

CROHAM VALLEY

RESIDENTS' ASSOCIATION

Spring 2022 Newsletter

The end of an era. Our last paper Newsletter.
We are going green!



We are going online.

See us on cvra.org.uk and nextdoor.co.uk

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Croham Valley Residents' Association Committee

President	<i>His Honour William Barnett QC</i>
Chair	<i>Jeremy Gill</i>
Hon. Secretary	<i>Vacancy</i>
Hon. Treasurer	<i>Wendy A Love FCCA</i>
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Member	<i>Sara Pevsner</i>
Member	<i>Shashank Maniar</i>
Member	<i>Michael Somers</i>

Hon. Auditor: *Jaffer Akberali Kapasi OBE FFA*

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Speeding Traffic: Survey Results

Firstly a big thank you to our Councillors Maria, Jason and Michael for undertaking the survey of the views of the residents of Campden Road, Croham Park Avenue, Castlemaine Avenue and Melville Avenue regarding traffic in our roads. These are the roads where we have had the most complaints so we thought that what we learnt here we could apply to the rest of the CVRA area.

The Councillors surveyed over 50 households in these roads. A significant number. The summary is that the vast majority of the residents of these roads feel that there is too much speeding going on. In addition the majority also felt that there was too much "through traffic".

South Croydon Traffic & Roads Survey

020 8660 0491
southcroydon@croydonconservatives.com
facebook.com/SouthCroydonCouncillors



(L-R) Cllrs Michael Neal,
Jason Perry & Maria Gatland

RESULTS

Are you concerned about speeding vehicles on your road?
77% Yes **23%** No

Do you feel too much traffic is using your road as a 'through-route'?
57% Yes **43%** No

Which of the following measures would you like to be implemented on your road?
Please tick all that apply.

- 6x** One end of my road should be blocked with physical barriers or planters
- 8x** My road should become one-way only
- 8x** My road should allow access only to residents, with an ANPR camera to monitor this and fine drivers
(This is known as an 'LTN')
- 38x** None of the above

Do you support or oppose the road closures, fines and LTNs used in other parts of Croydon?
27% Support **73%** Oppose

The bad news is that the residents are not sure what should be done about it. There is no majority for any of the "Low Traffic Neighbourhood" type restrictions such as blocking off one end of a road, making the roads one-way or partially banning non-local traffic. The reason this is bad news is that the Council, as far as I am aware, is not offering any concrete alternatives.

Under the Road Safety section of the Council's website they say there will be no more speed humps as the emergency services, quite rightly, have problems with them and also some residents object to the noise. There are no plans for speed cameras leading to fines on residential roads so we are stuck.

Lets see what the candidates for the new all powerful Mayor of Croydon come up with in their manifestos. Not long to wait. As ever your views will be appreciated.

EAST SURREY WOODTURNERS

-Your local woodturning club near you!

Meeting Monthly - The Scout Hall, St John the Divine, Selsdon, Upper Selsdon Road CR2 8DD (top end close to Sainsbury's (Last Monday of the month except Bank holidays; 7.30 -10pm.)

Turning Demos

Practical help, tips & guidance.

Social events & visits

Access to Timber and Tool Sales

Weekly zoom meetings and Competitions



The Club was formed in 1994 to promote the craft of woodturning in the East Surrey and North Kent area. Membership is for anyone interested in the craft whether you are a seasoned turner or someone just starting out on your woodturning journey.

See our website www.eastsurreywoodturners.org for contact details and more information about this fascinating & absorbing pastime & hobby.

Contact: Bob Williams. 0203 566 1517 or Michael Somers m.somers113@gmail.com

All are welcome, so do pay us a visit!

We have been asked by Derek Ballard, a resident of the CVRA area, to mention Shirley Park Bowls Club to any of you who are thinking of taking up Bowls or looking for a new hobby. Here is their flyer. I have been to Shirley Park Bowls Club a couple of times with one of their members and it is a little bit of tranquillity within Croydon.

Looking for a new outdoor hobby?

New members welcome

- a fun sport for all ages
- new bowlers ONLY £30 Membership for the
- bowls provided for
- social events throughout the year
- free on-site parking



Why not come along to one of our try-out sessions

Shirley Park Bowling Club Ltd
Rear of: 21-25 Mapledale Avenue, CR0 5TG



Please support Croham Valley Residents' Association

We thank those residents who have donated in 2021. Please Renew your support in 2022 by;

Either

Sending £4 by Bank Giro Credit or Standing order to:

Croham Valley Residents Association

Sort Code: 09-01-55

Account No: 63005602

Please do not forget to give your house number and road as the reference

Or

By donating by Card via [justgiving.com](https://www.justgiving.com)

Or

Put your donation into an envelope and send it off to either:

Jeremy Gill – Chairman: 27 Castlemaine Avenue

Wendy Love -Treasurer: 48 Croham Valley Road

Again please do not forget to give your house number and road as the reference.

If you want to join our email mailing list please send your details to cvra@gmx.com. We will hold your details on our database for the exclusive use of the CVRA Committee for the purposes of administration.

If you want to do more please join us on the Committee. We thank Michael and Shashank for joining us from October but can always do with more help. Especially on planning matters!

We Need Your Views!

The past 2 years have been extraordinarily difficult for everyone; it has impacted our lives in so many ways. Despite all these, we have seen how difficult times truly bring out the best of us. There was an increased number of people informally volunteering with acts of kindness to support their community. Now that we hope we are gradually living with our new normal, we would like to stay connected, help out and become a stronger and more connected community than ever before.

We are exploring new ideas to build a stronger community where we could meet, grow friendships, and feel supported to make the best of living in our Croham Valley area.

We would like to get your thoughts about how we could do this. Please would you take 5 minutes of your time to fill in a short questionnaire? Thank you.

Please fill out and drop in to either Jeremy or Wendy at the addresses above. Or please send us a mail with your views to cvra@gmx.com.

What do you think about having a dedicated social group to organise social events and community activities for the Croham Valley Residents?

- Don't really have a strong view about it.
- Bad idea!
- Great idea!

What kind of social activities would you like to see?

- Outdoor - keep fit activities such as nature walk, golf, cycling group etc
- Community projects such as garden project, litter picking
- Physical meeting such as an Art show event
- More ambitious projects such as Farmer market for high quality local products, street party etc
- Online social activities such as online competition
- Other

If we have a dedicated social group to organise events for our community , how would you be able to help this group?

- I would like to join the group to organise these events
- I can donate my time, skills, donations such as food etc
- I don't mind to pay for a ticket to cover the cost for example insurance or vehicle hire
- Other

How would you like us to organise the activities you selected?

.....

.....

Please let us know if you would like to receive further communications about this group

- Yes please!
- No thank you!

Please supply your contact details here

.....

.....

Elected Mayor - what planning policies to look for

Residents associations are apolitical - as we should be. However it does not mean we cannot suggest to our readers the policies we think you should be looking for from your Mayoral candidates.

In terms of planning we are always looking at quantity, size, location and appearance.

We acknowledge the CVRA area needs to do its bit in supplying sites for new housing. We think that the long term targets for numbers of new units in our area is also reasonable. The problem is that, as the planners have admitted, targets are meaningless as every application has to be looked at on its own merits. Which kind of makes sense but makes targets irrelevant.

So therefore we need to concentrate instead on size and location.

The current guidelines are the Croydon Suburban Design Guide Supplementary Planning Document (SPD2) - Chapter 2 Residential Development (last updated 2020). A bit of a mouthful.

For the size of new developments page 41 is a critical page. Page 41 shows how much bigger you can go than the existing surrounding houses, whether in an area of terraced housing, semi-detached or detached housing. See next page for a picture.

For areas of terraced and semi-detached housing the guidelines state you keep to the same number of stories with your development but can build into the roof of the top story. We are happy with that.

For detached housing you can go up a story and also go into the roof. This leads to significant increases in size and, potentially, is a bit discriminatory against detached home owners.

This policy results in the approved development in Farley Road pictured to the right where a three and a half story building towers above a two story building below it. As I say this has been approved. The only reason it has not been built is that the neighbours have notified the



developer that there are relevant covenants on the plot. Next is the extract from the Guidelines:

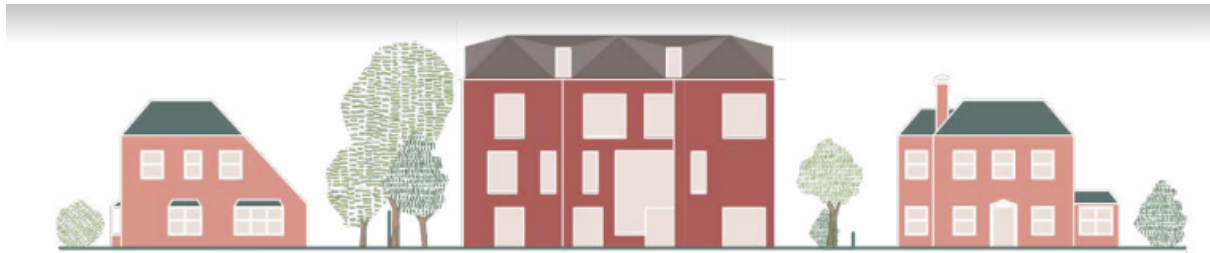


Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.



Figure 2.10d: Where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space.



Figure 2.10e: Where surrounding buildings are semi-detached homes in a planned estate, new developments should seek to accommodate a full third storey partially contained within the roof space to ensure the characteristic scale of the buildings along the street is maintained.



Figure 2.10f: The addition of a third storey within terraced houses will generally only be through accommodation within the roof. The acceptability of this will be based on the merit of design and the impact on street scene, given the consistent nature of continuous eaves and roof heights. A terraced house on a corner plot may seek to provide a additional floor.

The policy also leads to the application in The Ruffets where a selection of two and a half story houses tower over a bungalow to the right of them. This has not yet gone to the Planning Committee but it has been recommended by the planners. We think that this level of increases in volume should be reserved for

areas designated Development Areas. These are areas which are deemed to be able to manage more development than most areas. Parts of Addington Road is designated a development area.

We would like to see a policy of going up 1 and ½ stories in a Development Area and only ½ a story everywhere else. There might be arguments that parts of Coombe Road, Croham Valley Road and Croham Road could be designated development areas. This designation would only acknowledge what is already happening in those roads but would save our more residential roads from overdevelopment.



As regards appearance, don't get me started on this topic! Page 32 states that the appearance of any new development should conform to one of three applications should show one of three criteria:

- Sympathetic and Faithful
- Contemporary Reinterpretation
- Innovative and Original

No surprise we have problems with the third category. It results in what we now have at 148 Ballards Way and the soon to be completed "Hanging Gardens of Babylon at the bottom of Croham Valley Road opposite the Golf Course.

Now neither of these designs are poor in themselves. However we feel they are inappropriate for a residential area with a relatively consistent style. We appreciate areas need to evolve but it is our view that the "Contemporary Reinterpretation" category allows sufficient evolution whilst retaining a consistent early to mid-20th century vernacular.

Now one candidate has said that they would suspend SPD2 Chapter2 if they become Mayer. That is the Conservative candidate. Lets see what the Labour Candidate comes up with.

Update on Coombe Wood School from a resident of Melville Avenue

The pupils returned to the Melville Avenue site for the Summer 2021 term and numbers will be further expanded in September with the arrival of another year group and the first intake of A-Level students. The school replaced their car park signs so all users of the sports facilities are now able to park free of charge for up to 3 hours on registering their vehicle at reception.

The school is marketing their sports facilities to outside groups through the creation of 'Folio Active' and recently advertised for a 40 hour pw Duty Manager to oversee its day-to-day operation, with particular focus on evenings and weekends. The promoting of the school's facilities commercially to '*develop long term healthy lifestyle habits*' is all well and good. However, local residents will have to adapt to hearing players on the floodlit artificial pitch and netball courts late into the evenings as well as weekends.

The lack of proper co-operation from the school in addressing parking issues has shown no improvement and those residents closest to it continue to suffer from a group of selfish parents at afternoon pick-up times. They refuse to use the 20 minute wait option of the school car park, preferring to regularly park across driveways as well as physically confronting any resident who dares to complain. Their car engines are kept running while they park and their beloved children often run to them across what is, at that time, a busy road.

This lack of communication was again highlighted when just 3 residents received a few hours warning of a weekend football tournament. The school need to rethink their attitude to residents, who were here before Coombe Wood arrived,

Meanwhile, it is good to see, at last, the recent removal of the (temporary) fencing along Melville Avenue in front of the large utility units. Let us hope that area is landscaped to the same standard as the rest of the frontage.'



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BEFORE



AFTER

CVRA Planning Update - David Rutherford: Feb 2022

Croydon Planning - Further Changes Detected

Since the start of 2020 across Central and South of the Borough 70 planning applications for the demolition of detached properties to be replaced with up to 9 flats or a mixture of both flats and houses have been refused planning approval under the Council's delegated authority or at Planning Committee meetings with of these 47 refusals taking place between 1st December 2020 to now. Further another 24 similar planning applications have been withdrawn, presumably in many cases because of advice from the Planning Department that they were not going to obtain approval. There has been a definite shift of late with many more refusals for blocks of flats and as a result of this developers this year are submitting more application for houses or a mixture of both houses and flats, particularly as there's a glut of flats for sale which don't seem to be selling easily.

Croydon Alliance of Residents' Associations (CARA)

This recently set up Croydon Alliance of Residents' Associations have held a number of Zoom Meetings which has been very useful with sharing information with a number of interesting things coming out these meetings and subsequent email exchanges across the Group, particularly as follows:

Judicial Review

Following a local resident taking Croydon Council to Court under a Judicial Review process, a High Court judge has ruled against Croydon's Planning Department, quashing the decision of a senior council official to grant permission for a block of flats in Sanderstead at 54 Arkwright Road.

This makes very interesting reading, particularly as we've a potentially similar situation with 5 Croham Valley Road.

The following is the web link to the story in Inside Croydon:

<https://insidecroydon.com/2021/11/17/buyers-beware-high-court-judge-puts-planners-in-the-dock/>

Brick x Brick

We now understand (October 2021) from Cllr Jason Perry that the Council will not be selling Brick x Brick.

Unspent Infrastructure Levies

It has come to light that Croydon Council is sitting on £22500K on unspent infrastructure levies. Community Infrastructure Levy (CIL) and Section 106 Contributions are the monies paid by developers in return for being allowed planning permission for their proposed schemes. This was featured in Inside Croydon following an investigation by Property Week covering London boroughs, as Councils now have to publish an annual infrastructure funding statements, or IFS.

The link to the article is:

<https://insidecroydon.com/2021/03/15/council-is-sitting-on-22-5m-in-unspent-infrastructure-levies/>

Another concern is that Planning Enforcement has become an issue due to lack of staff, particularly where flats are being built.

There are currently a number of sites where contractors / developers are working and breaching decision / conditions and planning law. emails to Planning Enforcement are coming back – we have few staff now for the south.

Ward Councillors and the Tory Opposition leader to take it up with the Chief Executive and the Executive Director Place – to recruit more staff. Approved Inspectors are just as bad in not complying with the Building Regulations.

Croydon Local Plan Review

Due to be adopted in 2022, the review will update the vision and strategy for Croydon's growth up to 2039 and set out how the council will continue to deliver much-needed new homes, jobs and community facilities.

The first stage of the review was to gain feedback from the community with a period of consultation referred to as the Issues and Options consultation. This took place between November 2019 and January 2020 and is now closed.

All representations made during the consultation period are now being reviewed and will be used by the Spatial Plan to shape the Local Plan Review Preferred Option.

The Preferred Option will be published during a second period of consultation late 2020. At this time a summary of what we heard during the Issues and Options consultation and the subsequent decisions that have been actioned will also be published.

The Local Plan Review was to be submitted to the Planning Inspectorate for Examination early in 2021 and adopted in early 2022 but there's slippage on the dates.

Further information on the status of the review will be uploaded on to the Council site as the programme continues.

Croydon – Local Plan Partial Review – Call for Evidence on Local Green Spaces

Only site within our area that was under this category is The Ruffet, which many residents provided information back to the Council on why this site should have some level of protection to safeguard it from potential development. We're still waiting to hear if this has been successful.

Planning Area A (key proposals)

50 Castlemaine Avenue

Planning approval was given in June 2019 for the demolition of the existing house and replacing it with a building of 9 flats with 4 parking spaces where construction work has not yet commenced. The owner of the next door property at 50A has taken action by advising the solicitors of the deceased estate about the covenants that would preclude the development of the site to have a building comprising of 9 flats were it to be enforced, although he's unable to enforce the Restrictive Covenant due to being on retained land. However a number of other residents in Castlemaine Avenue have written letters advising the solicitors of the deceased estate about the Restrictive Covenants and reserving the right to take necessary further measures to protect their interests in this connection. Subsequently the residents have engaged Mark Oakley of Judge and Priestley to act on their behalf.

80 Croham Road

This planning application is for the demolition of the existing house and the erection of two buildings, one of 6 flats with 3 parking bays the other for a terrace of 3 houses with 3 parking bays which by virtue of its bulk, mass and poor design will create an overbearing incompatible development. This follows the withdrawal of an earlier application for 2 buildings comprising of a total of 9 flats. The owner of this property has already paid for Planning Pre-Application advice from the Planning Department. This application went before the Planning Committee on the 22nd April 2021 at which it was approved. There're Whitgift Educational Foundation Restrictive Covenants on this property. Also the site has gone up for sale with Foxtons for £2.5 million. I've drafted letters for the surrounding residents to send to both the owner of 80 Croham Road and Foxtons, these letters put both parties on notice of the Restrictive Covenants, also reserving the right to take necessary further measures to protect their interests in this connection. Subsequently the property was then being marketed with Appleton Estates at the reduced figure of £1.8 million. More letters were sent and now the property is listed for £1.6m.

21 Melville Avenue

The approved planning application is for the demolition of the existing property replacing it with a building of 7 flats with 6 parking bays. The existing bungalow has been demolished and the site cleared ready for construction.

Planning Area B (key proposals)

Land R/O 128 and 126 Coombe Lane

This planning permission in principle (PIP) application for the erection of 7 two bedroom mews houses in the land to the rear of 126 & 128 Coombe Lane was Approved under Planning Dept delegated authority on the 15th July 2020. As this type of application only provides very limited information and although approved it would still be required to have either a Full or Outline Planning Application which would then follow the normal full planning approval process.

Land R/O 55 Crest Road Fronting on to Croham Valley Road

This planning application was submitted by the developer Red Banksia is for the erection of a terrace of 4 two storey 3 bedroom houses with accommodation in the roof space in the rear garden of this property fronting on to Croham Valley Road. This is a massive overdevelopment of the site which will add 12 bedrooms and potentially 20 persons without providing any off road parking. Prior to this latest application going before the Committee for decision the owners of 55 Crest Road sold the bottom part of their back garden to Blue Banksia Ltd. The application received 196 objections including 3 objections from the owners of 55 Crest Road, as that it was assumed by the owners of 55 Crest Road that when they sold part of their rear garden to Blue Banksia Ltd that they would just build the approved 4 bedroom detached house, however the developer obviously had other plans for the site. This planning application went before the Planning Sub-Committee on the 21st October 2021 where it was approved by a vote of 3 to 2. This is also another property where there are Walton Heath Land Company Ltd Restrictive Covenants where I've drafted letters for the surrounding residents to send to Blue Banksia Ltd. These letters advise Blue Banksia Ltd of the Restrictive Covenants and reference to prior court case Whitgift Homes & Ors vs Pauline Stocks & Ors where almost identical Walton Heath Land Company Ltd Restrictive Covenants were upheld by the court even upon appeal which prevented development in Ruffetts Close, also the letters reserve the right to take necessary further measures to protect their interests in this connection and further advise should they decide to on sell this plot of land with the planning approval, that they are under notice from us that all potential buyers must be advised by them or anyone acting on their behalf of the Restrictive Covenants and the Court Case upholding the Restrictive Covenants.

Land R/O 4 Croham Valley Road

The Croham Hurst Golf Club EGM has taken place with the approval of immediately selling the land at the rear of 4 Croham Valley Road to the developer Turnbull with the further intention of selling the house at 4 CVR sometime later.

5 Croham Valley Road

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the demolition of the existing house and the erection two blocks of 3 houses with accommodation in the roof spaces. One block will front on to Croham Valley Road being 4 floors 4 bedroom houses with only 2 parking bays, the other block will front on to Ballards Farm Road being 3 floor 3 bedroom houses with 2 parking bays. Construction of the shell of the terrace of houses fronting on to Ballards Farm Road is complete with the terrace of house fronting on to Croham Valley Road having the shell of the houses almost completed for a 3 storey building.

At the same time Sterling Rose continue to try to change the design of the 3 houses fronting Croham Valley Road from 4 floors to 3 floor houses and a changed layout and to what we consider to be a better appearance but have not been successful in obtaining approval up to now and are on their third attempt of trying to get the change approved as a non material change which of course it isn't.

The latest supposed non material change was refused on the 17th September 2021 which will give Sterling Rose a major problem as they've completed construction is based upon a 3 storey building of a different design and not the 4 storey building that was approved. This has the potential to be another 54 Arkwright Road situation - see later entry under CARA. As a result of asking Planning Enforcement to look into this, they've advised that Sterling Rose will now have to submit a new planning application to try to get retrospective planning approval. Understand that a new planning application has been submitted 13th under a section 73a Minor Material Amendment (Retrospective) which has now had 25 objections and a Councillor referral.

Land R/O 31-33 Croham Valley Road - Fronting on to Ballards Rise

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the development of the land to the rear of 31/33 Croham Valley Road for the erection of 2 two storey detached buildings with accommodation within the roof space comprising of in total 8 flats. The original developer Silverleaf has now on sold the site to another developer Croham Valley Ltd late last year for £1100K.

Construction on the site is proceeding at great pace with both shells of the two buildings completed with work now taking place on the interiors; the development is expected to be fully completed by end January 2022 with new residents having already moved in.

37 Croham Valley Road

The developer Silverleaf Group has taken out an option to purchase the bottom of the rear garden of this property which is currently land locked. As there is Restrictive Covenants from Walton Heath Land Company restricting the site to either a detached or a semi-detached property. I've drafted letters for the surrounding residents to send to both the owners of this property and the developer with the option on part of the rear garden mentioning the previous case of Whitgift Homes & Ors v Pauline Stocks & Ors where very similar Restrictive Covenant was upheld, also reserving the right to take necessary further measures to protect their interests in this connection.

35 Croham Valley Road

We understand the developer Silverleaf Group is talking to the owners of this property which would open up 37 CVR and 35 CVR for development with access on to Ballards Rise. As there is Restrictive Covenants from Walton Heath Land Company restricting the site to either a detached or a semi-detached property. I've drafted letters for the surrounding residents to send to the owners of this property mentioning the previous case of Whitgift Homes & Ors v Pauline Stocks & Ors where very similar Restrictive Covenant was upheld, also reserving the right to take necessary further measures to protect their interests in this connection.

Also the owners of this property have done considerable work in their rear garden altering the land levels in the part that's closest to their house, also taking trees down and putting up a fence across their rear garden which has

4

sub divided the plot. As a result of asking Planning Enforcement to look into this work that's going on and whether it requires planning approval, Planning Enforcement have confirmed that planning approval is required and that the owners must now submit a retrospective planning application. Subsequently and of even greater concern is that further additional outbuilding work has taken place that has increased the size of the outbuilding. Planning enforcement have revisited the site and the owners have been advised again that they will have to submit a new planning application to obtain retrospective approval. The new application was submitted on the 17th December 2021 with a number of residents objecting, however subsequently the application was approved on the 2nd February 2022.

Land R/O 35 and 37 Croham Valley Road - Fronting on to Ballards Rise

This new outline planning application has been submitted by Silverleaf Group which is for the erection of 2 two storey buildings with accommodation in the roof spaces comprising of a total of 9 flats with the provision of 7 parking spaces. This is a back garden development that's an over development of the site by virtue of its bulk and mass with the two buildings plus the 7 off road parking bays concreting over

approximately 90% of the total site area. This development is very similar but on a smaller site than that under construction at the Land R/O 31 and 33 Croham Valley Road which also fronts on to Ballards Rise. The proposed development will add an additional 18 bedrooms and potentially 28 persons. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors. As mentioned in the prior individual comments above on both 35 and 37 Croham Valley Road we have the benefit of the Walton Heath Land Company Ltd Restrictive Covenants where in a prior court case Whitgift Homes & Ors v Pauline Stocks & Ors where very similar Restrictive Covenant was upheld. Subsequently the number of flats has been reduced from 9 to 8 with the exterior appearance of the two buildings having being changed.

Land R/O 35 and 37 Croham Valley Road - Fronting on to Ballards Rise

The above-mentioned outline planning application that's currently pending approval, however the developer Silverleaf has also submitted another new outline planning application on the very same site for the erection of 2 two storey buildings with accommodation in the roof spaces comprising of a total of 4 large semi-detached houses with the provision of 6 parking spaces. The alternative proposal is almost the same size as the one for 8 flats and will add 15 bedrooms and potentially 24 persons, the same objection reasons apply equally to this new application.

219 Farley Road

This new planning application, although just outside our area is for the demolition of the existing house and the erection of a four storey building comprising of 9 flats with only 5 parking bays. This application went before the Planning Committee on the 25th March 2021 at which it was approved. As there's a Restrictive Covenant on this site from Walton Heath Land Company that states only one dwelling house can be built on the land. I've drafted letters for the nearby residents to send to the owners of 219 FR and the developer that submitted the planning application that also has the option to purchase 219 FR. Three residents have sent letters mentioning the previous case of Whitgift Homes & Ors v Pauline Stocks & Ors where very similar Restrictive Covenant was upheld, also reserving the right to take necessary further measures to protect their interests in this connection. As suspected the developer was only looking to on sell the site with planning approval as we discovered that the site was being marketed for sale for £1000K by Highfield Investments - the nearby residents wrote to Highfield Investments advising them of the Restrictive Covenant and putting them on notice to advise all interested parties - Highfield Investments promptly withdrew from marketing the site. Now understand that the option to purchase 219 Farley Road has expired, yet to be officially confirmed, although the planning approval is still valid.

Planning Area C

155 Ballards Way

This new planning application from F & K Developments Ltd is for the demolition of the existing house which they've already purchased. This is for the erection of a 2 storey building with accommodation in the roof space of 5 flats (3 x 4B 1 x 1B) which is an over development of the site. The developer has sought pre-application advice from the Planning Department, the initial two applications were for 9 flats, however in order to get a somewhat positive response the application has been reduced to 5 flats. There's a Restrictive Covenant on this site that restricts it to one dwelling from the original seller of the site, however this needs further investigation. The Planning Dept has refused this application under its delegated authority on the 6th September 2021 with no less than 7 different reasons for refusal. An Appeal has now been submitted over the refusal of the application.

155 Ballards Way

Whilst the above-mentioned Appeal is pending the developer has submitted a new alternative planning application which is for alterations / extensions to the existing property and then the subdivision of the property into 2 three bedroom houses. The affected next door neighbour is neutral with regard to this latest proposal.

187 Ballards Way

There was a planning application approved in January 2020 for considerable alterations to this house, work has now commenced and if you didn't know it you would think that the house was being demolished as there's currently not much left standing. Construction is now more or less complete and it's back to looking like a house again.

6-8 The Gallop

This new planning application from Macar Developments is for the demolition of 2 small detached bungalows and the erection of 4 two storey 4 bedroom semi-detached houses with accommodation in the room spaces and a terrace of 5 two storey 3 bedroom houses. This is a massive overdevelopment of the site that will add 31 bedrooms and potentially 44 persons. Even before the application had been submitted 8 The Gallop had been cleared of trees including specialist trees of 2 silver birches and a pine tree that should have been saved. The developer has already paid for Planning Pre-Application advice from the Planning Department, however the Planning Department has not yet replied to the developer. The CVRA has already lodged an objection and Cllr Helen Pollard has raised a Councillor referral. This application went before the Planning Committee on 13th January 2022 where David Rutherford spoke on behalf of the CVRA and the 306 local resident objectors as did our local Cllr Robert Ward and all 4 of the Conservative Councillors on the committee spoke against and voted against the application. When it came to the vote it was tied at 4 in favour 4 against including the Chair, however the Chair used his additional casting vote to approve the application.

Discussions with the Councillors at the AGM

There was a good turnout for our AGM on Wednesday 20th October 2021 and discussions with the South Croydon Ward Councillors.

Jason Perry (Conservative Mayoral Candidate) stated that Croydon residents had overwhelmingly voted in the recent referendum for an elected Mayor. He pointed out that any successful candidate could not just appeal to their base as but would also have to attract voters not normally affiliated to the candidate's party - especially if they wanted to be re-elected later.

Jason said that regarding planning, his first action should he win next year would be to revoke the existing Supplementary Planning Guidelines (SPG2) bought in by the current regime as these guidelines (for residential areas) are too lax and allow too much development in residential areas.

Jason Continued that to fully reverse the current planning regime would require revision of the Local Plan 2018 which would be a two year exercise.

These comments were welcomed by the majority of attendees.

Jason then explained that Croydon Council's financial position was not getting any better. They need to agree a certain level of cuts with the government appointed inspector and if unable to agree then a higher level of cuts automatically cuts in.

Maria explained that the reasons the verges are not cut is because of staff redundancies. Plain and simple.

Jason then detailed the results of the traffic survey undertaken in Melville, Castlemaine, Croham Park Avenue and Campden Road. Most residents in these roads were not happy with the levels of speeding traffic in their roads (77% to 23%). However only 37% of respondents wanted any kind of measures that would reduce access to these roads or make them one way and there was no agreement within those 37% as to what those measures should be.

However Jason pointed out that these are the only measures potentially available to us at the moment as other measures eg bumps or speed cameras are not available under the current regime.

Jason acknowledged that the situation was unsatisfactory but did not offer a concrete solution should he become mayor - which was fair enough given the financial situation explained above.

We thanked the Councillors for conducting the survey

The following questions were raised:

Why can't we use Conservation Area status to restrict development? Jason explained that CA protections were weakened by the current regime but he would consider reversing in Mayor. Jason advised us to consider whether we wanted to apply for CA status in anticipation of protections being reinstated.

How can we stop Front Garden paving over. Jason explained significant paving over of front gardens is a planning issue and if there have been breaches then Planning Enforcement should be informed.

How can we stop the flooding at the bottom of Croham Valley Road. Maria explained many times the Council come to unblock the drains they cannot access them due to (legal) parking over the drains. However Jason said he would remind the Council team of the problem

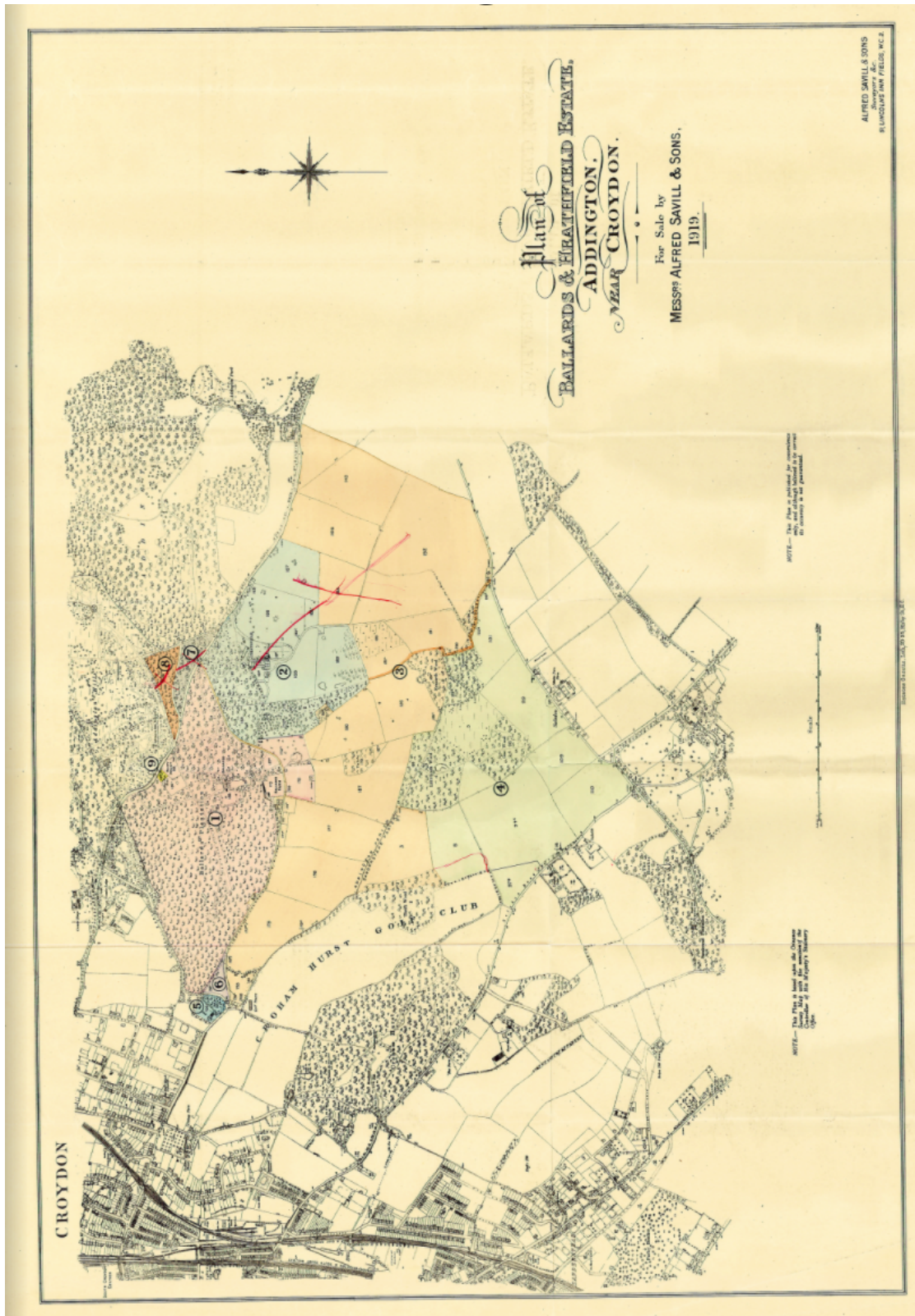
How can we stop congestion due to parking at the bottom of Croham Valley Road. Maria said she would ask the roads team to look at.

The issue of car noise - especially highly tuned cars backfiring - and crime levels in the area was raised. It was explained that these issues were covered by the South Croydon Met Police Team who met regularly at Emmanuel Church Hall. Contact is:

snmailbox.southcroydonsnt@met.police.uk

There were complaints that back garden play rooms/garages were been turned into residential units. Where this had happened and the Council believed they were being used permanently (as opposed for visiting relatives) then they were charging the owners a separate Council Tax for the annex. Jeremy Gill thought that this would make owners think again about building such units.

Map showing extent of C.H.Goschen's Land for sale 1919





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Sensible comment from Inside Croydon (abridged)

After wasted decade, Mayoral candidates need town centre plan

Posted on [January 6, 2022](#) by [insidecroydon](#)

How do you replace a long-promised but never delivered £1.4bn redevelopment in the town centre? In his first column of 2022, ANDREW FISHER offers some suggestions.

It has been clear for 20 years that there is a shift from the high street to online for the retail sector, and the pandemic and its lockdowns have simply accelerated that process.

So for Croydon, things could have been worse. Imagine if Westfield had actually demolished much of central Croydon's high street for their long-promised £1.4billion regeneration scheme – it would still be a pile of rubble now! That was certainly the experience of the people of Bradford, where Westfield left their demolished site in the Yorkshire city as just a vast gaping hole for 10 years.

With the Croydon Westfield pipedream now a thing of the past, now is time to look for real solutions for our town centre.

Town centres need people to visit them, and if retail isn't it, or at least isn't enough to sustain a town centre on the current scale, then there needs to be some big thinking about what purpose our town centre serves over the next few decades.

One option in London boroughs like Croydon – where there is an urgent need for more housing – might be to convert some of the disused retail areas at the margins into council housing, where that could be done to a decent standard and with green spaces built into the designs, too.

Another option might be for Croydon Council to encourage and promote the expansion of Croydon College and the South Bank University campus, and use further and higher education to drive regeneration around the town centre. Thousands of students flocking into the town centre, perhaps even with some student halls included in the accommodation mix, would create a hub of potential customers.

Other options would be to shift the balance from retail to leisure. Whether that's cinemas, swimming pools, sports centres, parks or bowling alleys, bars and restaurants, it would be much better to have attractions in a town centre served by great public transport links, rather than in out-of-town locations that rely on providing huge car parking and creating a large carbon footprint.

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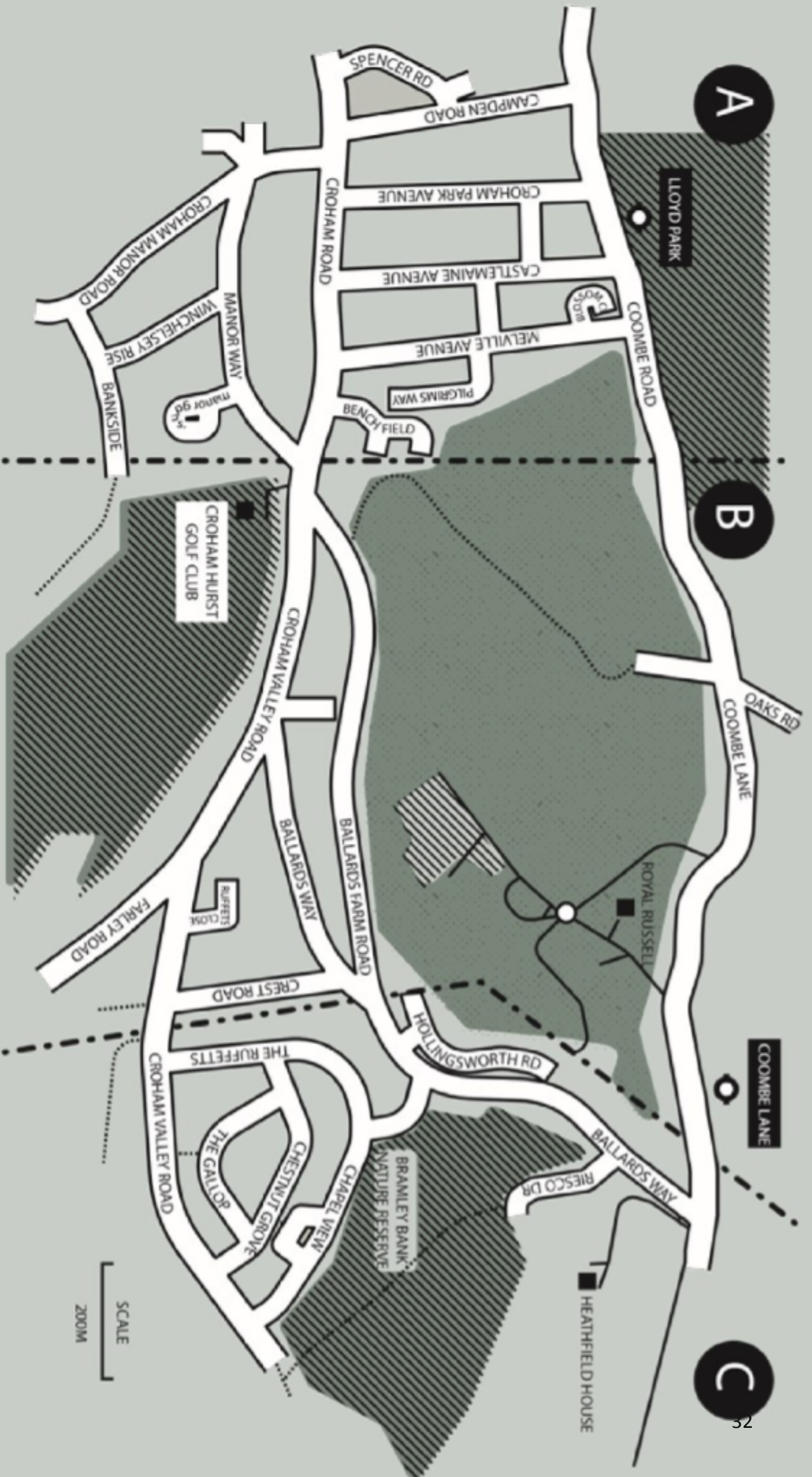
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The above map indicates the areas that are covered by each association's representatives in respect of planning application or any other matters of concern. The phone numbers to contact for each area are as follows:

A. 020 8688 9558 / B. 020 8657 8787 / C. 020 8657 6585