



2018 WURA SPRING NEWSLETTER

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Message from the Chairman

As we emerge from a rather wet winter into the recent spell of unpleasant weather the problems facing WURA and residents do not diminish- I refer to the ongoing struggle to 'rationalise' the proposed construction of a three-storey building (plus loft accommodation) containing seven two bed-roomed flats on 57 Welcomes (application no: 17/06240/RSM). Despite massive opposition by both the WURA Com-



mittee and residents, in August 2017 the Planning Committee (who declined a suggestion that they make a site visit to see the problems) voted on party lines to grant outline planning permission subject to fulfilling certain conditions (reserved matters). The developers, Aventier, are presently seeking final approval by meeting these conditions. As far as we can tell they are some way from achieving this and we intend to keep their feet to the fire to ensure that the conditions are met to the letter. We are considering getting a lawyer to help us do this and members may be willing to consider crowd funding the cost. A copy of the letter from the Council Development Manager dated 18th August 2017 can be read on our web site Newsflash www.wura.org.uk.

The proposals for 57WR almost border on the absurd and we await with interest a copy of the construction logistics plan (CLP) for the actual build. The conditions for granting full planning permission require details of the parking arrangements and I quote from paragraph 6 of the Council's letter setting out the conditions for approval.

The Statement (CLP) shall include amongst other things the following information:

for all phases of the development, which shall only be implemented as approved:-

(1) hours of deliveries,

(2) parking of vehicles associated with deliveries, site personnel, operatives and visitors,

(3) facilities for the loading and unloading of plant and materials,

(4) details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway.

Cont. »

Continued from 1st column

(5) Access arrangement to the site during the demolition and construction periods.

(6) For major developments details of the routes commercial vehicles would use within the borough to gain access to the site.

Reason: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties

We can perhaps take some comfort from this requirement as clearly the Development Department at Croydon Council understand the problems that we would face if this build goes ahead.

The visiting Inspector stated that the flats would not harm the area and, "save for the lack of access and inclusiveness", the plan was acceptable. These conditions were met in the view of the Planning Committee by simply installing a lift from car park level. Moreover the argument that approving 7 x 2 bed flats would create a precedent for more of the same was dismissed by the Inspector on the basis that each application is assessed on its own merits. On current experience we can have little confidence in the Inspectorate making a reasonable assessment 'on its own merits'. In reality precedent usually carries a lot of weight.

Based on experience with other Councils our Council may prove sympathetic to near neighbours who have already endured months on end of inconvenience as existing structures are demolished and new houses erected relating to other recent planning permissions. They deserve a break before more building starts on any of the projects in the pipeline. In fact we all do. The photograph of parking was taken recently near the building site at No 40. See next page.

Residents need to understand that the developer is really a land bank and they have registered an option on 57WR which will only be exercised once full planning permission is granted. We are aware that some members have already have been, approached by the same developers wishing to buy more property for development. You can examine their financial standing on line and we recommend you do the same with any other developer who approaches you with what may seem a tempting offer including joint ventures. You should read what the Kendra Planning Officer has said about the contract Aventier are offering certain of our members to get a better understanding of the meaning of the option for them and to seek legal advice before getting involved with people you know nothing about.

Our Secretary has kept up the pressure on the Council Planning Committee, Councillors and Chris Philp our MP, with letters whilst encouraging residents to object (141) and we're thankful for your ongoing support. I would also like to record our thanks to the Kendra Planning Officer for the excellent objection letter he submitted to the Council on 57WR (and his work on the Aventier option) and to other residents who have given valuable advice including producing the flyer we distributed to members.

The story of 57 WR can be followed on our web site www.wura.org.uk/newsflash

P2

Chairman's remarks continued from P1

The roads; A full survey of all the defects in the roads has been carried out and repairs will be carried out when the weather allows. The recent resurfacing of the junction of Welcomes and Uplands appears to be holding up very well.

A sweep will take place again when appropriate.

Kenley Memorial Hall;

Although much work to update the hall has been carried out already, further funds are needed to complete the overhaul of what is a favoured community centre that has survived 3 years short of 100 years. It is used by many organisations for various activities including children's parties, bring and buy sales, coffee mornings, keep fit classes and meetings private and public. If you wish to donate you can visit <https://www.kenleymemorialhall.org/refurbishment-project>

Conclusion:

Be assured we will fight to the end to get 57 scaled down or at least to reach an acceptable compromise. Thank you again for your support and comments. CB

Planning and building sites:

7 Welcomes Road Still unsold as far as we know

No 6 and 6a Welcomes Road Both sold and the developer levy settled in full.

No 40 Welcomes Road Buxworth Homes Ltd expect the houses to be completed by the end of March with one probably ready in February 2018. Parking issues have continued on and off and damage has been done to verges by HGVs which the developers will put right.

42 Welcomes Road Survey work has been reported recently

No 57 Welcomes Road Outline planning permission was granted in August 2017 and we are now opposing the application for full planning permission. At the time of writing 122 objections had been recorded on the Planning web site including one from our MP Chris Philp.

Other building sites in the pipeline now; 42WR, 46WR, Simone Drive near 80 WR where developer road levies will be payable

No 10 Uplands Road/Cumnor Rise. The 3 houses are complete and up for sale. The houses sit quite nicely on the site but it remains to be seen how the parking will pan out when they are all sold given the relatively small site.

Housing supply: Residents need to understand that there is a consultation taking place about increasing housing supply in Kenley and we have many plots suitable for this purpose in our roads. A framework for future development needs to be established with the Council if the infrastructure is not to collapse into chaos.



Photo of parking near 40 Welcomes Road building site taken recently. The road/footpath is even narrower outside 57WR

From the Secretary's desk

Members email addresses I now have 189 (158) email addresses out of 225 members. Thank you. More please!!

Of late much of my time has been spent on countering the plan to build flats on the plot at 57 Welcomes Road which subject the Chairman has covered in his remarks.

One of the very disturbing aspects of all this building is that residents, particularly in the vicinity of 40 Welcomes Road where 2 new houses are under construction, have already suffered massive inconvenience from vehicles parked all over the road and damage has been done to verges. The developers have tried to avoid being too much of a nuisance but a degree of annoyance is unavoidable.

The prospect of more of this outside No 57 Welcomes Road in the coming months is very disturbing and because the road is only just over 4 metres wide along the frontage the disruption to traffic and the lives of neighbours is going to be considerable. The impact on the immediate neighbours will be severe and damage to their property and verges almost inevitable.

I also noted that in spite of signs directing traffic away from Zig Zag Road it is the favoured route for HGVs going to 40 Welcomes Road. RR

From the Treasurer's desk

If you pay by Standing Order please amend your annual contribution to reflect the **increase due this year** effective from 1st April 2018. The amount payable is based on your council tax band and the new rates applicable are listed on the next page. Please could we also ask you to change the payment date of your standing order to 1st April each year (currently it is 1st August) and to ensure that your standing order and any online payments are marked with your house number and name of road (ie WEL... or UPL... etc) for identification purposes on our bank statement. These amendments can be completed either online or in branch.

Arrears - please note it is WURA's standard policy to issue small claim proceedings for road levy arrears, this comes into effect on the 1st April when the unpaid road levy enters its 3rd year.

To 31st January 2018 we have received 92% of the road payments for 2017/2018. The Association's reserves are c£118,000. JS

Please remember 20mph on WR /UR!

There are no segregated footpaths & the whole width of Welcomes Road is a public footpath. Please show consideration to all pedestrians. Slow down! Wait & drive around them. Particularly when wet or icy. RM

Grit bins For use on the roads NOT your drive.

Please apply grit in sparing quantities as it is very costly. One shovel full per 3 yards of road is quite enough to do the job. Moreover excess salt is damaging to the environment as well as the bottom of your car.

Actual gritting rates are:-

Before snowfall 14 gms per m2. To clear ice 60-70 gms per m2.

1 litre will clear 12-15 m2.

We have found a suitable operator to grit the roads for us in future. This may be more effective than spreading grit ourselves and we will see how it works out.

CB



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ROAD LEVY RATES EFFECTIVE FROM 1st APRIL 2018

| | |
|------------------------|-----------------------|
| Band D £54 | £65 |
| Band E £66 | £80 |
| Band F £78 | £94 |
| Band G £90 | £108 |
| Band H £108 | £130 |
| Spur roads 50% of rate | 20% increase wef 2018 |

The Commit-
 to charge

ers an administration fee of £15 per extra letter or invoice issued + the total outstanding road levy due + all legal and other costs including interest incurred by the Committee + County Court fees in the event of it becoming necessary to pursue such defaulters through the Money Claim on Line system.

tee reserve the right
 persistent default-

If you want to pay by standing order please use these details

Payee: Welcomes and Uplands Road Association

Sort code: 30-91-72 (Lloyds Bank)

Account No: 02400865

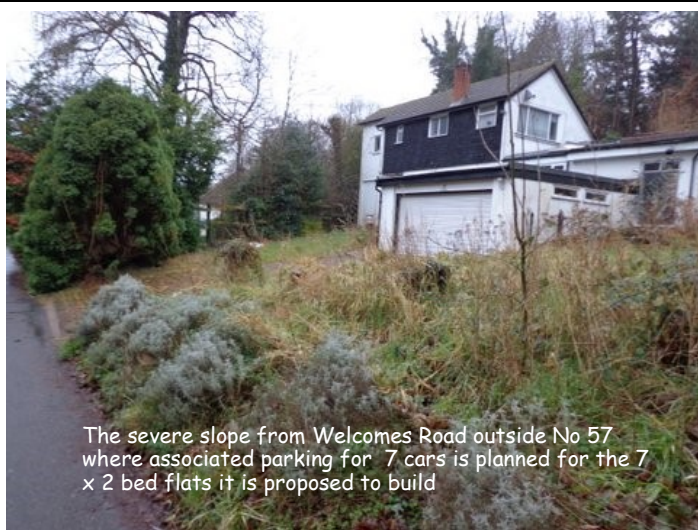
If you want to pay the levy via BACS (now faster payment) please use the account details shown above.

If you cannot pay by standing order, a cheque or cash is fine. Use the WURA reference on your road levy invoice when making a faster payment through the internet.

Welcomes Road September 2012



The footpath outside 57 Welcomes Road



The severe slope from Welcomes Road outside No 57 where associated parking for 7 cars is planned for the 7 x 2 bed flats it is proposed to build

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|-----------------------------|---------------|--|----------------|---------------|--|
| Colin Brown (Chairman) | 020 8668 2101 | colin.brown301@btinternet.com | Michael Lott | 020 8645 9234 | treetops5a@btinternet.com |
| Jan Scully (Treasurer) | 020 8660 1699 | treasurer@wura.org.uk | Robin McCallum | 020 8763 2738 | robin@wanaka.myzen.co.uk |
| Richard Russell (Secretary) | 020 8668 7293 | weluplandsroads@aol.com | Stuart Prior | 020 8668 9534 | stuart.prior@hotmail.co.uk |

Uplands Representative Michael Lott

Other useful contacts:

Councillor Steve O'Connell Mobile 07760 310686.

Email: steve.o'connell@croydon.gov.uk

VISIT OUR WEB SITE: www.wura.org.uk

NEWS FLASHES appear on the web site from time to time so please visit it occasionally

WURA RESIDENTS DATA BASE: If you have not given it to us please email your house, phone number and email address, to weluplandsroads@aol.com.

This helps us to keep you informed of developments including road closures and security issues via our regular group emails.

OFFICIAL DOCUMENTS: If you cannot access these on the web site please leave your name and address with the Secretary at 12 Zig Zag Road Kenley CR8 5EL and he will make sure you get hard copies delivered to your house.

NEW RESIDENTS: A welcome pack will be supplied. Ask the Secretary for one if you have not received one.

CHANGES OF HOUSE OWNERSHIP AND ROAD LEVY: If you are selling or have just moved in please remember to advise the Secretary

weluplandsroads@aol.com or phone 020 8668 7293