road, South Croydon. Items proposed for the agenda are graffiti, abandoned cars, a smarter Croydon, a talk on law and order issues and the security of residents.

If you have any queries about the Fairfield, Heathfield, Spring Park and Monks Orchard Neighbourhood Partnership please contact John Sheridan (phone 8686 4433 Extension 2396). More information can be found on the website www.croydon.gov.uk/neighbourhood.

CRIME FIGURES

MONKS ORCHARD AREA

Previous year in brackets

| | | |
|---------------|----|------|
| OCTOBER 2001 | 42 | (40) |
| NOVEMBER 2001 | 44 | (56) |
| DECEMBER 2001 | 28 | (43) |

Total Numbers 2001 114 (139)

This shows an overall fall of 25.

Shirley Oaks Estate

| | | | |
|---------------|---|-----|---|
| OCTOBER 2001 | 7 | (7) | 3 Assault 3 Criminal Damage 1 Indecent Exposure |
| NOVEMBER 2001 | 3 | (8) | 1 Theft 1 Domestic incident 1 Criminal Damage |
| DECEMBER 2001 | 2 | (3) | 1 Burglary 1 Blackmail |



Security Report

Report for Year Ending 2001



Having been a Committee Member for eighteen months, I have seen a remarkable drop in the Crime Rate in this area of Monks Orchard. This is due to the outstanding devotion to duty of our Beat Officer, P.C. Chas Timms, and the tremendous help of you, our residents, in raising concerns, reporting suspected crime and illegalities to him, for his immediate inspection and subsequent action. Also, thanks must be given to the response for help with the Graffiti Clean Up last June, which has seen a marked improvement in the appearance of our roads and shops.

I have also attended four Neighbourhood Watch Committee Consultative Meetings with the MET Police at Forestdale in the year, having now been a Consultative Member for eleven years. These meetings cover a vast area, comprising the Wards of Monks Orchard, Spring Park and Selsdon & Fieldway, and are well attended by Neighbourhood Watch Co-ordinators, Police Officers, Inspectors & Fire Personnel. They cover all aspects of both services including traffic problems, school talks, street lighting, 999 calls, vandalism, smoke alarms, cycle marking, drug related incidents and vehicle theft, damage and abandonment. I come away from these meetings with a feeling that much is being achieved, but there is a lot still to be resolved.

The Ringmaster call system is now up and running again and I advise you to join, if not already on, to enable you to keep abreast of bogus callers and possible crime awareness in our area. Please contact Rosemary Oram, Neighbourhood Watch Liaison officer, on [REDACTED] Mon-Fri, 9.00am – 3.00pm. or leave a message on her answering machine, to be dealt with at the Neighbourhood Watch office, 71 Park Lane, Croydon, CR9 1BP. Croydon Police Station. I am always available for advice and help if possible, on [REDACTED], and answer phone. Please leave your name and telephone number to get back to you.

I will conclude with my great enjoyment at participating, with the Committee, on the M.O.R.A. stand at the Shirley Lights switch-on, where, according to Chas, there were around 2,000 people present – a very happy and memorable evening.

Jean Cook,
Security.

Disposal of Fridges and Freezers



One of the most frequent complaints from residents is that of abandoned vehicles and the long wait to get them removed. There is now a new potential threat to the appearance of the local roads, open spaces and woodland, that of dumped refrigerators and freezers. Laws recently enforced by the European Commission requires that CFCs (greenhouse gases) be recovered and not released into the atmosphere because they are known to have a harmful effect on the ozone layer. As a consequence, suppliers of domestic equipment will no longer offer to take the old used appliance away when they deliver a new one.

The new procedure is to contact the Fridge / CFC Removal Section of the Council (phone 020 8255 2700) to arrange for the collection and storage of the appliance prior to it being despatched to a specialised CFC gas recovery facility. The services offered by Croydon Council is, at present, free of charge but some local boroughs are charging £25 or more.

The problem is that due to high demand there is a five or more weeks waiting list for the collection of refrigerators and freezers. Those planning to exchange their appliances in the near future are advised to plan well in advance otherwise the used appliance may have to be kept in the garage, shed or garden awaiting collection.

SHIRLEY GROUP OF CHURCHES

NEWS AND DIARY DATES FOR FEBRUARY 2002



Our Bring and Buy Sale held in September, raised £250 for Christian Aid. A big thank you to everyone who came along to help on the day! Thank you also to Longheath Community Care & Church Centre for letting us to hold the sale on their premises.

We recently held our **Quiet Day** at St. John's Shirley. We were given ample time to reflect, and with the wonderful weather we had that day, also had the chance to wander in the Church Yard as well. Thanks go to St. John's for accommodating us for the day and to Rev'd Arthur Quinn for leading such a relaxing and reflective day!

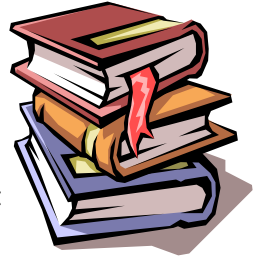
The Neighbourly Care Scheme continues to do excellent work. Its Coordinator, Gill Thomas, reported that new volunteer drivers are urgently needed to maximise the efficiency of the service. If you have any time to

spare, however little, please call Gill on [REDACTED]. The more names on the register of volunteers lightens the load. You never know, you may need the services of the Scheme one day!

Julie Turpin
[REDACTED]

Great Book Sale

Collecting is now in progress for our 5th Great Book Sale. Please can you help us by sorting through your shelves for any hardbacks, paperbacks, children's books, CDs, records, tapes and videos – which will be welcome at one of these locations:



[REDACTED] Stephen Hunt,
Jonathan Baxter,
Brian Cantrell, [REDACTED]

The sale is on Sat. 16th March 2002, 10am – 4pm at Shirley Methodist Church in Eldon Avenue. Admission 20p. Refreshments and light lunches will be available. Funds will go towards Church building improvements. Your support is much appreciated. It is hoped to raise money to extend facilities for hearing-aid users. Please note: collecting stops on Sat. 9th March.

Theatre Trips

As some of you may remember a few years ago we organised theatre trips to London. The coach collected us and delivered us back to Wickham Road or Elstan Way and we spent a very enjoyable evening at the theatre without the hassle of travelling on public transport.



I have been asked if we could do this again and we are willing to organise this, so if you would like to be included on the mailing list for future trips, please contact me on:

Tel: [REDACTED]

OR

E-MAIL: [REDACTED]

Christine Ross-Smith

Environmental Events



FEBRUARY 2002

Monday 25th

TALK: D.H. LAWRENCE IN CROYDON

19.45 Small Hall, E. Croydon United Reformed Church Hall, Addiscombe Grove, Croydon. (Near East Croydon Station and Tramlink stop)
For more information, contact the Croydon Natural History & Scientific Society on [REDACTED].

MARCH 2002

Thursday 14th

CIRCULAR WALK: ADDINGTON HILLS - 5 MILES

09.50 Meet East Croydon Tram Stop.

For more information, contact the Croydon Retirement Association on [REDACTED].

Equipment Recycling



Mayday Healthcare NHS Trust is asking local people to check their cupboards to ensure they do not have any occupational therapy equipment which they no longer need. Equipment is loaned to people to help them live independent lives and they can keep it for as long as they need, but if you or a relative have equipment which you have forgotten about, don't be embarrassed to return it. The Trust is always pleased to get it

back. For further details, please phone 020 8401 3121.

AGE Concern Supporting Independence

Services provided by Age Concern include:

Benefits Advice - trained staff can check your entitlement to extra money and help you fill in the necessary forms.

Befriending - volunteers regularly visit people who live alone.

Minor Repairs - for a small fee, arrangements can be made for someone to carry out small jobs around the home.

Trading - a range of financial services is offered to people aged 50 or over.

Transport - if you need to attend a health clinic regularly and are unable to use public transport, a volunteer driver can be organised to provide transport. Call 020 8662 8525 for further details.

Information and Advice - is the frontline service providing a walk in, telephone and appointments service.

Phone: 020 8680 5450, Fax: 020 8288 9229 or

Email: croydon@ageconcern.org.uk for further information and assistance.

ACCOUNT OF INCOME & EXPENDITURE FOR THE YEAR ENDING
31ST. DECEMBER 2001

| | | |
|-------------------------------------|-------------|-------------|
| INCOME | 2001 | 2000 |
| Subscriptions | 2558 | 2485 |
| Bank Interest | 62 | 46 |
| Profit from Tombola | <u>90</u> | <u>152</u> |
| | 2710 | 2683 |
| EXPENSES | 2001 | 2000 |
| Printing & Stationery | 1273 | 1092 |
| Road Stewards | 300 | 300 |
| Hall Hire | 15 | 15 |
| Vestry Hire | 165 | 165 |
| Over 60 Funding | 100 | 100 |
| Planning | 85 | 84 |
| Chairman's/Secretarial Expenses | 49 | 69 |
| Insurance | 55 | 55 |
| Donations | 100 | 100 |
| Social Secretary | - | 57 |
| Bank Charges | - | - |
| Donation to St. Christopher's Hosp. | 90 | 152 |
| Audit | 10 | 10 |
| Website | 112 | - |
| Total | <u>2354</u> | <u>2243</u> |
| Surplus | <u>356</u> | <u>440</u> |
| CURRENT ASSETS | 2001 | 2000 |
| Current Account | 3574 | 3277 |
| Deposit Account | 4778 | 4719 |
| CURRENT LIABILITIES | Nil | Nil |
| NET CURRENT ASSETS | 8352 | 7996 |
| REPRESENTED BY | | |
| Surplus at 1.1.2001 | 7996 | 7556 |
| Surplus for Year | <u>356</u> | <u>440</u> |
| Surplus at 31/12/01 | £8352 | £7996 |

Helping People with Disabilities to Help Themselves
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Vacant

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