



# WELCOMES & UPLANDS ROAD ASSOCIATION

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## WELCOMES & UPLANDS ROAD ASSOCIATION: MINUTES OF ANNUAL GENERAL MEETING HELD ON TUESDAY 27th MAY 2025 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 thanked our hardworking Councillors for giving up some of their evening to join us and thanked residents for their attendance.

**Developers:** A frustrating year, mostly due to non-compliant developers and construction site issues. Earlier developers recognised the Road Association and its Committee as the Road Managers, signing the agreement setting out the tariff for running construction traffic over our roads and other restrictions on site management and HGV routing. Their financial contributions enabled the Road Committee to resurface 85% of Welcomes Road with Stone Mastic Asphalt (SMA) which is very durable. Earlier the same material had been laid in Uplands Road up to Morven House Care Home from the junction with Welcomes Road. This leaves the section from 12 to 42 Welcomes Road which could cost anything up to £100,000 to resurface which means raising another £50,000 from developers to add to our own contribution. The current road levy paid by members would leave us with sufficient working capital to run the Association. The Chairman said he was very mindful of the need to resurface Uplands Road to ensure that the tarmac seal remains intact. This would involve using tar and chip to protect the road, which itself is basically sound, and thus extend its life by several more years.

The development at 42 Welcomes Road after 5 years of mishaps should be ready for sale by October 2025. Hopefully this will bring some relief to the long-suffering neighbours. This leaves No 50 Welcomes Road as the only active construction site on Welcomes Road (note 8 Kearton Close under construction also).

In respect of the development at No 50, the developer has declined to answer any correspondence from us concerning the HGV levy or meet us face to face to discuss the levy and the conduct of the building site itself which attitude leaves something to be desired. Cllr Gander joined us for a site meeting at No 50 where we met the site manager but the developer was absent citing other priorities. Lack of on-site space for offloading and lorry turning mean that construction traffic continues up Welcomes Road to Hayes Lane, Uplands Road and recently Zig Zag Road when Welcomes Road was shut due to tree pruning. Three lorries heavily laden with excavated spoil for the site took on the 1 in 7 hill in Zig Zag Road putting considerable stress on the road.

Cars and vans belonging to the site staff are scattered along the verges of Welcomes Road illegally as Welcomes Road is a designated footpath. Such parking can create problems for pedestrians when faced with oncoming vehicles. Construction traffic will continue for several more weeks. The plan to arrange to park on a nearby inactive construction site belonging to Whelan Homes came to nothing. In due course this developer will need to have utilities reconnected and they invariably seek our permission to excavate the road and/or grant easements.

Heavily laden lorries cause damage that is not immediately visible and this can lead to the road being excavated by utilities breaking up any recently laid tarmac e.g. gas leak outside 57 Welcomes Road.



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Our roads have no known registered owner, are un-adopted roads with public rights of way (in essence Public Highways) maintained at the frontagers' expense, with repairs attracting 20% VAT. We even pay tax on our pitifully small bank interest earnings. In spite of this past Labour controlled Planning Committees and currently the Planning Inspectorate in allowing appeals, are permitting over developments that cannot be built without causing an unreasonable level of disruption because of the narrow road fronting construction sites in Welcomes Road in particular and certain spur roads like Pine Close.

The Council in spite of this, decline to make it mandatory for developers to pay some kind of compensation to the Association for the accelerated wear and tear caused by construction traffic. On the other hand the Council collect Community Infrastructure Levy which cannot legally be shared with us. In the case of the 1 Kearton Close development (Pinecoat Drive) the planning permission undermined our position by suggesting to the developer Bellview Group that they had right of way over our roads with no requirement to deal with us.

Cllr Gayle managed to persuade Planning to insert a clause in the grant of planning permission making reference to the need to engage with WURA but for some technical reason they cannot be relied upon to do this every time.

Developers need to appreciate that HGV traffic must be regulated to minimise disruption to the lives of our residents particularly as the roads are relatively narrow, without pavements and in many places frontagers have taken over the verges making walking along Welcomes Road in particular, inconvenient if not unsafe.

There are two new developments scheduled to begin construction in the coming months:

- a. 2 Welcomes Road. Sited near Kenley Lane/Valley Road. This should not trouble us too much as HGV traffic must enter and depart via Godstone Road.
- b. 78 Welcomes Road where planning application has been made for 3 family homes. The developer was kind enough to show us the plans before submitting. They looked appropriate for the location. Both these developers seem happy to engage with us.

**Membership:** Current membership is 281 (225 in 2017) and with all planning applications approved but un-built dwellings will rise to c309. The construction site at No 2 is being prepared in June.

**The Road Committee:** You will be aware that for some years now we have been trying to find new Committee members. After holding out the prospect of turning the Road Association over to an expensive uncaring service company, happily several, mostly new residents, have come forward to join the committee including a successor for the current Secretary who has been trying to step down for some years along with Robin McCallum, who will also step down now.

The new names were introduced and duly elected to the Committee later on in the evening. We have had two successful meetings with the volunteers and they have ideas to modernise the way the Association is run, including re-modelling the web site to make it more interactive as well as following up on obtaining nonprofit status for WURA whose only purpose after all is to maintain two public highways for the Council. It is also intended to investigate the establishment of a law fund for legal costs.

**Road sweeps:** After Tandridge were forced to stop sweeping for us by TFL because of <https://tfl.gov.uk/info-for/deliveries-in-london/delivering-safely/direct-vision-in-heavy-goods-vehicles> Gayle got us a list of alternatives and hopefully after getting quotes from them, there will be someone in place to start sweeping up leaves in the autumn.



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**Apologies for Absence** Rt Hon Chris Philp MP, Janice Scully (Treasurer), Dusan Vucinic, Mr and Mrs Diviani, Stuart Prior (Road Committee), Mr and Mrs J. Phillips, Karen and Bernard Beswick, Servane Chou

## In attendance

Committee: Colin Brown (Chairman), Richard Russell (Secretary), Robin McCallum

2018	2018	2019	2019	2022	2022	2023	2023	2024	2024	2025	2025
27	19	32	26	17	14	13	9	15	14	17	14
Residents	Houses	Residents	Houses	Residents	Houses	Residents	Houses	Residents	Houses	Residents	Houses

A quorum is 10 voting members (i.e paid up).

Chairman A warm welcome to the new occupants/owners who moved to the area since 1st April 2024. Welcomes Road Nos 8, 10 (8 new), 36 and 118. Uplands Road Nos 10, 12, 13, 35 (9). Kearton Close No 2

**Minutes of the Last Meeting:** The minutes of the meeting on 28th May 2024 were adopted unopposed as an accurate record. They were/are viewable on the WURA web site. Proposer: Mike Mulvey

Seconded: Peter Knight

**Matters Arising:** Virtually all the matters raised on the 2024 minutes were dealt with by the Chairman who invited queries please email [welcomesanduplandsroads@gmail.com](mailto:welcomesanduplandsroads@gmail.com) with details.

**Secretary Report:** The outgoing Secretary, Richard Russell introduced Peter Knight who has bravely accepted the job of Secretary and was formally elected later in the evening. The process of taking over will be conducted over the coming weeks, possibly up to September as this will allow the outgoing Secretary to help implement a job share plan to spread the workload around the members of the expanded Road Committee and other volunteer helpers.

The outgoing Secretary will also assist in trying to follow up defaulters including both developers and members who are not paying the road levy.

Last year we mentioned that Geoff James, Planning Officer for Kendra, had offered to meet to explain the system being used by Kendra for collection of subscriptions from residents with a view to WURA adopting the same system. Geoff has duly examined the differences in our respective operations and he concluded Kendra's on line payment system would not be suitable for WURA. The Secretary recorded his thanks to Geoff for his advice on developments and weekly updated Planning Table and for reviewing our respective revenue collection systems.

Whilst recording thanks the Secretary took the opportunity to tell members what a pleasure has been to work with Colin, our Chairman, over the last 15 years. He is really ideally suited to the role of Chair always generous with his malt whiskies, considerate, cheerful and supportive when dealing with difficult situations. In fact a pleasure to work with. The outgoing Secretary also mentioned that Robin McCallum, who has been on the Committee a very long time, and wanting to step down if there was a successor to replace him, but staying on until now because there was no one to take over. Robin is to blame for recruiting the outgoing Secretary and has given a lot of useful advice to the Committee over the years.



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## **Bellview and 1 Kearton Close; development now known as Pinecoat Drive Court claim:**

It was explained that after numerous attempts to comply with Court orders and the Civil Procedure Rules (CPR) the case was dismissed and then using form 244N a further attempt was made to reinstate the claim with the help of the Caterham Citizens Advice Bureau. This at least got the Secretary and Chairman, as litigants in person, a court hearing. The judge, who after further interrogation of the litigants told them that too much of the Court's time had been wasted already due to procedural misunderstandings and the case accordingly would be dismissed.

The General Form of Judgement or Order simply states, without any reasons being given, 'Application dismissed' and claimant to pay £200 to cover the costs of the observer sent by the other side's lawyers whose costs of £2,800 were dismissed.

The judge commented informally that we could restart the case but this time using legal counsel. Given that we had already had a discussion with a firm of lawyers who wanted £6,000 up front just to research the claim in the required depth the Committee felt that given the time and the hours of work already put in by the outgoing Secretary in making the case it was not worth the financial risk to continue the action.

The Chairman at this point thanked the outgoing Secretary for the time and effort put in to making the case for the payment of an HGV levy by Bellview. The verbal comments from the Judge suggested that there is a valid case but it requires a barrister to argue it out in a higher Court. Adrian Harrington's advice in regard to this case is much appreciated.

The outgoing Secretary regretted that it had not been possible to complete the resurfacing work on Welcomes Road carried out so well by London Surfacing and their excellent site manager, Chris Stylianou, who retires in 2026. The Chairman has explained already why sufficient cash has not been available to complete the last c1500m<sup>2</sup> of Welcomes Road.

**Treasurers Report for 2024/2025:** The 2024/25 accounts have been audited by Gary Lowe and were 'tabled' with these minutes along with the budget for 2024 to 2025.

In the absence of the Treasurer, Mrs Janice Scully, the Secretary read out her report which contained the following key points:-

1. At end of March 2025 the road fund amounted to £53,000 rising to £65,800 today after payment of the hall fee, tax and the insurance premium for 2025/26. The budget is similar to previous years though the figure for developer levy is only a best estimate at £38,250.
2. 85% of levy income achieved in 2024/25. Some of these arrears will be paid when the relevant house is sold but in other cases legal action may need to be considered. The services of a debt collection agency have also been investigated which would involve payment of an upfront fee in theory recoverable from the defaulting member.
3. We are not planning any resurfacing work using London Surfacing unless cashflow improves. This will depend on developers making contributions.
4. An amount of £8,750 is due from the developers of 42 Welcomes Road payable on completion of first house/flat sale. This is an enforceable debt as we have a signed agreement. Sales may commence in October 2025 we believe.
5. If members did not receive their invoice for the current road levy by email and you would like this, please email [welcomesanduplandsroads@gmail.com](mailto:welcomesanduplandsroads@gmail.com). You will also then receive information from the Secretary of matters such as road works and construction site traffic.



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6. If you pay by standing order in August each year please make sure the amount being paid is in line with the current rate of road levy which increased with effect from 1st April 2025. If those involved could move the payment date to April or May each year that would be appreciated.

7. Gary Lowe as usual kindly audited the accounts for free and here the Chairman recommended that we augment Gary's wine cellar as usual. This was agreed and Gary was re-elected as auditor.

8. For all those members who have paid up so quickly this year thank you for your support and have a lovely summer

## **Election of Committee. 2025/26**

The following offered themselves for election/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 election to the Road Committee and were unanimously elected from the floor; proposed by Colin Brown Chairman and seconded Richard Russell Secretary:

Sharon Godfrey (Uplands Road)

Toby Godfrey (Uplands Road)

Nazia Abidi (Uplands Road)

**Back up volunteer helpers:** Hasan Jafri (Uplands Road)

Carolyn McNamara (Kearton Close)

Kelly Burrows (Uplands Road)

Linda Davies Website (Uplands Road)

The Chairman expressed his thanks for these mostly new residents for coming forward to rescue WURA from a management company which was becoming a real possibility. We have had two very good meetings with the new members and hopefully with help from the outgoing Secretary, a job share plan will be implemented so that no one member of the Committee is overburdened, in particular the new Secretary.

**Other helpers:** In respect of the unsung heroes of litter picking the Chairman mentioned in particular Christine Hegler and Nathan Hempsey who have been doing wonderful work keeping the road clear of rubbish including dealing with a refuse crisis at No 57 flats and dumping of used NOX canisters by people apparently connected to St Winifred's flats. There is also an unnamed litter picker living in Uplands Road.

**Dumped cars:** The issue of dumped cars remains unresolved as their removal is not a straightforward matter and as usual the Council will not involve themselves even though our unadopted roads are public rights of way.

The long term dumping of a decaying black Audi outside No 38 Uplands Road is particularly unneighbourly and disrespectful. This vehicle should be disposed of properly by the owner along with any other similar vehicles. Uplands Road should not be treated as a dump for unroadworthy vehicles.



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**Web site:** The Chairman recorded his thanks to Linda Davies (Uplands Road) for stepping up when we needed someone to manage the web site which she has recently stream lined.

**Incoming Secretary:** Peter Knight our incoming Secretary introduced himself to the meeting mentioning that he was a management accountant in his working life and moved here in 1988 with his wife Adrienne and a small child. He promised to do his very best to further WURA's interests particularly in chasing up defaulters including developers who are not playing fair in respect of the construction traffic levy, so important for completing the upgrade of Welcomes Road and resurfacing of Uplands Road.

## **AOB**

1. Adrian Harrington (AH) felt it desirable to create an identifiable legal expenses fund (war chest) citing the Richard Branson case against BA
2. Sharon Godfrey mentioned the need to revisit the way we approach developers and collecting construction traffic levies
3. Toby Godfrey suggested incentivising developers by offering deep discounts for immediate or early settlement of HGV levies and signing the Developer Agreement.
4. AH recommended trying to obtain a strong legal opinion from a firm specialising in private road issues in regard to the right to be compensated for excessive use of our roads by heavy lorries. It was generally agreed that these were measures that should be investigated and actioned as appropriate.

**Closure:** The meeting closed at about 9.40 hrs with the Chairman thanking those who attended the meeting for coming as well as their input and also the Committee for their support during the year. He also expressed appreciation for the new Committee members coming forward to help keep the Association going for a few more years and out of the hands of a service company.

## **Q and A session with Cllrs Gayle Gander and Ola Kolade (held before start of meeting at 8pm)**

Very soon after leaving the meeting Gayle sent us an email as set out below which most effectively covers the issues raised in the meeting. Thank you Gayle, for doing this so quickly.

*Thank you for inviting us to the WURA AGM. It was good to see so many people in attendance and be given the opportunity to answer questions from your members. Ola will raise the question around fiscal responsibility and accounts with our MP, Chris Philp. (this relates to a question raised about the probity and competence of certain developers and their contractors). AH asked for a formal resolution to do this.*

*Ola has in fact already contacted CP to see what if anything might be done to filter out incompetent and underfunded developers.*

*Another question was regarding Natural England's consultation on expanding the area covered by the Surrey Hill Area of Outstanding Natural Beauty (AONB).*

*This was consulted on 2 years ago, see our article: Are Kenley, Coulsdon & Riddlesdown beautiful enough? | Croydon Conservatives.*

*Working closely with the Planning Department, we sought to include Kenley Common within the new boundary. The initial view from Natural England was that it would be included: "The Board to agree that Kenley Common and Dollypers Hill should be included in the new boundary. This was documented at the Surrey Hills AONS (AONB) Board meeting on 7th June: "This proposes evidence to extend the AONB west from the Happy Valley Candidate Area across the attractive part of Chaldon village*



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*and to include the scenic golf course with its dramatic landform and mature woodland. The contiguous areas to the north all form part of the South London Downs National Nature Reserve. There are outstanding open views across the proposed extension area and the woodland helps to mitigate the views out towards the adjacent urban areas.*

*Kenley Airfield itself is considered to be a beautiful open space with species rich grassland and is home to the Surrey Hills Gliders, giving it a sense of place and military heritage. This area is considered to meet the natural beauty criteria and offers a fantastic opportunity for linking to the AONB and managing nature so that the area is bigger, better connected and better protected." See Item-7-Response-to-Extension-Consultation-003.docx (live.com)." The newly proposed area then required further consideration by Natural England.*

*The additional request made by us as Councillors and Croydon's planning department to include Kenley Common was not accepted, as this area was then considered not to meet the criteria for designation as AONB.*

*Natural England commented on this area as follows:*

*Natural England considers that Kenley Aerodrome does not meet the natural beauty criterion given its land use and relatively flat topography which results in lower scenic qualities and condition. As a result, the areas of Dollyper's Hill and Kenley Common are physically fragmented from the areas of qualifying land associated with Happy Valley. Further guidance on the criteria is set out by Natural England at: Surrey Hills Area of Outstanding Natural Beauty Boundary Variation Project - Defra - Citizen Space. Cllr Gayle Gander | Kenley E [gayle.gander@croydon.gov.uk](mailto:gayle.gander@croydon.gov.uk) | T 07716 092482 Twitter @GayleGander | Ward Blog [www.croydonconservatives.com/Kenley](http://www.croydonconservatives.com/Kenley) Come along to one of our drop-in surgeries 7*