

Monks Orchard Residents' Association

www.monks-orchard-web.org.uk

Croydon

(Non Party)

(Independent)

NEWSLETTER – Spring 2003



NOTICE OF 79th ANNUAL GENERAL MEETING

The 2003 MORA AGM will
be held on
Friday 28th March,
at 8.00 p.m.

In St. George's Church,
Elstan Way, Shirley.



COMMITTEE MEMBERS 2003

Chairman:	BOB AKERS Tel: [REDACTED]
Vice Chairman & Treasurer:	JOHN WALKINGTON
Membership Sec:	ALYCE MENHINNITT
Secretary:	ANNE JOHNSON
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Police Liaison/Security:	JEAN COOK
Hon. Historian:	CHARLES HUTCHINGS
Area Manager:	ELAINE ECKHARDT
Area Manager:	MICHAEL NASH
Primary Care Liaison:	MARCIA NASH
Social Secretary:	CHRISTINE ROSS-SMITH
Planning Officer:	VACANT
Minutes Secretary:	VACANT
Transport & Highways Officer:	VACANT

CHAIRMAN'S COMMENT

Residents are usually too busy, or perhaps not sufficiently interested, to give much attention to planned changes that can pose a long-term threat to their community. A good example of the result of such indifference is the London Congestion Charge that, if successful, will be introduced in other areas. Few people seem to support the imposition of the charge but the consultation process was flawed and there was no real opposition when the charge was proposed.

It is the duty of Residents' Associations to maintain a watching brief on new legislation and act of behalf of residents when proposed changes pose a threat to the peace, character and well being of an area. Your Executive Committee has been very active during the recent months. There has been engagement with the revision process of the Unitary Development Plan, preparations for the planning appeal by South London and Maudsley NHS Trust concerning the site at Bethlem Royal Hospital, action to prevent the loss of Metropolitan Open Land and the continuing need to defend the Shirley Nature Reserve from developers.

There is much more that MORA could and should be doing to represent the local community. At present Monks Orchard is not represented on the Borough Police Liaison Group, the Road Safety Committee, and the positions of Planning Officer and Transport/Highways Officer remain unfilled. If you like the area in which you have chosen to live and are interested in helping the community please do get in-touch. The forthcoming A.G.M. is a good time to pass on your opinions to your Association.

ANNUAL GENERAL MEETING

The Seventy-ninth Annual General Meeting of the Association is to be held on Friday 28th March beginning at 8.00 p. m. in St. George's Church Hall, Elstan Way, Shirley. The meeting provides an opportunity to meet the new Council members and the Local Beat Officers. There will be reports from the Local Councillors and a report back by Geraint Davis M.P.

Crime and the reduction of crime is a major concern of all local residents. Arrangements have, therefore, been made for a presentation to be given by members of the Metropolitan Police Crime Prevention Team. Come along to learn how to protect your property your valuables and yourself.

Anyone wishing to become a member or wishing to help with the work of the Association are asked to let the Chairman know before or after the meeting.

Meeting Agenda

1. Apologises for Absence
2. Minutes of the Previous Meeting
3. Matters Arising
4. To receive and adopt the 2002/2003 Annual Reports
5. To Elect Officers and Committee for 2003/2004
6. Any Other Business
7. Presentation by members of the Metropolitan Police Crime Prevention Team

The minutes of the previous A.G.M. are on our website and were published in the April/May 2002 issue of the newsletter. A copy of the audited financial report is printed on page 12.

BETHLEHEM UPDATE

Only a short update this month - we have been informed that the date of the Appeal will be on the 8th April, 2003 at 10am (the Inquiry is due to take place over 6 days, and it will be held at the Civic Centre, Stockwell Close, Bromley).

Croydon Council have not made any representation to the Appeal even though they originally objected to the development on the grounds of 'fear

of crime', whereas Bromley Council rejected the proposed development on the basis of developing on Metropolitan Open Land. We therefore urge you to write to Croydon Council to demand that they become involved in the appeal as an adjourning authority. Please quote Croydon planning reference number (02/00398/CC).

If you have already written to the relevant people, then you can put up a poster to demonstrate your support. We also urge you to show your support at any protest meetings and marches. Posters can be obtained from the MORA website.

Further updates will be available on the CABBE website (www.cabbe.org), on our website (www.monks-orchard-web.org.uk), or in further newsletters. The protest has also had media attention from the Croydon Advertiser and local television news reports.

PLANNING NEWS



The unusually heavy rainfall during the winter caused distress for some Monks Orchard residents. There were times when the drains were unable to cope and gardens were under water. Fortunately, the downpours ceased before the flood level caused serious damage. There is compelling evidence that the water table is continuing to rise, as more open drainage land is lost to development. The consequence is that the gardens of some local properties remain partially submerged in the months of summer.

The situation could become worse with the effect of global warming and changes in the weather pattern. MORA makes a point of inspecting all new planning applications submitted to the Council. Those developments that could adversely effect the free drainage of rain water are brought to the attention of the Council Planners and the Environmental Agency. Those that have lived in the area for many years often have knowledge of what happens in extreme weather conditions that can be helpful to the Council Planners.

Parts of Monks Orchard are included on the map of Flood Warning Areas provided by the Environmental Agency. This information could be helpful to those seeking to purchase a property in the area, more information can be found on "What's In Your Backyard" on:

<http://www.environmental-agency.gov.uk/subjects/flood/>.

PLANNING REPORT

GREENVIEW AVENUE - TELECOMMUNICATIONS MAST

Local residents and MORA have failed in their attempt to prevent a telecommunications mast and base station being installed in Greenview Avenue. The decision reached by the Planning Department was that prior permission was not required and that the installation should be allowed in the

form of Permitted Development Rights. Residents may find it hard to understand why they were consulted if their views had no bearing on the decision. A strong case against the proposal was made regarding the biological affects and irradiation emitted from the proposed development and its possible adverse affect on those living nearby. The Planning Department was also urged to consider the effect the size and design of the mast, towering as it will 12.5 metres into the air, would have on the residential nature of the locality. However, the decision made was that the siting of the mast on the corner of Greenview Avenue would have the least physical impact because it would be partially obscured by the high tree nearby. Concerns that the mast and equipment cabinet would obstruct the pavement also appear to have no influence on the decision reached.



There has been an increase in the number of applications to install telecommunication base stations in the area as service providers strive to improve their signal coverage in order to accommodate the new generation of mobile phones. It is clear that objections from those that live in the area will have little influence unless the mast is to be installed in a sensitive area such as near a school or nursery. Nevertheless, MORA will continue to represent the local community in opposing these applications. Experts have recently acknowledged that those living near base stations are subject to 'subtle biological changes'. A formal government led enquiry is now to be held into the consequences of irradiation emitted from these installations. Those that have strong objections to the installation of telecommunication masts in their area may like to know that a London Rally is to be held by Mast Sanity to protest about the insensitive siting of mobile phone and tetra masts. The rally is to be held on Saturday 8th. March assemble at Speakers Corner at 12.00 a.m. There is to be speeches by Members of Parliament, Scientists and Environmental Experts. Full details of the rally can be found on: <http://www.mastsanity.org/General/LondonRally.htm>.

THE GLADE

The development of the boarded land at the rear of 72 and 74 – 80 The Glade and adjoining Greenview Avenue is still subject to confusion. Glade Developments have submitted a new application for the demolition of existing buildings and the erection of 12 four bedroom detached/semi detached houses with accommodation in roof space and a pair of 3 bedroom semi detached houses all with integral garages; formation of access road onto The Glade and vehicular accesses onto Greenview Avenue and The Glade. The owners of this site seem determined to maximise on their investment by gaining permission for high-density development.

The application for outline planning permission for the demolition of existing bungalow at 83 The Glade and the erection of a terrace of 3 three bedroom houses with one attached garage was refused. A new application has

subsequently been made for the erection of a pair of 5-bed room semi detached houses with formation of vehicular access and provision of associated parking.

Hillcrest Homes have submitted an amended application for outline planning permission to demolish the existing detached bungalow at 104 The Glade and to erect two detached four bedroom houses with integral garages and access onto The Glade. The previous application was for four semi-detached houses with access onto The Glade and Watlings Close.

ORCHARD AVENUE

An application for outline planning permission for the demolition of the existing property at 2, Orchard Way (corner of Orchard Way and Orchard Rise) and for the erection of a pair of 4 bedroom semi-detached houses with integral garage and formation of vehicular accesses.

CHESTON AVENUE

Antler Homes have gained permission to demolish the existing buildings at 25 – 31 Cheston Avenue and to erect 6 five bedroom and 2 four bedroom detached houses with garages and formation of access road. Antler Homes initial plans for the site were for the erection of 12 detached four-bedroom houses. This and subsequent applications were refused by the Council leading to an appeal to the Secretary of State. Residents living nearby were concerned about the housing density and the loss of amenity. Supported by MORA, they combined to resist each proposal. Sadly, the fight has been lost but pressure from residents has resulted in the number of properties to be constructed on the site being reduced and the layout modified. Furthermore, stringent conditions have been imposed on the developers regarding parking arrangements, the protection of the trees and landscaping.

PLANNING WATCH

It is always helpful to have advance notice of the activities of planners and developers. If developers ask you to sell your land or property please phone the contact number printed at the front of this newsletter. A full list of planning applications received and decisions made can be viewed on the Croydon Council web site:
http://www.croydon.gov.uk/pddept/planning_applications.htm

NEIGHBOURHOOD PARTNERSHIPS

An extra meeting of the Fairfield, Heathfield & Shirley Neighbourhood Partnership and the Addiscombe, Woodside & Ashburton Neighbourhood Partnership were held in January. The meetings were held as part of Croydon Councils consultation with residents about its future service and spending priorities. The priority areas discussed are listed below together with a brief summary of the responses made.

1. Better and fair access to services (a) Need to know what is done – better information is needed (b) The Council could be more intelligent about how it gets its message across (c) Lots of paper but still don't know what their money is spent on.



2 Education and life-long learning (a) The priorities are right but not being implemented properly (b) Use businesses more to help secondary education (c) It all comes from the parents. (d) Some parents have taken their children out of Croydon schools due to concerns about standards.

3. Regenerating the Borough (a) Some scepticism about going for awards – City Status. (b) First impressions count – East Croydon is poor image (c) Less money spent on promoting Croydon and more on services. (d) Parking charges should be reduced to attract more people to use the centre. (e) Big mistake not to provide parking along with tramlink – but something can still be done.

4. A clean and green environment (a) Service contracts need to be tighter – with penalties (b) Too much emphasis on drivers not pedestrians. Consequences could be tragic. (c) Night buses are supported and should be developed. (d) Mistake not to have provided car parking with tramlink. (e) Sponsorship could pay for roundabouts (f) The Parks Department should value its volunteers – The Ecology Centre (g) The Open Spaces in the Borough could be much better managed. (h) The green belt is a critical issue for Heathfield. (i) Re-cycling is very poor – others boroughs felt to do much better. (j) More support for initiatives like Smarter Croydon.

5. Reducing Crime (a) All very well making the town centre safe but don't forget the outlying areas. (b) Developing neighbourhood watches – like Shirley should be a priority. (c) The perception is that it is a less safe place although statistics don't show this (f) Car dumping is still a very major issue – The abandoned car was removed today.(g) More bobbies on the beat – we don't know them. (h) Strong call for more accountability to the local community – targets (i) Need to get parents to take responsibility. (j) Development opportunities needed for young people. (k) Want to see proper analysis of the difference wardens are making. (l) Some joined up thinking - for example Social Services could intervene.

6. What about paying for it. (a) Need to demonstrate existing value for money – we want to know how the money is being spent now. (b) Look for innovative ways to generate income – sponsorship from business. (c) To consider paying more we must see improved outcomes. (d) Want hard financial information and proper management of funds. (e) The council's buildings are all heated too much. (f) Council tax collection rate could be improved.

Conclusions. (a) Need to demonstrate value for money and efficiency (b) Services are valued but not enough information. (c) A series of Royal visits would get the borough cleaned up!

Copies of a booklet containing a brief outline of Croydon's Draft Community Strategy entitled Making Croydon Better for You 2003 – 2006 are available from local libraries, the One Stop Centre at Taberner House and: www.croydon.gov.uk/neighbourhood.

Croydon Unitary Development Plan

The Croydon Unitary Development Plan (UDP) is in the process of being revised. This is an important legal document which, amongst other things, sets out the land-use policy framework used to determine applications for planning permission. The UDP or Croydon Plan as it is now called is in the early stages of being reviewed, revised and will eventually be replaced. The present UDP was adopted in 1997 and the Council has a statutory duty to keep it under review and up to date.

The new plan will include new government planning guidance, commitments to directives from the European Union, The Mayor of London's strategies, also changes proposed by councillors, developers and the public. The process of reviewing began in October 2001 and the First Deposit Draft Replacement U.D.P. was issued in November 2002. Everyone has the opportunity to comment on what is in the plan and what is missing and to have their comments considered by an independent Inspector. The U. D. P. is formulated by Croydon Council and goes through a process of objections or comments of support and culminates in a public enquiry conducted by a planning inspector. It is finally enshrined as an Adopted U. D. P.

Effective public engagement in the plan making process is essential. MORA has studied the plan and made representations on behalf of local residents. Changes sought were those concerning the loss of metropolitan open land, telecommunication masts, shopping parades, road safety and street parking. Many of the current policies had been carried forward into the new draft but there is always pressure for change from developers and others. Some of the rules are ambiguous or have loopholes that can be exploited. The test of a good planning authority is whether they abide by the spirit of the legislation and if the rules are fairly applied.

Those that wish to know how the first deposit draft may affect their local area can inspect copies at local libraries, the One Stop Centre at Taberner House or on the www.croydon.gov.uk/pddept/udp_review.htm.

The 'Pop In'

If you feel that some human company would be nice and that you would like a friendly chat over a cup of tea or coffee, make a point of visiting the 'Pop In' held at St. George's Church Hall every Monday (except Bank Holidays) between 10.30 and 12.00 a. m. Everyone is welcome, there is no joining fee and the refreshments are offered at a very low price. Many local people find it an opportunity to meet friends, exchange views and to keep up to date with community information. If you feel in need some friendly cheer why not give it a try? All those that 'pop in' can expect a warm welcome.

Security Report



NEIGHBOURHOOD WATCH UPDATE

After some 3 years, I can now report a definite upswing in Neighbourhood Watch interest over the country and I am pleased to say that much is being done to recruit new co-ordinators. During this year I have again attended 4 committee meetings at Forestdale, along with regular dedicated members from Selsdon, Shirley and Monks Orchard, (now incorporated in the Ashburton Ward). A new Chairperson and Secretary have been appointed since the retirement of Sonia Curtis and Keith Soulsby, and a new Chief Superintendent, Vicki Marr is now at South Norwood Station. In the past 2 months I have attended 3 training days at Croydon Station, the first day being shown over parts of the building and a concentrated discussion on Home Security. Day 2 consisted of strategies on Bogus Callers, particularly the elderly, and Day 3 opened our eyes to the damaging effects of all illegal drugs and their appearances.

On the 9th November, a conference held at the Brit School T.Health, engendered interest from approx. 120 members from the Croydon area, where much discussion took place and numerous questions asked. The lack of beat officers seen was explained fully in the fact of the ward changes which are now larger than in previous years, thus making the policing of Ward areas very difficult. However, we were assured by Chief Superintendent Vicky Marr, that sufficient members of the new recruits were ending training at Hendon, and would soon be out on the streets. Naturally they would be accompanied by experienced officers until fully able to "go it alone". This is good news, but we must be patient a little longer. It is with great relief that I can report a considerable drop in graffiti, vandalism and abandoned cars in the Monks Orchard Area, but vigilance must be paramount in the case of burglary.

I must stress the warning from the Council of the necessity of removing or drastic trimming of large conifers placed in the **front** of your property. These constitute a very safe haven for robbery from porches and front windows, out

of view of your neighbours. With regard to garage burglary, please attempt to use your driveway to park at night (not in the road), and place vehicles as closet to garage doors to block both up-and-over and side-opening types. To the elderly, it is strongly advised to ensure **all** doors and windows are securely locked from dusk onwards, curtains are drawn when lighting up, do not open your front door to anyone at any time without putting the chain across, and checking identity before allowing anyone inside. If in doubt, leave them outside and phone a neighbour for help. For families, please be observant with your children—if you notice any change in behaviour, lack of appetite, mood swings, lethargy or hyper activity, please consult your GP with a view to examination.

Have a wonderful, crime-free New Year.
Jean Cook, Police Liaison & Security

Information Request!



Do you have any information on the following buildings?

Monks Orchard Mansion?

Shirley Park Farm?

Park Farm?

Dower House (original)?

South Lodge (by White Hart)?

Holly lodge (North lodge)?

Did you work on any of the Farms or in Monks Orchard Mansion?

Have you any photos of the above?

I am writing a book on Monks Orchard, and would appreciate any help you could possibly give. Contact Pat Manning on [REDACTED].

Email: [REDACTED]

Short Break in Ireland



SUNDAY 21 TO SUNDAY 28 SEPTEMBER 2003

£425 per person (single supplement £84 per person) - Luxury coach travel throughout - Return ferry crossings Fishguard / Rosslare - 7 nights dinner, bed and breakfast - Full breakfast on the return ferry - Guided tour of Ring of Kerry & Ring of Beara - Visits to Waterford Crystal Factory and shop, Blarney Castle, and Jameson's Whiskey Centre (paid locally) - Ride on the famous Irish Jaunting Carts (optional) and a trip on the Killarney Lakes with free time in Killarney (also paid locally).

Hope you will be able to join us!

For further details contact: Christine Ross-Smith. Tel: [REDACTED]

E-mail: [REDACTED]

PALS – Patient Advice and Liaison Service

020 8680 2008 ext 282

(8.30am to 4.30pm, Monday to Friday)

The PALS service is available to patients, their families and carers, the public and staff to give:

- Details of the Trust and its services
- Advice and support
- Information on diseases & conditions and voluntary organisations & support groups
- To receive suggestions
- And resolve problems and concerns—quickly



Contact: Steve Hunt, PALS Manager,

12-18 Lennard Road, Croydon, CR9 2RS.

Tel: 020 8680 2008 ext 282 Email: pals@croydonpct.nhs.uk



Bywood Medical Centre

The Bywood Medical Centre on the corner of Brookside Way is an essential part of the local community. The centre was established in response to pressure from residents who recognised the need for a local medical centre. Previously, those feeling unwell had to travel to Addiscombe, Elmers End or the Wickham Road to visit a Doctor. Dr. Brambri set up the practice with only a few patients over twenty years ago and was responsible for its development.

Dr. Brambri retired in January and the future of the medical centre was in some doubt because there was no guarantee that another practice would take on the centre and run it as a branch surgery. Fortunately, Dr.A.Abbot and Dr. H.P. Abbot have recently taken over all the services previously provided by Dr. Brabri and Bywood Medical Centre is to continue to be maintained as a surgery.

There have been some changes to the timing of the Doctors surgeries, which are by appointment only: Telephone [REDACTED] for further information.

Shirley Xmas Lights - THANK YOU!



TO THE HEROES OF WICKHAM ROAD

What WONDERFUL people you are to turn out, on what can only be described as the wettest night of the year, to support your local traders at the switch-on of the Christmas Lights along the Wickham Road. Despite the pouring rain your spirits were undampened and in a true display of Brit-grit it was worth the effort. The Raffle, drawn on 14th December, too late for

publication this month, has been well supported, and the Christmas Fair in the Shirley Halls was particularly well patronised, not really surprising in view of the weather conditions.

We hope to continue with this event in future years, and if you continue with your support as well as you did, it makes all the effort worthwhile.

A VERY BIG THANK YOU TO EVERYONE!

Chris Rutter
Photography
213 Wickham Road

John Muddle
Shine Hair & Beauty
186 Wickham Road

ACCOUNT OF INCOME & EXPENDITURE FOR THE YEAR ENDING 31ST. DECEMBER 2002

INCOME	2002	2001
Subscriptions	2659	2558
Bank Interest	31	62
Profit from Tombola	-	90
Total Income	2690	2710
EXPENSES	2002	2001
Printing & Stationery	2283	1273
Road Stewards	400	300
Hall Hire	15	15
Vestry Hire	187	165
Over 60 Funding	-	100
Planning	-	85
Chairman's/Secretarial Expenses	65	49
Insurance	346	55
Donations	300	100
Social Secretary	-	-
Donation to St. Christopher's	-	90
Audit	10	10
Website	100	112
Subscription to BCTV	25	-
Total	3731	2354
Surplus	-1041	356
CURRENT ASSETS	2002	2001
Current Account	2505	3574
Deposit Account	4806	4778
Total Assets	7311	8352
CURRENT LIABILITIES	Nil	Nil
NET CURRENT ASSETS	7311	8352
REPRESENTED BY		
Surplus at 01/01/2000 (brought forward)	-	7996
Surplus at 01/01/2001	8352	-
Surplus for the Year	-1041	356
Surplus at Year End	£7,311	£8,352