

News from the Secretary

There are 4 on going issues we are addressing at the moment

1. Allfreys will install kerbing in key locations at the lower end of Welcomes Road next month. We are considering taking up a new contractor called TTS on their quote to plane off and resurface the whole road in SMA for c£160,000 inc VAT. If the work does proceed, probably in April next year, it will commence in at Hayes Lane, eventually reaching Zig Zag Road, a distance of about half a mile or 4000m2 which is roughly half the surface area of Welcomes Rd. That work is projected to cost about £70,000. Allfreys have been asked to quote for the same job for comparison purposes.

A quote has been obtained to upgrade and repair the junction with Zig Zag Road which has been damaged by site traffic. Letters have been written to the developers concerned requesting payment.

2. A member of WURA is leading an initiative to install fibre optic cable to the property (FTTP) and has reached the point of setting up a meeting with Open Reach to discuss detail. Members will be kept informed of progress by email but it is likely that the focus will be on connecting houses now using Cabinet No 1 which seems to be the slowest and serves the lower half of Welcomes Road.

3. Another member has been able to get Heather Cheesbrough, Director of Planning and Strategic Transport at the Council, to agree in principle to a meeting with the Association to discuss our concerns about traffic capacity in our roads and the damage from HGVs. Recent refusals for planning permission for flats suggest the Council may now recognise the constraints on traffic volumes represented by our unique roads.

4. Recent correspondence with Chris Philp our MP (Minister for Immigration) about the Local Authority Ombudsman's lack of power to alter planning decisions, suggests new ways of holding the Council Planners to account. We are investigating to see if it is possible to rein in over "densification" and gain recognition for us as a protected area., something we tried to do without success in 2016/7, when we submitted a paper seeking green grid status. A letter has also been sent to the new Chief Executive about zoning or roads as a protected area.

Noisy parties and loud music: Although the summer is nearly over and parties in gardens will be coming to an end please remember to be considerate of your neighbours when you have a party. Telling them in advance about an upcoming party is always appreciated and ideally the noise should stop after midnight.

YOUR COMMITTEE

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

Other useful contacts: Councillor Steve O'Connell Mobile 07760 310686. Email: steve.o'connell@croydon.gov.uk

IMPORTANT NOTICES

VISIT OUR WEB SITE: www.wura.org.uk Now rebuilt and controlled in house by Committee member, Marion

WURA RESIDENTS DATA BASE: Please email your house and phone number 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: Selling or have just moved in? Please advise the Secretary

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WURA SUMMER NEWSLETTER 2020

WELCOMES AND UPLANDS ROAD ASSOCIATION WWW.WURA.ORG.UK

CHAIRMAN'S RAMBLINGS

Our most revered Secretary Richard Russell sent me draft suggestions for my introductory statement for this Summer's Newsletter which for once I chose (probably ill-advisably) to ignore!!

We're all slowly emerging from a prolonged period of 'lockdown' to cope with an entirely new way of going about our lives which most of us find restricting and against our natural instinct for social freedom previously taken as the norm. Hopefully you and your families have managed to steer clear of infection and coping with the 'New World' whilst perhaps bemoaning what we've lost.

The cancellation of our AGM due to social distancing rules was an early casualty. We considered a 'Zoom -type' virtual AGM but after a shambolic trialled virtual committee meeting which resulted in one member unable to engage and yours truly (who is a complete techno-idiot!) prematurely withdrawing in frustration after several attempts to participate. We agreed that it was not a good idea even as an experiment—personally I found the experience lacking spontaneity. If you have any comments/complaints about the AGM format finally adopted no doubt you will let the Secretary know!

Most residents' concerns relate to the on-going construction sites and the ramifications thereof plus the applications still pending imposed upon us by the Council that will when all completed increase the number of residences by 25% with possibly as many as 150 extra residents - that fact coupled with the expected parking problems and increased traffic will present difficulties for us all. We had hoped that with the financial uncertainty of the pandemic developers' appetites for more speculative building might be on the wane but Government are now hoping to kick start the economy through more house building and are relaxing planning regulations accordingly. The only plus is that these flats are a) priced at a level that will ensure occupants care for their new environment and b) because of the '9 flat limit' social housing, dare I say, is not applicable.

WURA has battled ceaselessly from the outset making representations at various levels of the Council highlighting the narrowness of Welcomes denying on-street parking and the proven problems of increased delivery traffic and through traffic but to no avail.

We must all adjust accordingly and I commiserate with those living at the lower end of Welcomes Road cont

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having to tolerate the intrusions of the building construction which will continue for some considerable time. In the short term we have we have negotiated with the Council (against our preferences) for site traffic to enter from Valley Rd and exit via Hayes Lane, a route not much liked by HGV drivers who tend to be a law unto themselves anyway. In due course the Council have undertaken to instal CCTV at the Valley Road end of Welcomes Road.

Regarding our roads we will be gradually resurfacing various areas of Welcomes Road (and eventually Uplands) to reduce annual maintenance costs and improve the appearance of the roads. Apart from some kerbing modifications in September there is nothing else planned for the lower end of Welcomes Road.

It always galls me that we, the residents, pay for the upkeep and management of our so called 'private' roads and yet the Council make no contribution to maintenance costs (which are considerable) even though the road is a public highway. Nor is there any official recognition of the management time given to dealing with the numerous issues arising from the construction sites. Whilst our cash balances are adequate for planned works we must keep substantial reserves to cover unforeseen occurrences—fortunately with the current milder winters large repair bills have reduced considerably.

Hopefully this lengthy missive has not a) depressed you too much or b) caused you to drop off!!

I hope 2021 will see a return to some normality.

Thank you for your patience and understanding and the Committee for their continued commitment.

Welcome to the new residents at 46UR, 67WR,120WR, and 122 WR. Colin Brown, Chairman

Current building developments are as follows:-

10 Welcomes Road 8 'houses'. Outline planning granted for a gross overdevelopment conditional on fulfilling many conditions before any build can commence

32 Welcomes Road 9 flats. The work has continued but not without HGV problems due to the steep drive meaning kerbside loading and unloading and road blockages

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36 Welcomes Road 8 flat conversion. The flats all sold and all utility connections installed apart from the telephone connections to be carried out by Open Reach shortly. This work will disrupt traffic.

57 Welcomes Road. The flats have been built and work is now focussed on landscaping. Utilities remain unconnected.

Developments in Welcomes Road not started but granted permission

42 Welcomes Road. The developers have been delayed by Covid but expect to start clearing the site in the next 6 weeks. Another meeting to conclude formalities is being set up.

56 Welcomes Road 9 flats. Nothing more heard for the developers

Applications awaiting decision

60 Welcomes Road, 7 flats to the front and a pair of semi-detached, two-storey, dwelling houses to the rear of the site; Awaiting decision. Applicant is owner. Site opposite 57 Welcomes Road.

Uplands Road

3 Uplands Road. Building of a large extension continues unabated. Wear and tear compensation paid.

9 Uplands Road. The owner demolished the house rather than build the approved extension. We expect to formalise an agreement on site management and compensation for consequential wear and tear from site traffic when the rebuild commences.

35 Uplands Road row of 6 terraced houses The location has a very low PTAL. Compensation for wear and tear settled in full. A model for other developers in terms of consultation with neighbours.

38 Uplands Road. Building work continues after many months. Seeking compensation from the owner for wear and tear from site traffic. There is a lot of spoil to be removed.

2 Kearton Close. Back garden project. Approved in principle.

8 Kearton Close. 4 houses creating a mini housing estate. Decision awaited on this overdevelopment. It goes beyond so called 'gentle densification'.

Planning applications for flats withdrawn or refused

3 Zig Zag Road 8 flats. Application withdrawn.

37 Welcomes Road 9 flats Refused partly on grounds of pressure on infrastructure. Harm to pedestrians.

52 Welcomes Road 9 flats. Refused. Out of keeping.

Site traffic:

We are keeping a log of traffic incidents usually involving HGVs. Members contributions to the log are much appreciated The log is being sent to the Council to change thinking at Planning. Photos welcome. The decision to refuse the flats at 37 Welcomes Road may not be unconnected.

COMMENT FROM MEMBERS SINCE LAST NEWSLETTER

1. The last Newsletter was too gloomy according to one correspondent. Given the gathering storm clouds over the economy hopefully the Chairman's ramblings have lifted the mood albeit only slightly.

2. Concerns continue to be expressed about speeding drivers. Although requests to add a speed ramp declined the matter will be reviewed again at the next Committee Meeting and maybe something incorporated with the road upgrade.

53 We received a report about one of our newer residents litter picking in Welcomes Road. A welcome initiative which the rest of us need to build on. Shortly after the litter pick the verges near the building sites at 32 and 36 were littered again which is disappointing.

FINANCIAL SITUATION:

Road fund £164,067 (£140,003) includes HGV levy £9,000 paid (35UR) since the last Newsletter.

Road levies paid £15,490 since 1/4/20 O/S £8800 for 20/21 inc arrears from previous years.

Expenditure £7,000 approved on the kerbing at the lower end of WR in September. Further expenditure on the top half of Welcomes Road using stone mastic asphalt is under discussion with a new contractor, TT Road Surfacing from Cobham and Allfreys our usual contractor. See news from Secretary.

Expenditure of £3,000 approved for Uplands Road to make good areas that are breaking up and filling pot-holes. Frank Gaskin of Civil Civils will carry out this work in mid September.

We have written to developers for compensation for the damage to the junction with Zig Zag Road where HGVs have not followed the approved routings and/or used the road to reverse into in order to turn round and drive back down Welcomes Road or exit to Abbots Lane.

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Site traffic routing: Council directive for Site Managers and HGV traffic in Welcomes Road

Welcomes Road sites. The camera promised by the Council for installation at the Kenley Lane end of Welcomes Road to monitor the direction of HGV traffic is still awaited. HGVs must only travel from the North (Kenley Lane end) to the South. HGVs should never reverse along Welcomes Road as has occurred, placing pedestrians including children in danger, as well as damaging kerbs and verges. Nor must they turn round using spur roads like Simone Drive, Maryhill or Zig Zag Road. If the road is likely to be blocked developers and utilities are expected to give proper notice. Incident reports from members on site traffic go into a log which is used to keep the Council informed about interruptions to traffic flow in our roads increasing danger to pedestrians.

For building sites in Kearton Close and Uplands Road. We envisage site traffic entering from Abbots Lane and exiting that way but a routing for this traffic has yet to be formalised with the Council. the junction.

We are still missing a number of members email addresses.

Please email the Secretary at welcomesanduplandroads@gmail.com if you are not getting our group emails and you have an email address.



Spot the squirrel making off with Indian Take Away



Surface dressing in Welcomes Road by Allfreys using 6mm granite chips is holding up well

ROAD LEVY RATES PAYABLE ANNUALLY FROM 1st APRIL 2018

Band D	£65
Band E	£80
Band F	£94
Band G	£108
Band H	£130
Rates are adjusted every 3 years for inflation	Spur roads 50% of rate

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

Payee: Welcomes and Uplands Road Association

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

Account No: 02400865

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

Note: Arrears of road levy needs to be declared on Form TA6 when you sell your house. If you are in arrears with the Association, you are legally required to disclose the fact that you are in dispute to your buyers' solicitors. Invoices are issued annually to reflect such arrears and may attract penalty charges and interest as well as legal costs.

Thank you all those who continue paying the road levy on time avoiding the need for us to send chasers!