

MONKS ORCHARD RESIDENTS' ASSOCIATION

Croydon

(Non Party)

(Independent)

NEWSLETTER – WINTER 2000

Wishing All Our Members
A MERRY CHRISTMAS



AND A HAPPY NEW YEAR

CHAIRMAN'S MESSAGE

During the past few months my attention has frequently been drawn to what appears to be a gradual deterioration in the standard of local services. Residents have reported that highways and pavements remain unswept and littered. Contractors engaged to undertake the cleaning of streets only partially fulfil the task by picking up the more obvious larger items of rubbish and as a consequence, smaller items and much surface dirt are left behind. Sadly, the thorough sweeping of pavements and gutters seems to have become a thing of the past. Residents have also felt the need to complain about the weeds and other foliage that has been allowed grow unchecked on pavements, verges and in gutters throughout the area. On other estates the grass has been cut and the weeds treated but in parts of Monks Orchard unwanted and unsightly foliage have been allowed to grow unchecked throughout the Summer and Autumn. Furthermore to add to our worries the number of police officers allocated to keep order in the area has been drastically reduced and this has resulted in some localised disorder problems. The Officers of this Association that pursue these problems on your behalf tend to be fobbed off with weasel words such as 'we are experiencing trouble with the new contractor!' The general conclusion must be that we are paying much more for less or, as is often the case, local resources have been directed elsewhere..

If you are one of those residents disenchanted with the standard of local services why not become a member of the Executive Committee? Your help is urgently needed to campaign for improvements. Don't just suffer in silence become involved and make your voice heard!. Much more could be done with your help. If you care enough and are willing to help by giving an hour or so each month to represent and help your local community I will be delighted to hear from you: phone me direct on [REDACTED].

The new electoral arrangements commence this Spring and Monks Orchard will no longer be a separate electoral ward. It will be divided almost in half, the northern part will be combined with the Ashburton ward and the southern part will form part of the newly formed Shirley Ward. With your goodwill and support M.O.R.A. is to continue to represent the local community and to endeavour to preserve and improve the nature and character of the area in which we have chosen to live.

This issue of the newsletter coincides with the start of the festive season. On behalf of the Executive Committee I wish you a Merry Christmas and a Prosperous New Year. May 2001 be a good year for all of us.

Bob Akers - Chairman



SECURITY

Well the end of the year is nearly upon us once again. This year has been reasonably good to us all on the MONKS ORCHARD WARD. The crime rates are slightly down on the previous year. It would have been better, if not for the number of Domestic incidents that have been reported; a majority of which are not crimes, but arguments between partners.



Now that the Christmas season is nearly here I would like to remind you all of security, especially over the holiday period. Please do not leave Christmas gift packaging outside your premises as this tells a potential burglar what people have had for Christmas. Remember, not all people visiting your home leave presents. Also, please do not leave your presents in view of the window. These small steps will deter the unwanted guest.

THE CRIME FIGURES FOR 2000. (1999 in brackets)

AUGUST 2000	59	(73)
SEPTEMBER 2000	52	(64)
OCTOBER 2000	34	(68)

I still attend St GEORGES Church, ELSTAN WAY each MONDAY between 10.30am and 11. 30am to answer any problems you may have. I can be contacted there or in the office on [REDACTED] (There is an answer phone). Or of course while I am walking about the area.

I wish you all the best for 2001 and hope for a peaceful and crime free year.

PC290 - CHAS TIMMS



ANNUAL GENERAL MEETING

The Annual General Meeting of Monks Orchard Residents' Association is to be held on Friday 30th. March in the Main Hall of St. George's Church, Elstan Way beginning at 8.00 p.m. All members and those interested in becoming members are invited to attend. Come along and hear reports from your Officers and Local Councillors. Light refreshments are provided.

The general business of the meeting will be followed by an illustrated talk on the History of Croydon by Steve Griffiths, Archivist, Croydon Local Studies Library and Archives Service. The talk will refer to some of the beautiful old maps, photographs, and other documents dating back to the 14th. century which are held in the Local Studies Library. The information they tell us about how Croydon and the lives of its inhabitants have changed over the centuries will be explored and discussed. The talk will be illustrated with slides.



PLANNING REPORT

A relatively quiet spring was followed in the latter part of the year by the arrival of a number of controversial planning applications. A proposal was submitted to change the use of the ground floor of 4, Bywood Avenue from class A1 (retail) premises to purposes within class A3 (food and drink) . This caused a strong wave of protest from residents in The Rosary, Bywood Avenue and Chaffinch Avenue. The premises in question have been the local hardware outlet for over fifty years and which has, until recently, been well supported by local residents. The prospective owner plans to convert the corner premises to a fish and chip shop. This proposed change of use will add to the number of shops in Bywood parade that remain open for business until late. Residents are concerned because adolescents that gather in the area after dark create noise and disorder problems. MORA has objected to the proposal on the grounds that if further changes are made the retail function and vitality of the shopping parade will be under serious threat



and other essential local retail outlets will lose business and be lost to shoppers. Furthermore, nearby residents will be exposed to greater amounts of air pollution and may have to keep their windows closed permanently. To date, no decision has been taken on the proposal but the hardware business has been closed down and the premises sold.

CBP New Homes submitted a second slightly amended application for permission to demolish 76 - 80 The Glade and to erect 9 four bed roomed detached houses with integral garages plus formation of an access road. The first application was refused because it would have resulted in an over development of the site, produce an unsatisfactory internal road layout and the new houses by reason of their size, siting and design would result in an unsatisfactory relationship with adjoining properties. The amended application has subsequently received approval subject to a number of conditions aimed at protecting the privacy of adjoining occupiers and the retention of established trees.

The long running saga of the British Petroleum Petrol Station at 181 Shirley Road looks set to continue. Subsequent to withdrawing the second application a third planning proposal has been submitted. Only slightly amended the plan is to demolish the existing buildings and remove the underground tanks, redevelop the site to provide a new petrol filling station (to include canopy, pumps and underground storage tanks) car care facilities and a sales building with automatic telling machines; alterations to vehicular access and provision of associated parking. As mentioned in previous reports some illegal expansion of the site has already been achieved by demolishing the attached domestic garage of the adjoining house and by occupying some of the garden. The adjoining house has now been sold minus its garage and a large portion of its garden. Sadly the new proposal fails to address a number of serious issues, one of which is the change of land use from residential to commercial purposes. It is unfortunate that British Petroleum continue to act in such a cavalier fashion and have caused so many problems for the occupants of the adjoining properties.

The arrival of a number of applications from Barnfield Homes Ltd. proves that the company has been busy scouring the area for any space on which to erect an additional dwelling. They seem to have approached a number of owners of detached properties that have a space between their dwelling and the adjoining property. These spaces are usually occupied by a garage , however, the suggestion is made that if the garage is demolished a house could be built on the space thereby providing the owner with a cash windfall. In order to fit

into the limited available space the three or four bedroom dwelling has to be unusually narrow with the garage occupying most of the ground floor with the main living rooms situated on the floors above. Unfortunately, this style of inset building is usually of a different design and appearance to the existing neighbouring properties and completely ruins the visual and dispersed character of the area. Furthermore, as a consequence of occupying almost all the available space the construction adversely impacts on adjoining properties.

One such application has been made by Barnfield Homes Ltd. for planning permission to demolish the existing garage of 3, Lorne Avenue and to erect a detached three bedroom house with integral garage. The two previous applications made on behalf of the owners of the property have failed to gain approval. Residents living nearby have combined to oppose this new proposal. A similar application by the same developers has been made to demolish the existing garage of 93, Orchard Avenue and to erect a detached four bedroom house. This application has now been coupled with an alternative proposal to erect 2 three bed room semi - detached houses on the same site.

Antler Homes have applied for permission to demolish four bungalows at 25 - 31 Cheston Avenue and to erect 12 detached four bed roomed houses. This application is the cause of considerable concern to those residents living in close proximity because the proposed development would constitute an over development of the site with a cramped and over crowded layout out of keeping with the dispersed character of development in the locality. Furthermore, the development would be detrimental to the amenities of the occupiers of adjoining residential property by reason of the very high number of proposed dwellings and their siting resulting in visual intrusion, a loss of outlook and a loss of privacy.

The present trend suggests that a bungalow purchased and demolished by developers can provide space for at least three luxury three/four bedroom houses. The long term future of the numerous bungalows with gardens in the Monks Orchard does not look too certain.

If you are approached by developers please let Bob Akers know on [REDACTED].



ROAD STEWARDS

URGENTLY NEEDED FOR THE FOLLOWING ROADS: -

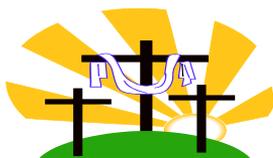
Baron Walk,	Potters Close,
Ham View – Courts H & G	Cheston Avenue
Kempton Walk - Courts L,M,N & R	Shirley Avenue (part of),
Regency Walk - Courts E,F & G	Valley Walk
Regency Walk - Courts Q,R & S	Aldersmead Avenue,
Radnor Walk – Courts T & U	Oak Way
Sloane Walk - Courts A& B	Mardell Road
The Glade (part - the long lane end)	Long Heath Gardens/Long Lane there are about 10 members)

If you live in one of the above roads and can spare about an hour every three months, to deliver the MORA NEWSLETTER etc. Please give me a call on: - [REDACTED] Alyce Menhinnitt

YOUR HELP WILL BE VERY MUCH APPRECIATED BY ALL ON THE M.O.R.A. COMMITTEE AND M.O.R.A. MEMBERS.



THE SHIRLEY GROUP OF CHURCHES REPORTS -



Carol Singing – Saturday 16th December -

Each year members of churches in the Shirley Group, gather together with our musical accompaniment, courtesy of Brian & Janette Stewart (St. John's) and Andy Bebington (Our Lady's), in the Wickham

Road to bring the season of goodwill to the people of Shirley! We also collect a tidy sum to give to the annual YMCA Cold Weather Shelter in Croydon!

We will commence the festivities on the corner of Oak Avenue at its junction with Wickham Road at 10am for an hour, then proceed to our spot outside Co-op in Wickham Road for approximately 11am where we will be singing for a further hour. **Please feel free to come along**

and join in, at any time, for as little or as long as you can. The passers by always give us a warm reception and, well it wouldn't be Christmas without Carols!! It's also really lovely to see the childrens' faces as they pass by and put their coppers in our collection box!

In addition, this year we have decided to spend the evening of **Wednesday 20th December** carol singing on the Longheath Estate, in support of the new **Longheath Baptist Church**, which as you know opened earlier this year. We will be meeting at Longheath Community Centre for 7pm and will circle the estate for approximately two hours. Again, we would be pleased to welcome any volunteers (especially members of choirs!)

Our Lady's Choir are producing a CD in time for Christmas – the ideal Christmas present! Called "Annunciation", the CD includes items from the opening recital on their new organ and music especially written for their liturgy. £3 from each CD will go to St. Christopher's Hospice and £3 to the Liver Research Appeal. The CD will cost £10 and ranges from modern items to Bach, Handel and plainchant. CD's can be ordered from Pam Winters, [REDACTED]. CD's can be collected from Our Lady's respository or add £2 per CD for postage.

Shrublands "Friends from Abroad" refugee project is urgently in need of donations of furniture, especially wardrobes and cookers. So if you have a piece of furniture you are no longer in need of , please telephone Susan MacDonald at CETS on [REDACTED]. Smaller items i.e. irons, blankets, duvets, microwaves, toys, radios, tape recorders, TV's etc. are also desperately needed, and these can be delivered directly to the Coffee Shop at 7 Broom Road. If you are unable to get to the Coffee Shop yourself, phone [REDACTED] and leave your details. The **"Friends from Abroad"** scheme still **urgently** needs helpers to volunteer a few hours at the Coffee Shop making refreshments etc. please phone Florence Roe on [REDACTED] if you have even the smallest amount of time you could spare them. The leaders at Shrublands Christian Fellowship ask you to remember in your prayers three of their helpers who are unwell at this time: John Kershaw, Sylvia Spurling and Florence Roe. And also to pray for Velimir who's wife is currently unable to obtain permission to come and visit him here.

Lastly I would like to take this opportunity to wish all readers and their families a very happy and peaceful Christmas. God bless.

Julie Turpin ([REDACTED])
e-mail: [REDACTED]

LEASEHOLD REFORM



The following information was supplied by Richard Madgewick a member of MORA. It is reprinted here as an item of interest to leaseholders.

In England and Wales, most flat owners have bought a long-lease, say 99 years, but when there are not many years left to run, the leaseholder may, under certain circumstances, find it difficult to sell. During recent years, a certain amount of legislation has been enacted, designed to give greater rights to leaseholders and generally rationalise what is an extremely complicated legal area.

I live in a two - up / two- down maisonette in Orchard Rise of the type which was built fairly extensively in this ward during the 1950's. Since my fellow tenants and I have been made aware of one or two instances where prospective vendors have already experienced difficulties owing to leasehold considerations, we've agreed that it would be a good idea to think about either collective enfranchisement (i.e. purchase of the lease) or possibly extending the lease.

It seems likely that there may be some occupiers, particularly those who are in a similar properties who may be contemplating similar action, and if that is the case I should be very interested to hear from them. In cases where the leases are the same or similar, or where we may be dealing with the same freeholder, it would seem desirable to present a concerted front. Eventually solicitors will need to be appointed, but in the meantime any member with any knowledge of the legal aspects involved would be useful.

I have managed to get together quite a lot of paperwork on the subject and can recommend an organisation called the Leasehold Enfranchisement Advisory Service (L. E. A. S.) who are most helpful. They can be contacted at. Department of the Environment, HPRS Division, Room N11/06, 2, Marsham Street, London, SW1P 3EB.

I can be contacted at [REDACTED] and my telephone number is [REDACTED]. Richard Madgewick.



NATIONAL HEALTH SERVICE INFORMATION

NHS MEETINGS OPEN TO THE PUBLIC, DECEMBER 2000

5th December –

CROYDON & SURREY DOWNS COMMUNITY NHS TRUST

Board Meeting, 4.00 pm,
Lecture Room Lennard Road.

5th December –

CROYDON COMMUNITY HEALTH COUNCIL

'Your Local NHS Watchdog':

7 pm, Fairfield Room, Fairfield Halls, Croydon.

18th December –

CROYDON SOUTH PRIMARY CARE GROUP

Board Meeting, 12.30pm,
Christ Shurch Hall, 861 – 863 Brighton Road.

19th December –

CROYDON NORTH PRIMARY CARE GROUP

Board Meeting, 12.30pm,
Salvation Army Centre, 66 High Street, Thornton Heath.

19th December –

CROYDON CENTRAL PRIMARY CARE GROUP

Board Meeting, 1pm
Maple Room, Fairfield Halls.



Arrangements can be subject to change. For further information, contact the Community Health Council on [REDACTED].

CROYDON NHS WALK-IN CENTRE

45 HIGH STREET, CROYDON CR0 1QD.

The Walk-in Centre is due to open in December 2000, however, when the Centre first opens there will be a ground floor only, comprising a waiting area, client registration, two consulting/treatment rooms, the group room and public toilets. At the beginning of the New Year there will be a total of five consulting rooms, plus a treatment area in the clean room, office accommodation for the Walk-in Centre, and Family Planning services and staff facilities. The following is a list of the services that will be provided immediately and longer term.

December 2000

Nurse-led treatment of minor injuries and illnesses, facilitating referrals elsewhere as appropriate, sexual health and family planning advice, including emergency contraception. Advice on self care and how to stay healthy.

GP Review Clinic for any patient that any one of the nurses wishes to bring back for a medical opinion, assessment etc., particularly for unregistered patients.

Health promotion, information and advice regarding social services, voluntary services and healthcare information. Up to date leaflets, published information made available for Health Social Care and Voluntary organisations – e.g. information on out of hours GP and dental services, information on local pharmacy services, Age Concern. Sign posting to other services as appropriate.

January 2001

Smoking Cessation Services – A rolling programme of courses, each course comprising 5 sessions. Probably Wednesday evenings, 5.30pm – 8pm.

Advice on self care appropriate to all client groups, and on-line public information, which will include NHS Direct on-line and Croydon specific services, e.g. INCH (Information Network for Croydon Health).

Services to be developed quickly:

Exercise sessions for specific groups, particularly people with disabilities and women.

Men's health sessions and activities. Initially focusing on the risks that relate to Coronary Heart Disease and then expanding to the management of mental health and sexual health issues.

Services that cannot easily be, or will be provided:

The concept of NHS Walk-in Centres is designed to provide on the spot, or immediate care. Therefore it is difficult to specify whether a male or female doctor will be available on certain days. However, the Walk-in Centre Project Team will try to accommodate this requirement by ensuring that there will be a mix of doctors on across the week.

To date, there have been no male applicants for nursing positions within the Walk-in Centre, so male clients cannot be seen by a male nurse if they request it. The Human Resources Task Force Group will be looking at ways of attracting male nurses to make a career move to Walk-in Centres.

The Walk-in Centre is a nurse led service. It is not an accident and emergency department, nor a replacement of a regular GP service.

COMMITTEE MEMBERS

2000/2001

Chairman:	[REDACTED]	[REDACTED]
Bob Akers	[REDACTED]	
Vice Chairman & Treasurer:	[REDACTED]	[REDACTED]
John Walkington	[REDACTED]	
Membership Sec :	[REDACTED]	[REDACTED]
Alyce Menhinnitt	[REDACTED]	
Secretary:	[REDACTED]	[REDACTED]
Anne Johnson	[REDACTED]	
Planning Officer:	Vacant	
Social Secretary:	Vacant	
Minutes Secretary:	Vacant	
Editor:	[REDACTED]	[REDACTED]
Derek Ritson	[REDACTED]	e-mail: [REDACTED]
Transport & Highways Officer:	[REDACTED]	[REDACTED]
Peter Mortimer	[REDACTED]	
Police Liaison/Security:	[REDACTED]	[REDACTED]
Jean Cook	[REDACTED]	
Hon. Historian:	[REDACTED]	[REDACTED]
Charles Hutchings	[REDACTED]	
Area Manager:	[REDACTED]	[REDACTED]
Arthur Taylor	[REDACTED]	
Primary Care Liaison:	[REDACTED]	[REDACTED]
Marcia Nash	[REDACTED]	
Area Manager:		
Michael Nash		
Christine Ross-Smith	[REDACTED]	[REDACTED]
	[REDACTED]	