



WURA

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Welcomes & Uplands Road
Association

Newsletter

Winter 2007

Introduction by Chairman

It does not seem possible that the end of another year is almost in sight- hopefully 2007 has been kind to you and yours thus far.

The Committee continues to monitor planning applications on your behalf- major proposals are mentioned later- which at times involves a dialogue and input with prospective developers to ensure that the outcome is as sympathetic to the area as possible and that any disruption is kept to a minimum.

I asked for the following table (see page 2) listing the achievements and targets of the borough police to be included in the hope that all residents may sleep a little sounder in their beds- you may have noticed that the Kenley Safer Neighbourhood Team now operates out of 9/11 Whytecliffe Road opposite the main entrance to Purley Station (telephone 020 8721 2466 or e-mail kenley.snt@met.police.uk).

Although they are no longer based in Kenley be assured that they will respond efficiently- although any emergencies dial 999. If you have any problems with crime or unsocial behaviour do not hesitate to contact them or, if you prefer, I am happy to be of assistance as I am a member of the panel that acts a conduit for the neighbourhood team.

Councillor Steve O'Connell has told the Secretary that if any residents have a problem concerning Kenley which you would like to discuss with him, his mobile phone number is 07760 310686. Clearly if it is a routine matter that can be reported and dealt with through the Croydon Council web site (assuming you have access to the internet) you should take that route before using Cllr O'Connell's mobile. His e-mail address is steve.o'connell@croydon.gov.uk

It remains only for me on behalf of all members of the Committee to wish you all a very Happy Christmas and New Year

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Report from the Borough Police

BCS Crime	Target	Offences April to Aug 2006	Offences April to Aug 2007	% change
Residential burglary	4.8	869	868	0.3
Personal property	1.0	865	627	-5.6
Theft person	0.3	338	235	-29.3
Theft/taking of vehicle	9.4	591	641	8.5
Theft from vehicle	13.9	1049	1063	1.3
Interference/ tampering	17.1	69	68	-1.4
Wounding	3.3	1428	1223	-14.4
Common assault	5.0	915	710	22.1
Criminal Damage	2.4	1996	2001	0.3
Cycles	11.0	117	137	17.1
Total BCS	5.3	8037	7573	-5.6

Response times to 999 calls remain an area of concern in Croydon, on average only 50% of calls being answered within 12 minutes. The local borough unit have improved their position in the Met league table from 33rd to 17th in August.



Garden Waste & Woodland

The Woodland below plot 115 was recently acquired by an investor in Blackheath. The new owners are expected to keep the frontage clear of the road to a 'depth' of 2 metres and we have written to the investor accordingly. It would be a courtesy to the new owners if residents refrain from using the area as a dumping ground even for bio-degradable material.

Road Sweeping

Kent Sweepers will be approached to carry out the sweep when most of the leaves are down although there is a small company that may be prepared to hand sweep and clear. This may prove a better solution.

Lighting—Uplands Road

The new lighting is in place

Footpath-

Uplands Road to Hayes Lane

Little to report here except that the fencing remains unfinished.

Phone Masts

As far as we know the planning application for this and one in Firs Road were dismissed.

Building Developments

157 Welcomes Road – The 2 new properties mentioned in last year's NL are now complete and 157 has been sold. The result, which includes some landscaping, is satisfactory. We have introduced ourselves to the new owners regarding payment of the annual road levy.

159 Welcomes Road – Work on 2 more similar properties to those on plot 157 has commenced.

8-10 Welcomes Road – This has now become 6-10 Welcomes Road. Village Developments having had previous plans refused including appeals have now sent us draft plans for 6-8, which we presume will be formally submitted shortly. These plans show 4 units at the front of the plots using existing accesses with 2 larger dwellings to the rear. The existing cypress hedges at the front of the site will be retained and other plantings are proposed to help retain the wooded appearance of the area. The Committee has told VD that we do not wish the road to be altered/widened and that sufficient hard standing should be created on the site to accommodate plant and machinery. Hopefully muddying of Welcomes Road will thus be kept to a minimum.

Because of a dispute over a Leylandii on plot 10 the draft plan for this will be

Kenley House



Revised plans were submitted by the developers, Millgate Homes, in August 2007 after consultation with KENDRA. The application reference 07/03120/P is in now in the consultation period and according to the website allows for the 'demolition of outbuildings; erection of 2 two storey five bedroom detached houses and 1 two storey detached house with accommodation in roof-space; erection of 2 quadruple, 1 triple and 1 double garages; partial demolition of the main building, alterations and extensions and use as dwelling house'. Permission is subject to a number of conditions which include a requirement for a financial contribution to off site affordable housing, sustainable transport, recreational open space, and improvements to Kenley Common/Airfield. Planning permission is not technically granted until a legal agreement is completed and signed by all interested parties.

Regarding the access to Royal Lane, Planning Department noted our concerns regarding motorised traffic along this byway but have ruled that with the lowered housing density reflected in the new plans for Kenley House there is no need to restrict Royal Lane.

On the basis that Royal Lane was not used by the numerous visitors to Kenley House under the previous owners, we accept the position taken by Planning Department. It does seem unlikely that we will see any increase in the use of our roads as a result of the development at Kenley House.

Planning have asked the developers for a traffic management plan for construction traffic which 'refers to vehicles not using Royal Lane or Welcomes Road'.

20-24 Abbotts Lane &

26 Kenley Lane



The Committee has lent its support to objections to developments in these roads advising both local Councillors and Planning Department.

We have just learned that the application for 26 Kenley Lane has been refused on 3 counts summarised as follows:-

1. Footprint and density inappropriate to the plot
2. The development would be detrimental to the amenities of the occupiers of adjoining property
3. Access- Indicated sightlines and pedestrian visibility inadequate

History of Welcomes Road

We are grateful to John Carr, our local historian, for some more fascinating background on our roads.

John Keen, the owner of Welcomes Farm and his new neighbour, Thomas Marson of Kenley House, were a new breed of gentleman farmers who could see that land ownership was the future in this area. The age of the train would make it easy for wealthy businessmen to get to the city. Their mode of transport was the horse and carriage and not the great heavy cart and shire horse. But carriages with a single horse had great difficulty negotiating the steep unmade roads, like Hayes and Kenley Lanes, so they planned a road with a more gentle incline, and the new road called Kenley and Welcomes was constructed.

An estate map dated 1853 shows it taking the same route as it follows today. Where Uplands Road, built about 1898, intercepts Welcomes Road, was the old track that connected Kenley House and Welcomes Farm. The track was widened and is now known as Young's Avenue - or to some - Royal Avenue.

Welcomes Road was private and gated at both ends. The photograph, taken in the early 1900s, shows a large six barred gate with a small pedestrian gate to the side. The main gate was still in place until the 1970's. All that now remain are the two original posts. The gate at the bottom end of the road went when the land began to be sold for development.

The first house called 'Hillside' was built in 1867. The owners were asked to pay an annual fee towards the upkeep of the road. The railway arrived in 1856, and soon large houses began to be constructed.

To maintain its private road status, Welcomes Road was closed to traffic once a year, and residents manned the entrance to monitor access. This only stopped in the mid 1980's when it was no longer a legal requirement.



Welcomes & Uplands Road Repairs

Marshalls have been authorised to carry out £2000 worth of repairs to the Welcomes and Uplands Roads. This includes some modifications to frontages where there has been flooding during heavy rain. Hopefully by the time you read this, the work will have been carried out! The re-painting of road hump markings is under review.

Wear and tear on the road is being accelerated by contractors vehicles and we expect CPS, who are building at 157 and 159, will make good damage at the top of the road and the posts at the Hayes Lane entrance.

Changes of House Ownership & Road Levy

If you are selling or have just moved in please remember to advise the Secretary. His contact details are on back of this newsletter.

Your name, address, phone number and e-mail address would be very much appreciated and will only be used by WURA. If you are new to the area, Welcome! The bad news is that the Treasurer will to contact you regarding payment of the annual road maintenance levy.

Road Ownership

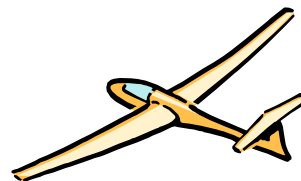
We have had no further information on who might be the ultimate owner of Welcomes Road and thus WURA's standing remains as de facto administrators. If anyone has any information on the road ownership we should be pleased to hear from you.

Cable TV

We have re-approached Virgin Media regarding bringing cable TV/Broadband to the area but still await a response. We will keep you informed of developments if any!

Kenley Airfield

The current state of affairs was thoroughly covered in a recent edition of Kendra by Friends of Kenley Airfield. Suffice it to say that following the refusal of planning permission for a fence round the landing area, a working party has been set up to work out with the RAF how best to deal with their Health and Safety concerns without ruining the landscape.





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Welcomes & Uplands Road Association

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Remember we are on line at:

www.wura.org.uk

Our database is still very lacking on phone numbers & email addresses so if you have not submitted yours yet please do so now.



Your Contact Details

Please return to 161 Welcomes Road or email Colinb6@tiscali.co.uk

Name

Address

Email Address Tel No