

L. B. Rise



CROHAM VALLEY RESIDENTS ASSOCIATION



Autumn 2016
Newsletter

SUPPORT YOUR ASSOCIATION

The Honorary Secretary gives notice of the Annual General Meeting to which he is pleased to invite you

CROHAM VALLEY RESIDENTS ASSOCIATION ANNUAL GENERAL MEETING

to be held in the hall of

St. Paul's United Reformed Church
(at the corner of Croham Road and Croham Park Avenue)

ON THURSDAY 20TH October AT 8 P.M.

His Honour, William Barnett QC will chair the meeting

ANNUAL GENERAL MEETING

22nd October, commencing at 8:00 pm
St Paul's United Reformed Church, Croham Road

The formal meeting will be preceded by an address, followed by a Question and Answer session, by Chris Philp MP commencing at 8:00 pm

AGENDA

1. To confirm the minutes of the 47th AGM held on 20th October 2015
2. To consider any matters arising from the above Minutes
3. Treasurer's Report and Annual Statement of Accounts for 2015/2016
4. To elect an Honorary Auditor for 2016/2017
5. Chairman's Report for 2015/2016
6. To elect the President of the Association and up to 4 vice-presidents for 2016/2017
7. To elect the Chairman, Vice Chairman, Honorary Treasurer, Honorary Secretary and Minutes Secretary for 2016/2017
8. To elect not more than 11 members of the Association to serve on the Executive Committee for 2016/2017
9. Amendments to Rules 11 and 17(b) Of the Association
10. Any other business

There will be a number of Councillors present who will be able to answer your questions

Note:

Under the Association's Rules nominations for the officers of the Association shall be in writing with the written consent of the nominee and in the case of nominations for the Executive Committee the nomination shall be proposed and seconded in writing with the written consent of the nominee. In both instances the completed written nominations must be delivered to the Honorary Secretary before the start of the Annual General Meeting.

The Honorary Secretary CVRA, 186 Croham Valley Road, South Croydon CR2 7RB

Keep Fit, Meet New Friends & Learn to Dance all in 1 night at



Modern Jive Surrey



It's easy to learn modern jive
with very simple footwork
No need to bring a partner

After 1 class you will have a routine of at least 3 moves
that you will be able to dance to a wide range of music.

No need to book

just drop in and pay on the door

for more information email: thierry@modernjivesurrey.com

or call Christelle on 07941 890797

£8.00

Doors open 7.50 pm

Complete Beginners Class 8.00 pm

Beginners consolidation class 9.00 pm

Intermediates Class 9.00 pm

Social dancing 9.30 - 11.00pm

every tuesday at

the Old Whitgiftians Clubhouse,

South Croydon,

CR2 7BB.

free parking

CROHAM PARK BED & BREAKFAST



- ALL EN-SUITE ROOMS
- KING SIZE BEDS
- FULL ENGLISH BREAKFAST
- FREE UNLIMITED WI-FI
- TEA & COFFEE MAKING FACILITIES
- CLOSE TO PUBLIC TRANSPORT
- LARGE SMART TV'S



WWW.CROHAMPARK.COM

020 8680 1189

A WARM WELCOME AWAITS YOU!

MARY BOND B.A.
Solicitor

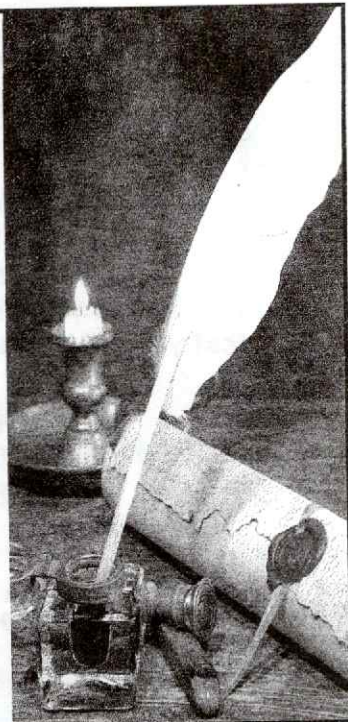
- WILLS • PROBATE
- INTESTACY SERVICES

*Administration of Estates,
Lasting Powers of Attorney, Friendly,
Personal service, Private Consultations
in your home or office*

NO VAT CHARGE

Tel: 020 8405 0596

**Kersey Drive, Selsdon,
South Croydon, Surrey CR2 8SX**



Koulla Lucia Interiors
Bespoke Curtains & Soft Furnishings

Made to measure blinds
Large range of tracks and poles
Wall coverings
Lighting
Accessories
Interior Design Service

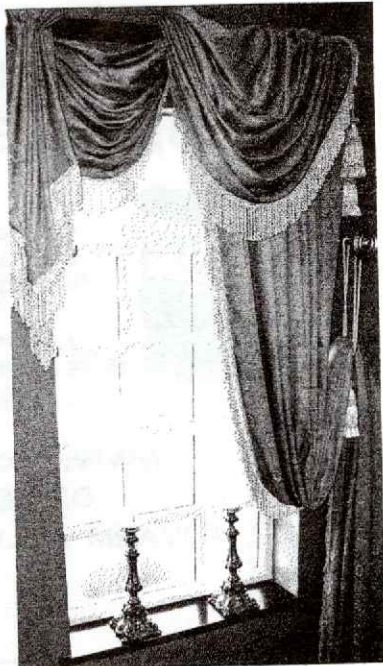
*View samples in the comfort of your own home
For a professional service contact*

Tel/Fax 020 8651 9522 07876 465 604

Crest Road South Croydon Surrey CR2 7JR

Email: info@koullalucia.co.uk

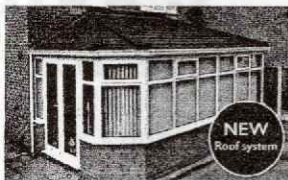
www.koullalucia.co.uk



Beautiful and affordable Everest Conservatories

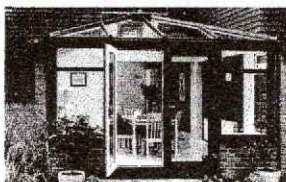
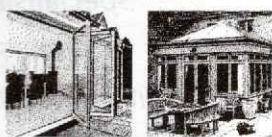


Every conservatory, orangery, tiled roof and glass extension is individually designed to truly revitalise your home, creating a beautiful, elegant space for working, relaxation, families or entertaining guests.



Transform your conservatory into a comfortable, all year round living space

The NEW Everest Synthetic Tiled Roofs are designed to replace an existing glass or polycarbonate conservatory roof while retaining the original windows, doors, frames and walls. The changeover can be completed quickly and with minimal disruption.



Call Michael Cheer on 07971 881415

or email michael.cheer@everest.co.uk and ask about our latest offers and promotions

Everest
Fit the best

The Raj Osteo Clinic

Rajinder S. Chatwal M.Ost., M.GOsC.
Principal Osteopath

We provide treatment for:

- **Low Back Pain**
- **Stress**
- **Sciatica and Slipped Disc**
- **Sports Injuries**
- **Headache**
- **Golfer's Elbow**
- **Whiplash**
- **Aches & Pains**
- **Arthritis**
- **And Many More!**

Tel: 0208-6860287

Mobile: 07701 094732

For more information,
please email: info@raj-osteo.co.uk
Or visit www.raj-osteo.co.uk



BOA
British Osteopathic
Association

Located at:

307 High Street, Croydon, CR0 1QL or 5 Manor Way, South Croydon, CR2 7BT

M.L. SERVICES

Property Renovation & Refurbishment

Specialising in carpentry • Fitted kitchens

Composite work surfaces • Bathrooms

Fitted wardrobes • Wood & Laminate flooring

Timber Decking & Fencing • UPVC Windows,

Doors & Conservatories

For all your Building & Carpentry needs

2 Hollingsworth Rd Ballards Farm Croydon CR0 5RP

www.ml-services.co.uk info@ml-services.co.uk

07970 497 486

020 8405 3289

BOB CAVE
PLUMBING & HEATING

(CORGI REGISTERED)



*Installations, servicing and
maintenance.*

All work guaranteed. Fully insured.

No job too small.

Telephone: 020 8657 2803

Mobile: 07973 292027

CROHAM VALLEY RESIDENTS ASSOCIATION AUTUMN 2016 NEWSLETTER

Not with a bang, but with..... a sigh of relief

That's the news that Croydon Council has given up on its plans to put travellers' sites in Conduit Lane and Coombe Farm. It didn't take too long to find the info on the internet, though the Council didn't make much of a noise about it.

It turns out that Councillor Gatland was right when she suggested in our spring issue that the total number of objectors possibly exceeded seven thousand. According to the local press, a cabinet report reveals that 771 of objectors' submissions - 9.4 per cent of total - were scrubbed from the final consultation document after council lawyers found them to contain "derogatory language about Gypsies and Travellers". Sticks and stones were a twentieth century idea, obviously. Funnily enough, the names of the people accused of using inappropriate language were left on public display for some time after their actual words were removed.

Anyway, the numbers quoted above means that the total number of objectors was a remarkable 8,202. People power indeed.

For future reference....

Are all Gypsies and Travellers protected against race discrimination?

The courts have said that Romany Gypsies and Irish Travellers are protected against race discrimination because they're ethnic groups under the Equality Act, even if they've stopped travelling.

.What's an ethnic group?

The law says an ethnic group is a group who share the same history and cultural traditions. In addition, the group may share one or more of the following things:

the same language

the same religion

the same literature

the same geographical origin

being an oppressed group

being a minority.

It's the courts who decide who can be an ethnic group. Gypsies and Travellers who have not been recognised as ethnic groups by the courts, are not currently protected against race discrimination under the Equality Act.

Who are Gypsies and Travellers?

The travelling community is a term used to describe people with a nomadic lifestyle, known usually as Gypsies and Travellers. The travelling community includes:

Romany Gypsies

Irish Travellers

Scottish Gypsies and Travellers

Welsh Gypsies and Travellers

New Travellers or New Age Travellers

Bargees and other people living in boats

Fairground and circus families, known as travelling showmen.

PLANNING NEWS

Land Fronting 11 Croham Valley Road

This is a proposal to build a detached two storey three bedroom house with accommodation in the roof space. However, looking at the plans the roof area has two additional rooms, each with windows, and there's also a separate shower roof at this level, so clearly this is a five bedroom house. Furthermore this house is of strange design with a balcony on the front and bears no resemblance to numbers 7 and 9 Croham Valley Road, which are both of similar appearance.

Our local Councillor Sara Bashford, your Residents Association and sixteen local residents have already objected.

10 Croham Valley Road

This planning application is for the demolition of the existing four bedroom detached house, and the erection of a pair of four bedroom semi-detached houses with accommodation in the roof space.

This new application is of very similar size to the previous application on the same site that was refused earlier this year. The latest proposal has some cosmetic changes in appearance to the front, also the removal of a flat roof on plot 2 and a slight lowering of the eaves.

As this proposal is a massive overdevelopment of the site, our local Councillor Sara Bashford, your Residents Association and a number of local Residents have already objected.

It's very important with this type planning application that as many local residents as possible object as, if applications like this were to get approved, it would definitely create a precedent with the risk of further planning applications not only for semi-detached house replacing detached houses but the further potential risk of planning applications for blocks of flats.

2 & 2A Campden Road

A proposal to demolish the two existing houses on this site and construct a block of twenty flats on four floors, including an underground car park for twenty cars, was refused by the Council.

An appeal to the Planning Inspectorate was dismissed in November 2015 on the grounds that the proposed development would result in material harm to the character and appearance of the area in terms of its uncharacteristic mass, bulk, width, layout and scale.

In February 2016, the Developer submitted a new application, still for twenty flats, but slightly smaller in size and contained in two separate blocks rather than a single block.

Both the CVRA and Maria Gatland, the Ward Councillor, again objected to the application. After six months' consideration, the application came before the Planning Committee in mid-August and was again refused.

49 Castlemaine Avenue

Plans to alter and extend an existing coach house at the rear of the property (with access from a service lane off Binfield Road) for use as a two bedroom dwelling have been refused on the grounds that the proposed development would be of a cramped layout and would constitute an unsatisfactory back land development.

86 Coombe Road (corner of Castlemaine Avenue)

A proposal to demolish the detached house on a corner plot and build a block of nine two-bedroom flats, with an underground car park accessed from Castlemaine Avenue, was refused by the Council last year. A second proposal, this time for eight rather than nine two-bedroom flats was also refused. The Developer appealed against both refusals.

The Planning Inspector dismissed the Appeal against the first proposal as a large flatted development would be an over-dominant feature within the street scene and therefore harmful to the character and appearance of the area. However, the Planning Inspector allowed the second Appeal as the slightly smaller proposal was set further back from the road frontages allowing a more realistic opportunity to retain trees to screen the development.

During the Appeal process, the Developer submitted a third application for a block of seven flats, reducing further the size and bulk of the development. But with the Appeal having been allowed, this application lapsed.

69 Croham Road (corner of Castlemaine Avenue)

Yet another application to develop a corner plot into flats. The existing house has been empty for a number of years since it was vacated as a home for adults with special needs. A planning application has recently been made to extend the existing single dwelling and convert it into seven flats. However, the Council refused planning permission on the grounds that the proposal would involve the loss of a community facility and would be detrimental to street scene by reason of dominance. There were also concerns about pedestrian and highway safety arising from siting of the access road.

23 Melville Avenue

Similar to 69 Croham Road, this house was formerly a home for adults with special needs and has been empty for some years.

Planning permission was sought to extend the present house and convert it into five two-bedroom flats.

Despite the proposed extension resulting in loss of light and outlook to two main rooms of the adjoining property, and vigorous opposition from local Councillors, neighbours and the CVRA, planning permission was granted at a Planning Sub-Committee meeting by a 3 to 2 majority. The majority of Councillors taking the view that the need for yet for more flats in Croydon outweighs detrimental impact on the occupiers of the adjoining property.

From Our Chairman, Edward Glynn

I am very pleased to be able announce that Mr Jeremy Gill, of Castlemaine Avenue, has agreed to be our Minutes Secretary. He will be most welcome at our next Committee meeting.

Please accept my apologies, which I give on behalf of the Association's Committee, for the fact that the Summer edition of the Newsletter was, through no fault of the Printer, over a month late.

In response to a number of comments made with regard to the issue of fixed travellers sites, as made at the end of the Editorial in the previous edition, I wish to assure members that the Association is firmly against travellers' sites in the Green Belt and that it was not the intention of the Editor to suggest otherwise.

Two amendments to the Rules of the Association for resolution at the AGM

Under Rule 13 of the Association Rules, power is given to the Annual General Meeting to alter them. Pursuant to this, notice is hereby given to the Executive Committee so proposing at its meeting of 22nd September 2016 that a resolution be put forward by the EC at the AGM that Rules 11 and 17(b) shall be amended.

The following Rule amendment to be enacted as from 20th October 2016.

Rule 11. OFFICERS OF THE ASSOCIATION

There shall be a President and not more than four Vice-Presidents of the Association who shall be members of the Association and who shall be elected (see Rule 15) at the Annual General Meeting for a period of twelve months. The President and Vice-Presidents may, if willing, be nominated for re-election for a further term of twelve months. The President and the Vice-Presidents shall be honorary non-voting members of the Association Executive Committee.

There shall be a Chairman, Vice-Chairman, Honorary Secretary and

Honorary Treasurer of the Association who shall be members of the Association and shall be elected (see Rule 15) at each Annual General Meeting and shall be officer members of the Association Executive Committee. Nominations for the officers of the Association shall be made, with the consent of the nominee, in writing and be in the hands of the Honorary Secretary before the start of the Annual General Meeting.

The following Rule amendment to be enacted as from the date of the AGM 2017

Rule 17. EXECUTIVE COMMITTEE

(b) In addition to the Association Chairman, Vice-Chairman, Honorary Secretary and Honorary Treasurer, who shall be officer members of the Executive Committee (see Rule 11), not more than nine other members of this Committee shall be elected at the Annual General Meeting (see Rule 15) for a period of twelve months.

And finally....

By the way, the Council's latest plan is to install a travellers' site behind the Purley Oaks Recycling Centre, and that's one of the reasons why a new residents' association has been formed in that area.

By a stroke of good fortune, we already have such a body in Croham Valley, and are therefore well prepared for whatever the future may bring. Why not celebrate by coming to the AGM?

Front Page

Picture of wild deer that more and more residents are reporting seeing in their gardens. If you have any photographs you would like to share please send to waj@which.net for attention of the CVRA editor.

Image courtesy of Rob D at FreeDigitalPhotos.net

Memorable Occasions

Chloe Phillips

Celebrate in style to make any occasion memorable

Email: chloe@Memorable-occasions.co.uk

website: www.memorable-occasions.co.uk

Tel: 07795106578

For everything you would need to make any occasion memorable whether its chair covers and sashes to sweet carts and popcorn machines. I even design one off, handmade centrepieces and table plans whatever your budget I guarantee you will be delighted with our service.

Perfect for:

Weddings

Baby showers

Proms

Christenings

Anniversary parties

Children's parties

Design & Branding

websites, logos, postcards

leaflets, booklets, postcards, business cards, letterheads

wedding invitations, t-shirts, stickers, menus, illustration



hello@noegolomb.com

contact

0777 033 2222

www.noegolomb.com



