



WELCOMES & UPLANDS ROAD ASSOCIATION

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MINUTES OF ANNUAL GENERAL MEETING

ON TUESDAY 16th June 2026 at 8 pm AT KENLEY MEMORIAL HALL (Small)

The meeting commenced at about 8pm with a Q and A session with our 2 Conservative Councillors for Kenley, Ola Kolade (Cabinet Member for Community Safety) and Gayle Gander (see notes at end of Minutes)

Chairman's Opening Remarks

The Chairman welcomed the members present and congratulated our ever supportive Councillors on their recent re-election and now giving up some of their evening to answer questions.

Richard Russell (formerly Secretary) introduced himself as Acting Chairman for the meeting as Colin Brown, our Chairman, could not attend the meeting due to a long standing family engagement.

Committee members present were Peter Knight (Secretary), Stuart Prior and Toby and Sharon Godfrey. Members' attendance:

2022	2022	2023	2023	2024	2024	2025	2025	2026	2026	
17	14	13	9	15	14	17	14	8	9	
Members	Houses	Members	Houses	Members	Houses	Members	Houses	Houses	Members	

Apologies for absence: Ray Eccles 70 Welcomes Road, Alison Cavadino 13 Welcomes Road, Ian Dixon 14 Welcomes Road (recently left area), Robin McCallum 61 Welcomes Road, Janice and Ken Greenwood 54 Welcomes Road and Colin Brown, Chairman 161 Welcomes Road.

Approval of Minutes dated 27th May 2025: Unanimously accepted as a true record of the meeting:

Proposed: Mike Mulvey Seconded: Pat Page

Matters Arising: The reluctance of the current crop of developers to co-operate with the Association continues, driven by the weak housing market. Recently built developments are mostly renting now and some misconceived flat builds are almost un-investible. Whelan Homes after making promising noises have not reconnected with us though they appear to be starting work on 46 Welcomes Road. They demolished the bungalow on the site some time ago without any reference to us. The management of developers and construction traffic along with nuisance parking in Uplands Road are matters addressed in the Secretary's report below.



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Secretary Report

My Experiences in the first Year and how I am approaching the role

Initially, Richard was doing a lot of the heavy lifting whilst I was learning my way and so I was able to ease myself into the job to some extent. As the year progressed, then I got more involved and slowly managed to tackle more of the issues facing WURA.

My focus was around three key areas, which I saw as the priorities for WURA.

- Developers - HGV Levies
- Dumped/Abandoned cars in Uplands Road
- Getting proper Legal Representation for the Association

Each and every one of these took quite a lot of time to deal with, especially with all the research that needed to be done.

I am retired and have been for a number of years now, however I am far from idle, which does have quite an impact on what and when I can do for the Association. I have to juggle my time in order for me to make time to spend on WURA business. Like nearly everyone else I find that I am more compromised to find time in the summer than the winter. However I would like to put it on record that I am very committed to doing as much as I can for WURA, it's just that I have to strike a balance between the commitments to WURA and my private life

Before I go on though, having held the position for just over a year now, and seeing how involved the role can be, it is even clearer to me now how much work Richard Russell put in over many years. He continues to support the committee as we transition to a new era for WURA and this is much appreciated.

The key areas I have been concentrating on:

Developers - HGV Levies

There were 4 main sites I had to deal with last year:

2 Welcomes Road

43 Welcomes Road

50 Welcomes Road

102 Welcomes Road - a development at the rear, with a new access point into Uplands Road

Key points for each area as follows:



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2 Welcomes Road

Initial meeting in early 2025 between Colin Brown our Chairman, myself and a director, James Shaw. All very positive and they very much wanted to work with us to ensure there was minimum amount of disruption to road users and a good working relationship with the Association's membership.

At the end of August last year they agreed to pay a reduced HGV levy fee which reflected the fact that less damage would be caused to the road surface of Welcomes Road as a consequence of the site being in very close proximity to the junction with Valley Road

However, despite the early positivity on behalf of the developers and their agreement to pay the HGV levy fee things became very protracted in securing payment. There were many phone conversations and text exchanges with James Shaw the director responsible for the site.

However, I refused to give up, or get angry with the developers, as I believed that would only make them even less likely to pay the money they had initially agreed to.

Finally last Wednesday I received a text from James Shaw saying the HGV agreement was being signed that day with the payment being authorised as well. I fully realise that, until payment is in our bank account, then the deal is not done, but I would like to think that we are almost there.

43 Welcomes Road

Meeting with the developer Danny Brown at the end of October last year who was not averse to paying an HGV fee and signing an agreement. After some haggling the developer paid £3,500 and executed the agreement.

46 Welcomes Road

It appears construction work has started on this site where Whelan Homes had demolished the existing bungalow some time ago now without paying any HGV road levy or making contact with us. Enquiries by the Chairman post the recent AGM reveal that the land has been sold on to another developer whom we are trying to identify.

50 Welcomes Road

Colin, myself and Councillor Gayle Gander had site visit in early May. James Hannah the developer did not attend, cancelling at the last minute. After much letter writing and phoning I finally managed to speak to him at some length in mid April this year and since then have built up a good working relationship with him. He finally agreed to pay a heavily discounted fee of £7,500 which he has said he will definitely pay. I worked with him and his solicitor to agree the form of words to be used in the Sale Agreement with buyers to ensure WURA gets their annual road levy fee paid. Final words from James Hannah "the payment is a definite, you can take my word on that".



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102 Welcomes Road

Colin and I had an amicable site meeting with the developer and his Architect/Agent

However, the CLP (construction logistics plan) as originally submitted was not acceptable to us, primarily because of the poor routing of vehicles to and from the site and also the fact that a planned site office and storage area would ingress halfway into Upland Road. This was upheld by Croydon Planning who said the CLP needed to be amended by the developer, which it was and subsequently approved.

Signed agreement received back from the developer, but as yet no payment of the £5,000 fee.

No work as such by the developer has yet taken place at the site, so we are assuming that payment will be forthcoming when work commences.

Not sure, at this point in time, why there has been no activity on site.

Dumped/Abandoned cars in Uplands Road

The issue is with 5 cars in Uplands Road, that have been a considerable nuisance, particularly to Uplands Road residents Taken up quite a bit of my time, but this is what I have done to date with support from Martin Last, John Warr, Kelly Burrows and Geoff Price (all from Uplands Road) started a rota to report the vehicles weekly as abandoned to the DVLA Contacting the DVLA by raising a complaint and finally in early January told that they treat all issues like this seriously, that they do get forwarded to a third-party clamping team, but as usual with government agencies, they are severely under resourced, but that it would be dealt with in due course.

Having been frustrated by the lack of action from the DVLA, I then spent a day researching other possible options namely:

- reporting them as abandoned to Croydon Council on "love clean streets" website

Reporting two of the vehicles, the black Audi A6 along with the red Mazda sports car. The former because the number plate was duplicated with a white Kia that is being driven around and the latter because according to the DVLA, the details could not be found. Both of these indicate possible illegal activity taking place.

Following my submission of abandoned vehicles to Croydon Council, I was then contacted that day by a very helpful lady called Claire Godfrey. She said that she was aware of these vehicles from previous reporting and that we would be wasting our money (we would have to pay £150 per vehicle to get Croydon involved as it was a private road). The reason that we would be wasting our money is that the owner would claim the vehicle, possibly move them a short distance, and that way, there is nothing further the Council can do.



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Following guidance from Claire Godfrey, I also reported to the planning department at Croydon Council the possibility of an unregistered business being run from number 38 Uplands Road. As the cars were causing a nuisance, this then might have given reason for the council to get involved. I do know that they have visited number 38, but as you can see nothing further has happened.

All I received back from the police is an email stating: o

We'll investigate your report based on the information you've provided and get back to you within 48 hours, either with a crime reference number or, if we can't take action, an explanation as to why and further advice.

To date I have received nothing back from them and there appears to be no way of following up with them, so I am rather stuck.

Next steps

Putting up no parking signs in Uplands Road

Myself and Toby Godfrey visiting the 2 properties where we believe the owners of the vehicles live and speaking to them about the situation

Legal Representation

We have engaged Elizabeth Corcoran of Knights Solicitors of Chester

They were tasked with 3 Terms of Reference:

To investigate and determine what right, or rights WURA has, to

- Legally empower all developers who are currently, or have in the past, carried out construction works, either directly on: Welcomes Road, Uplands Road, or any of the Spur Roads that lead onto either Welcomes Road or Uplands Road, to make "fair recompense" to the Association for the activity they are undertaking. Part of that work should be determining what would represent "fair recompense" based on any relevant case law and judgements
- To investigate and determine what legal right, or rights WURA has, in their capacity as "Street Managers (as recognised by Croydon Council)" for both Welcomes and Uplands Roads, to refuse to authorise/sanction any Utility Company to undertake work, or works on either Welcomes Road, or Uplands Road, instigated by a developer, until such time as that developer has signed the required 'Developer Agreement' with the Association.
- To investigate and determine the most efficient and cost effective way of legally recovery any, and all of the arrears of the Association's Annual Road Levy charge from all members including: individual property owners, tenants of rented properties (including recently constructed developments), agents acting on behalf of tenants, or groups of tenants, and developers, whilst they are acting as "de facto" property owners. This would cover: Welcomes Road, Uplands Road and all Spur Roads (where historically the Annual Road Levy has been charged) that lead directly into either of the two aforementioned roads.



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Elizabeth came back and said that they could not act on point 3 as they would be acting against the members who are in effect employing them, so a conflict of interest

The majority of the evidence we have provided has been the excellent work that Richard and Colin did on taking the developers of Pinecoat Drive (1 Kearton Close) to Court recently, even though the judge did not allow the case to proceed, so to some extent this work has not now been wasted. Should there be a favourable outcome for us, this could give us an easier route to pursue this once again. Richard and I have provided other background information on WURA to Elizabeth.

Having received everything she required, she has pulled it all together and put it out for a barrister's opinion on our position on the two main points, so:

- Our ability to raise charges against developers
- Our position as street managers and what legality we have for withholding permission for utility connections to be made. Unfortunately legislation is such that we may be unable to withhold permission for water connections to be made or indeed any emergency works to be undertaken.

To date she has received, in effect 4 quotes. I am awaiting clarification on two of the quotes as to whether they include the spur roads or not. This is quite key I feel, if we are at some stage going to revisit the Pinecoat Drive development and also go after the developer of 8 Kearton Close we will need to know our legal standing. It might well be that going forward that there will be future developments in one of the spur roads which could have a material impact on either/or both Welcomes Road with more wear and tear from construction traffic

Migration to Google Workspace e & Updated/New Website

We have successfully migrated the email account platform that utilised

- Richards Gmail account to a standalone one on Google workspace
- We have also successfully created a new website for the Association

Both of these areas will be covered by Sharon Godfrey who runs the new web site

Web master Sharon Godfrey

As the Secretary has already said over the past months I have migrated a massive amount of data (emails) from the old email address to the new Google Workspace address wura@wura.org.uk as well as replacing the old web site with a more up to date look and format. The new web site invites new members or indeed anyone who needs to advise their contact details to us a facility that was recently used by a new member. It will also be possible to pay the road levy directly over the web site.

All these capabilities involve paying a small monthly fee to Google and for the payment system.

For the time and expertise Sharon exercised in carrying out these changes the Committee and Association is most grateful and some flowers were given to her in recognition.



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Treasurers report Janice Scully (Read by Chairman)

16/6/26

Good evening,

My apologies for not being able to be with you tonight but hope you have a good meeting. At the end of March we had £56k in the bank. The current liabilities to be paid are the hire of this hall, and tax. The budget is similar to previous years though the figure for developer levy is only a best estimate at £26,875 and there is an increase for legal fees.

We achieved 79% income on road levies for 2025/2026 and as usual we will keep chasing the arrears but are planning to issue some online court proceedings to some of the persistent defaulters.

The accounts have been audited by Gary Lowe and a copy is available to view on the website.

We are not planning any resurfacing works to be done in 2026/2027 and are hopeful more HGV income will be paid from developers/home extensions etc.

Note by Acting Chairman...given the cost of mending potholes there is a strong argument for completing the upgrade of Welcomes Road later in the year. We have left the road untreated because of the construction sites but developers excavating the road will always be a problem so this argument for not completing the work is not really valid.

In line with the policy to increase the road levy by 10% every 3 years it was noted that the levy will be raised by 10% in 2027/28.

If you did not receive your current road levy invoice by email and would like to do so in the future, or if your email address has changed, please email wura@wura.org.uk (using contact page) so we can amend our records and you would then receive your annual invoice plus any newsflashes that are sent out by WURA.(re temporary road closures etc).

If your payment is normally paid by standing order/direct debit and you have not changed the payment date to 1st April, these will be paid as usual on the 1st August but please check the amount being paid as the annual road levy increases by 10% from 2027/2028.

Thank you for all of your support and have a good summer and year

It was unanimously agreed to restock our Auditor's wine cellar at a cost of £90.



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Election of Committee. 2026/27

The following offered themselves for re- election and were unanimously elected by the members present at the meeting:-

Chairman: Colin Brown (Bank signatory) (Welcomes Road)

Secretary: Peter Knight (Welcomes Road)

Executive Committee member: Stuart Prior (bank signatory). (Welcomes Road)

Treasurer: Janice Scully (Bank signatory) (Church Road)

Committee members:

The following residents have offered themselves for re-election to the Road Committee and were unanimously elected by the floor;

Sharon Godfrey (Uplands Road)

Toby Godfrey (Uplands Road)

Nazia Abidi (Uplands Road)

Back up volunteers

Hasan Jafri (Uplands Road)

Carolyn Mc Namara (Kearton Close)

Kelly Burrows (Uplands Road)

AOB

When sending in their apologies the Greenwoods mentioned the need to trim back overgrown hedges which in many cases are obstructing walkers getting out of the way passing cars. They mentioned the very end section where Welcomes Road is very narrow already.

Closure

The meeting closed at about 10.00 hrs with the Acting Chairman thanking those who attended the meeting for coming and their input. A special thanks to Stuart prior who put out all the chairs before 7.30pm and was very helpful restacking them.

Peter Knight, Secretary

June 30th 2026



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Notes from Kenley Councillor Gayle Gander who attended the AGM with Cllr Ola Kolade for a question and answer session at the beginning of the meeting

Four years ago, Mayor Perry changed Croydon's planning guidance, which has led to a significant reduction in inappropriate planning applications being submitted. Councillors continue to work closely with residents to review and object to applications that are considered inappropriate or subjectively harmful.

As a result of this strengthened approach, more applications are refused at local level. However, developers are able to appeal to the Planning Inspectorate, which can sometimes overturn these decisions and grant permission—often subject to conditions. These conditions typically relate to matters such as materials, biodiversity, landscaping, trees, and, importantly, a Construction Logistics Plan (CLP). The CLP sets out how a development will be built, including hours of work, delivery arrangements, access routes, hoardings, wheel washing, and related construction management controls.

All such conditions must be formally submitted by the developer and approved by the local authority. This means that, even where planning permission is granted on appeal, there remains a degree of local control over the detailed implementation of a scheme.

It is therefore very important that residents, who know their local area in detail, have the opportunity to scrutinise CLPs to assess whether they are workable in practice—particularly on more challenging sites such as Pine Walk. Councillors also review these documents, and there have been instances where planning officers have rightly refused inadequate submissions, leading to improved CLPs being resubmitted and approved.

We also consistently request that conditions include a requirement for WURA to be consulted in relation to deliveries, road closures, and other construction impacts.

With regard to the emerging Local Plan, which proposes to remove the Focused Intensification Zones around Kenley Station (affecting parts of Welcomes Road), this was submitted to the Secretary of State for examination in November 2024 and is now subject to the required statutory assessment process – see [Local Plan review examination | Croydon Council](#).

We've not yet been given a date for approval, but it's an important step in creating design-led rather than intensive-led development in Croydon. See an article I wrote on this: [Croydon's Local Plan is out for review – why it's important for Kenley's residents | Croydon Conservatives](#)

Gayle Gander

Kenley Councillor

29/06/2026