



WURA

www.wurc.info

**Welcomes & Uplands Road
Association**

Newsletter

Winter 2006

Neighbourhood Safety Police Response Unit

Some staff at Kenley Police Station are to be relocated to 'shop style' premises near Purley Station. The attached fridge magnet has the number to call (020 8721 2466) should you have concerns and wish to discuss any local problems. The number will connect you to Sergeant Scott or one of the Safer Neighbourhood Team, or if the office is not manned at the time a message can be left on the voice mail. Should the police feel it necessary to visit your home they will be happy, if you prefer, to come in plain clothes and certainly in a car without a blue flashing light on top, thus ensuring your anonymity.

Don't forget that we can be the police's eyes and ears, supplying them with local intelligence and thus helping them to keep our neighbourhood safe and trouble free.

HELP THEM TO HELP US

For all emergencies still call

999 for an immediate response

We have been informed that there have been problems around St. Winifred's involving youths hanging around the gates and disturbances within the complex. The Safer Neighbourhood Team have been made aware of this and they are increasing their visual presence around the flats.

Inside this issue:

Neighbourhood	
Footpath	2
Phone Mast	2
Building Developments	3
Lighting	3
Sweeping	3
Road Ownership	4
Kenley House	4
Woodland	
Waste	4
Scam	4
Alien Weeds	6
Thank You	7
Pay Up Please	8
Change of Ownership	8

Footpath

It may have been noticed by some that the entrance to the footpath in Uplands Road is now very narrow prohibiting the passage of pushchairs, wheelchairs etc. We have received a number of complaints from pedestrians asking if we can intercede on their behalf. The council have now been to inspect the path and they agree that infringements have taken place. They will be making further investigations and we await actions for the restoration of the original path width.

Phone Mast

We wonder if anyone spotted the notice posted in Hayes Lane regarding the proposed erection of an Orange phone mast on the corner of Hayes Lane and Highwood Close. Any Orange customers will know that improved reception in this area is much needed but we have written to the council expressing our concerns that this proposal to erect a mobile phone mast so close to a school (360 meters from Hayes Lane Primary School) and in the centre of a residential area should be very carefully considered in respect of the potentially harmful emissions.

		01883 348290 <i>Everything for Everyone with a PC...</i>	
Sales * Repairs * Upgrades * Service * Solutions			
<ul style="list-style-type: none"> • PC systems built to order • PC repairs & upgrades • Virus, Trojan & Spyware removal • Training, 1 to 1 tuition • Web design, domains & hosting packages • Broadband & internet connectivity packages • Hardware, software & consumable sales • Networking & wireless solutions implemented • PC to Mobile—Mobile to PC connectivity specialist 			
<p>We sell PC's</p> <p>From budget systems, to high end machines and everything in between, each PC is built to order to ensure that it meets your specific needs.</p>		<p>We offer PC services</p> <p>From Virus, Trojan and Spyware removal, data migration, backup & recovery to system health checks we offer a range of services to keep your PC at its best.</p>	
<p>We sell Peripherals</p> <p>Want to buy a new printer, scanner or want to go wireless with your keyboard and mouse? We source the best components and offer them at great prices.</p>		<p>We offer Broadband & Internet</p> <p>Need to free up your phone line, but want to continue to use the internet? We offer a range of dialup and Broadband connection packages to suit every user.</p>	
<p>The Studio, 26 Westway, Caterham, Surrey CR3 5TP</p> <p>www.asylumpc.co.uk — info@asylumpc.co.uk</p>			

Building Developments



157 Welcomes Road

Building of the 2 new properties is now well under way. We are all sorry to see the disappearance of Chestnuts but we hope the new properties will do justice to the site. As planning permission was refused for the renovation of Chestnuts and a backfill of two additional properties the developers reverted to their original plans, which had been passed some time ago, to demolish Chestnuts and replace it with two, five bedroom properties.

159 Welcomes Road

Plans have just been passed for two properties, similar to 157.

8-10 Welcomes Road

Village Developments have now had two schemes, the first for 12 properties and the second for 14 properties refused by the Council. They have appealed on both proposals. The first of the appeals (on which they have made minor alterations to the scheme) comes before the appeal committee at the end of November. We await the outcome with trepidation. We are aware that Village Developments have approached a number of other properties in the road and we fear that if permission is granted for this first development they will gradually work their way up the road and before long the whole ambience of the road will be changed.



Lighting

You may recall from the Winter Newsletter last year that there were plans to add additional street lighting at each end of Uplands Road. Unfortunately this has met with some difficulty as some residents adjacent to the proposed sites have been reluctant to have the lamp-posts immediately outside their properties. For this reason there will be no additional light installed at the Welcomes Road end of Uplands but the proposed site for the Abbots Lane end has been moved to the opposite side of the road and we are currently waiting for the council to extend the cabling across the road (at an additional cost we regret to say!) and install a light on the southern side of the road. We are, however, in a queue so it may be some time before we see the results.

Road Sweeping & Drains

Welcomes Road residents will have noticed that we have had Kent Sweepers clearing the leaves again. Sometimes, especially when it has been very wet, the mechanical sweepers find it very difficult to get into the banks and pick up all the leaves. If anyone knows of anyone, for example any garden maintenance company they use, who may be interested in tendering for this work on an annual basis could they kindly let the committee know. All it really needs are a few able bodies with basic tools and a truck. Good money to be earned?? We currently at the mercy of the council awaiting the clearance of the drains—apologies to anyone experiencing problems in the meantime.

Road Ownership

Further to our article in the summer newsletter we have now been in touch with the Land Registry and have been informed that, as the law currently stands, our ability to obtain ownership of Welcomes Road will be improved if the current owner(s) can be determined. If anyone has any pertinent information, e.g. from your property deeds, or thinks they may be able to be of assistance please let us know."



Phone: 020 8645 0939
Mobile: 07958 288943

Curtains by Pat

*Make up service for curtains
& all other soft furnishings*

*Supply your own fabrics or
I can bring along fabric
sample books*

Kenley House

The failure of Andersons to obtain planning permission for their proposed development has resulted in the property being put on the market again – anyone with £4m to spare – a snip!!

Woodland Waste

It is with regret that yet more residents have been spotted disposing of their garden rubbish on the undeveloped woodland in Welcomes Road. However convenient and tempting this may be please, please do not use this area as a dumping ground. You may think a little biodegradable rubbish won't do any harm but any dumping encourages others to follow suit and over time this will be detrimental to the appearance of the road. We're sure we don't want to look like a council dump!!

Beware of Scam

It is rumoured that there is a new scam about. Beware of a card being posted through your door from a company called PDS (Parcel Delivery Service) saying that they were unable to deliver a parcel and that you need to contact them on 0906 660 0911 (a premium rate number). DO NOT CALL. – This is a mail scam originating in Belize and if you call all you will receive is a recorded message and £15 on your phone bill for your trouble !!

If you do receive such a card please call the Royal Mail Fraud Squad on 020 7239 6655 or ICTIS, the Premium Rate Service Regulator, at <http://www.ictis.org.uk> or the local Trading Standards Office.



- FULL CENTRAL HEATING INSTALLATIONS
- BOILER REPAIRS & SERVICING
- REPLACEMENT COMBI & HI EFFICIENCY CONDENSING BOILERS
- NEW RADIATORS & THERMOSTATS
- FREE ESTIMATES & EXPERT ADVICE
- COMMERCIAL & INDUSTRIAL HEATING WORKS



All installations carry a free 2 year Service Care warranty
 All our fitters are Corgi registered and qualified to the highest standards

ESTABLISHED SINCE 1962
EXPERT SERVICE & MAINTENANCE



WINNER - DOMESTIC INSTALLER OF THE YEAR
WINNER - SERVICE & MAINTENANCE INITIATIVE
WINNER - HVAC CONTRACTOR OF THE YEAR



020 8763 5300
www.bsw-heating.com



Alien Weeds an article by Ian and Joy White

We generally think of weeds (plant pests) as native wild plants that have invaded our garden or farm. However, it is garden flowers that are the weeds of the natural environment. That can make for disagreement, as one man's weed is another's object of beauty, e.g. rhododendron (native to the Himalaya) can choke native woodland and requires control. The most aggressive weeds are generally non-native as they have no natural enemies here to act as natural control agents. To make matters worse, most were deliberate introductions to our gardens and fishponds.

The Environment Agency have listed the top ten most wanted foreign pests, and that includes 6 plants, namely Japanese Knotweed, Giant Hogweed, Floating Pennywort, Himalayan Balsam, Australian Swamp Stonecrop and Parrots Feather. Information sheets on the status and control of these pests are provided by The Centre for Ecology and Hydrology:

<http://www.ceh.ac.uk/sections/wq/CAPMinformationsheets.htm>

As far as we know only two of these grow in Welcomes and Uplands, but that is two too many! There is young growth of Japanese knotweed near the junction with Zig Zag Road (photo), and Himalayan balsam has recently been planted in a front garden. We decided to use the Internet to investigate why these plants are regarded as such serious pests and to pass on our findings.



Japanese Knotweed (*Fallopia japonica*) was introduced to the UK early in the 19th century as an ornamental and fodder plant, and by the end of that century it was established as a weed. It has the ability to tolerate a wide range of soil conditions and can regenerate from very small amounts of tissue, e.g. less than 1 gram of rhizome. It therefore has the potential to contaminate green waste recycling schemes, and soil from infested areas must not be reused in construction or landscaping. A particular cause for concern is that it can be spread by fly-tipping.

It is now found throughout the UK and is included in two Acts.

1. Wildlife and Countryside Act 1981 (Schedule 9, Part II) makes it an offence to 'plant or otherwise cause it to grow in the wild'.

2. Environmental Protection Act 1990 (Waste regulations) class Japanese Knotweed, or soil contaminated with its rhizomes, as 'controlled waste'. It must be disposed of at a suitably licensed landfill site, buried to a depth of at least 5 m.

Control is generally chemical but the herbicides required to kill the rhizomes are strictly not for amateur application. Thankfully, the possibility of biological control is being investigated by The Japanese Knotweed Alliance, led by CAB International. Biological control utilizes the natural enemies of a pest, and "classical biological control" is applied to non-native pests against which its natural enemies from its home region are deliberately introduced. This is now only done following extensive testing to ensure that this does not result in the creation of a new problem; past mistakes have given this "green" approach some bad press. Agents being considered include a highly specific fungus, a weevil and a psyllid (jumping plant louse). The website of The Japanese Knotweed Alliance should be consulted for photographs and links to other Internet sites:

http://www.cabi-bioscience.org/html/japanese_knotweed_alliance.htm

Himalayan Balsam (*Impatiens glandulifera*) has pretty pink flowers and is related to the busy Lizzie (*I. walleriana*). It is also known as Indian balsam, jumping jack, policeman's helmet, and Himalayan touch-me-not. It is a very tall annual (up to 3 m.) and it has been growing wild here since 1855, having been introduced in 1839. It spreads rapidly thanks to its high

seed production (up to 800 seeds per plant) and explosive pods that can shoot seeds up to 7 m.; children of all ages just love to burst them! It is primarily a problem where it invades river and canal banks as it can quickly spread down stream. Luckily Welcomes Road is not a water course (at least not a permanent one!), although it's planting might still prove to have been ill-advised.

The campaign group "Plantlife" have recently proposed that it be scheduled, making it an offence to plant it where it might escape into the wild, i.e. just about anywhere. The Royal Horticultural Society web page is one of many that may be consulted for illustrations and control advice:

<http://www.rhs.org.uk/advice/profiles0705/himalayanbalsam.asp>

Note: The authors are not specialists in weed control; Ian is an entomologist and Joy is a botany graduate.



The committee would like to say a big thank you to David and Ann Jones for their letter in the summer edition of the Kendra newsletter supporting their efforts in respect of the Kenley House development. The committee do always try to do their best on behalf of the residents and the 'ruck' with Kendra on this issue was a little upsetting.

Welcomes & Uplands Road Association

Committee Members' Contact Numbers:

Colin Brown (Chairman)	020 8668 2101	Liz Copeland	020 8763 8947
Bill Tolman (Treasurer)	020 8660 1130	Doug Haigh	020 8668 1741
Joan Tolman (Secretary)	020 8660 1130	Robin McCallum	020 8763 2738
Dave Barrell	020 8668 9555	Peter Runacres	020 8660 4542
Brian Clinton	020 8668 4700		

Pay Up Please !!

There are an unusual amount of levies outstanding this year. Our treasurer has been busy delivering reminders and overdue notices and he would appreciate those of you that have received these to send your remittance as soon as possible. We realise this is a bit of possibly unwanted hassle each year but this can easily be avoided by taking up the standing order option. It is a few years since we have had to resort to legal action to obtain payment and we hope not to have to go to these lengths again.....

Culprits please take note

NOTICE

Change of Ownership

Despite our request in last Winter's newsletter residents are still not notifying us of property sales and details of new owners. We realise that this is of no benefit to departing residents but it would be most helpful to the committee who have tried to serve you well over your time in our environment.

...and finally may we wish everyone a very happy Christmas and prosperous 2007. Keep your contributions rolling in without you we have no news!!

Your Contact Details

Return to 51 Welcomes Road or email joan@grado.plus.com

Name

Address

Email Address

Tel No