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CROHAM VALLEY RESIDENTS ASSOCIATION



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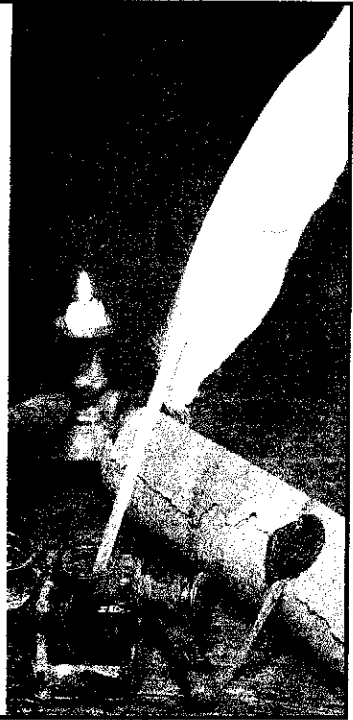
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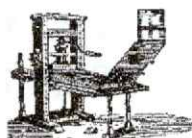
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CROHAM VALLEY RESIDENTS ASSOCIATION SPRING 2016 NEWSLETTER

FIRST THINGS FIRST: an update on the Council's plans

From Councillor Maria Gatland

Thank you for all the support from the Residents' Association during the consultation on the proposals in the Local Plan. The process is as follows:

The final draft of the Local Plan will come to Croydon Cabinet for decision in July. It is only then we will know what changes, if any, are made to the proposals.

This will be followed by An Examination in Public led by a government appointed Inspector.

Finally it goes to the Government for final approval.

For your information, there has been an unprecedented level of objection to the proposals in the Draft Plan: at least seven thousand, possibly more.

Please contact me if I can help further.

TO LOSE ONE COMMITTEE MEMBER IS UNFORTUNATE....

....but to lose two committee members, an Honorary Treasurer, a Minutes Secretary, a Production Manager, two Distribution Coordinators, and a meetings venue takes misfortune to another level. More of that later.

Still, the show must go on, and the mere fact that you're reading this newsletter shows that it is going on, with the help of three new committee members. There's always room for more volunteers, though, and the great thing is – the only quality needed is willingness. Yes, stand up to be counted, and you will be!

All those who are not attracted by the thought of committee meetings are nevertheless invited to pop an inflation-free £2 into the enclosed envelope and, if possible, deliver it to the collector at the address shown.

Our thanks go, as ever, to our collectors and distributors, without whom the show couldn't go on.

As usual, the minutes of the AGM take up much of this spring issue, if you want to know what your committee got up to last year and what happened at the meeting.

It promises to be an interesting year: was the Council as jubilant about receiving 7,000 objections to their plan as they were to getting 3.1% in favour of their speed limit proposals in the north of the borough?

From Chris Philp MP

Last autumn, Croydon council published its Local Plan, setting out what will and will not be allowed to be built over the next fifteen years. Included in this were several alarming proposals. One was much weaker protection against “garden grabs” allowing development on back gardens.

The Plan also proposed the removal of Green Belt status from Coombe Playing Fields and Croham Hurst, and allows for new developments to be built without proper parking spaces, increasing pressure on parking. Parts of South Croydon are also earmarked for “intensification” – a euphemism for more building. I formally objected to all of these downgrades. It is incredibly important to protect our green spaces.

FROM OUR CHAIRMAN

I reported in the Winter Edition that Alan Rowe wished to retire after seventeen years as Honorary Treasurer.

I am sorry to report that he and his wife Jackie have now resigned from the Committee.

Over many years they have both worked hard for the CVRA in a number of ways, not least in bearing responsibility for the production of the newsletter and for ensuring its distribution to the deliverers. Their efforts have been of great benefit to the Association. For all of this, and more, I express gratitude on behalf of the Committee.

We now have a new Honorary Treasurer, Mrs Wendy Love, who was made welcome at her first Committee meeting in January. At this meeting, we were also pleased to welcome David Rutherford, who is responsible for Planning Area B, and Shahid Shaikh.

Jackie Rowe was Minutes Secretary, a post in which she did an excellent job both in Committee meetings and AGMs. This means that we are now urgently seeking a volunteer to take on the important job of Minutes Secretary.

I will be most pleased to hear from anyone who would be prepared to fill this post.

My thanks go to all the Newsletter deliverers who between them delivered over 1,250 leaflets together with the same number of pro-forma letters to protest against the Borough Council's proposal to establish a permanent Travellers' encampment opposite Coombe Gardens.

Finally, I wish to thank Cllr Jason Perry for allowing me to base my leaflet on his Party's pamphlet and for providing the pro-forma letter.

Edward Glynn

PLANNING NEWS

10 Croham Valley Road

The demolition of the existing four bedroom detached house and its replacement by a pair of four bedroom semi-detached houses would be a massive overdevelopment of the site: each of the proposed semis would have a footprint double the size of the existing property. This is totally out of the character with this part of Croham Valley Road, which is notable for its large detached houses. This application is of great concern as, if it were to gain approval, it would definitely set a precedent, with the risk of future plans not only for semi-detached properties but also for flats.

The Association will be objecting, as will Cllr Sara Bashford.

Land at the rear of 31 - 33 Croham Valley Road

This plan is for a detached four bedroom single storey flat roof house with basement area living accommodation. In January the Council's Planning Sub-Committee approved this application by a vote of three to two.

This was the sixth application on this site but, once the

previous application for a three bedroom property was approved last year, the developer immediately submitted the latest Application.

2 & 2A Campden Road

In the last newsletter, we referred to the appeal against an application to demolish the two houses on the site and erect a large block of twenty flats.

The Appeal was duly heard by the Planning Inspector in the Town Hall on 21st October when several of our members made representations.

The Inspector decided against the Developer and dismissed the Appeal.

8 Campden Road

In November 2014, planning permission was sought to convert the existing large three-storey house into twelve flats. This application was refused.

A revised proposal to form five one-bedroom and three two-bedroom flats involving side and rear extensions and the excavation of a basement was submitted in July 2015.

The Council refused planning permission in October on the grounds that the development would be detrimental to the occupiers of the adjoining property and would result in sub-standard accommodation.

The Developer appealed to The Planning Inspectorate against the Council's refusal to grant planning permission.

A few days after submitting the appeal (which will take some months to be decided), the developer lodged a further planning application based on a slightly modified proposal for six one-bedroom and two two-bedroom flats, including basement accommodation and a rear extension.

This time, Council granted planning permission.

86 Coombe Road (access from Castlemaine Avenue)

The first proposal was 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. This application was refused by the Council in August.

Three weeks later a second proposal, this time for a block of eight (rather than nine) two-bedroom flats was submitted and again this was refused by the Council.

The developer has appealed against both decisions.

39 Castlemaine Avenue

Planning permission was originally granted in 2012 to convert the detached garage (which faces onto a lane accessed from Binfield Road) into a games room. A later application sought to convert the games room into a two-bedroom house but this was refused by the Council.

An Appeal to The Planning Inspectorate was dismissed, the Inspector noting that, as the development had already taken place, he considered it to be an application for retrospective planning permission.

In November 2015, an application was made for a non-material amendment to the original (and approved) plans for a games room by adding single storey side extension. The Council did not approve the application, on the grounds that proposed amendments were considered to be material.

In the news

Croydon Council has fined a teacher £80 for putting three cardboard boxes next to a full bin at a recycling centre. Be warned!

And finally...

As reported at the AGM, we bid a fond farewell to long-time CVRA stalwart HJ Millen. He left his home in Castlemaine Avenue a couple of years ago to live near his daughter, and his very long life has finally drawn to close.

Like another distinguished former Ballards Farmer, Michael McDermott, Jim spent many hours at Taberner House poring over planning applications, doing his best to preserve our area for the future with unquenchable zeal and unfailing courtesy.

As Jim himself said in his tribute to our former Chairman, "I doubt that we will see his like again." On the other hand, our next volunteer could be the next Jim Millen!

**THIRTY SEVENTH ANNUAL GENERAL MEETING OF THE
CROHAM VALLEY RESIDENTS ASSOCIATION**

**Un-adopted minutes of the meeting held on Thursday 22nd October 2015
at St. Paul's United Reformed Church, Croham Road, South Croydon.**

The meeting was presided over by the President of the Association, His Honour William Barnett Q.C.

Approximately sixty people, including all the committee members, attended.

Also present were Councillors Gatland, Bashford, Neal, Mead and Thomas. The meeting commenced at 8.p.m.

The President opened the meeting by welcoming Mr Chris Philp M.P. He was present representing all constituents, not just members of the C.V.R.A.

Mr Barnett gave a short biography of Mr Philp which included his election to the Treasury Select Committee. He had also worked as a Councillor in Camden. He retained significant business interests, was a local man and knew the area very well. He was very opposed to the "skyscraper" planned to be built at Purley and in favour of improving what he felt was a poor local transport system.

Mr Philp then addressed the meeting.

His decision to run for parliament had been strongly influenced by two factors. His own father had nearly died of M.R.S.A in a local hospital and this had been an avoidable event. He felt that few M.P.s had any real life experience, especially of running a business.

Mr Philp had been elected in May of this year. He thanked the meeting for its support and hoped to repay the trust with hard work and energy.

He then went on to give a brief resume of the last few months. He had found it a very unusual experience, particularly his first day in Parliament.

He spoke of the daily life of an M.P. including the fact that credit cards were not accepted currency. Among other things, he explained how M.P.s voted.

His maiden speech in June had been a "terrifying experience." He had lobbied on mortgages.

Mr Philp stressed that he wanted to be a good local M.P. and held street surgeries for two and a half hours every Saturday morning.

He was appalled by the service offered by Southern Rail. It was the worst network in the country. He mentioned persistent lateness, station skipping and overcrowding as the main problems. He had met the relevant minister and asked her to have weekly meetings with the head of the Southern Railway Co. He wanted an improved compensation scheme and was prepared to push for loss of franchise. On a more optimistic note, the whole line was being upgraded - with more carriages for example.

Mr Philp was opposed to the proposed "Purley Skyscraper" feeling that it would alter the whole ambience of the area. Croydon Council seemed minded to approve the plan but he would oppose it. Boris Johnson might be encourage to intervene.

Local Health Services also concerned him. He was pleased that the A. and E. at Croydon University Hospital was to be completely refurbished. It would take about eighteen months but would make a significant difference to Croydon.

Purley Hospital had had eleven and a half million pounds spent on it and Mr Philp listed some of the excellent facilities that were available.

Unfortunately, some of these facilities, including hours of accessibility, had been cut back. He felt that this was very wrong and would work for the restoration of all the services. He would approach Jeremy Hunt on the following Monday to ask him about the amount of money that would be made available to this end.

At this point questions were taken from the floor.

1. In response to a query about a large development of flats planned for Campden Road, Mr Philp said he would be prepared to add his weight to the anti campaign and make his voice heard. The deadline had not yet passed and a final decision would be taken on the following Tuesday i.e. 27th October.

At this point Councillor Gatland interjected to say that the matter was in the hands of the Inspector and that the time for objections had passed.

2. It was pointed out that there were many empty units in Croydon. Mr Philp said the number had fallen from 40,000 to 20,000.

Asked about schemes to convert old offices to homes he said that it was a comparatively easy job. They would be relatively cheap and an increased supply would bring down prices eventually.

Developers made enormous profits because of Housing Benefits. The new Housing Benefits Cap would help to remedy some of the iniquities'

3. Asked if 50% of the housing would be "affordable" Mr Philp felt that that could lead to fewer dwellings being built. At present, it stood at 15-20%. A discussion followed. Councillor Gatland joined in the discussion.

4. Asked what might constitute "affordable" in Croydon, Mr Philp explained the different ways that homes could be owned.

5. Asked about Traveller sites proposed for the area, Mr Philp said that he would object. They would be unsightly and the one at Kenley had caused a great deal of trouble.

Asked where else the sites could be put Mr Philp answered "Not on a green site."

When a member of the audience commented that the planned three sites were

very close together, one of the Councillors explained that we would be able to comment on the relevant document when it became available.

Mr Barnett asked if the C.V.R.A. could have a brief synopsis of the document. Councillor Mead pointed out that the people involved were not, in fact, travellers as the sites would be static. Two of the sites were to be put on Green Belt land.

6. Asked about the proposed withdrawal of the garden waste collection, Mr Philp said that we deserved a proper service and was totally opposed to any extra charge. It should be part of the Council Tax.

7. The matter of a proposed Borough wide 20 m.p.h. speed limits was raised. Mr Philp considered it to be "a blunt instrument." One of the Councillors explained that voting on this matter would be on line.

Mr Glynn thanked Mr Philp and proposed a vote of thanks. Mr Philp left the meeting at 8.55.p.m.

There were no apologies for absence.

1. Minutes of the A.G.M. held on Thursday 9th October, 2014 were approved and adopted as an accurate record.

2. There were no Matters Arising

3. Treasurer's Report and Statement of Accounts for 2014/2015

Mr Rowe's report referred to the attached Account Sheet (page 22).

Income

Subscriptions and Donations

The sum shown reflected the subscriptions and donations received from our members. The membership had fluctuated around this figure for several years but

this year had seen some rise. Considering the total number of households in the area, one might have expected a bigger membership than we had at present.

Newsletter Advertising

Advertising had been reasonable this year. The figures did not quite represent the true picture as the timing of payments did not coincide perfectly with the accounts for the current year. A better situation would be apparent in next year's statement.

Expenditure

General Expenses

These were costs for the items shown and reflected our normal outlay which was mostly photocopying and transport costs. The latter were costs involved in delivering the Newsletter and trips to the bank and Post Office etc.

Newsletter and Printed Stationery

The figures shown were not only for the Newsletter but included two or three small runs for stationery which would have been more expensive if we had photocopied them.

Hire of Hall

The £85 was for the use of the hall for the A.G.M. last year. There was no increase on the previous year

London Green Belt Subscription

Your committee felt that the sum was well worth paying in order to help to protect our Green Belt, a benefit that we, in particular, enjoy around the South Croydon area.

Insurance

We had to thank Mr Knight who had put in many hours on our behalf to find an insurance which, while being tailored to our needs, did not cause any undue strain on our finances.

General Financial Situation

The finances reflected a healthy figure which would enable our Association to function into the next year. The committee had, therefore, not recommended any change to the subscription for 2015/16. It remained at £2, believed to be the lowest Resident Association subscription in and around Croydon.

On behalf of the Executive Committee, Mr Rowe thanked the Distributors/Collectors for their sterling work during the year. Without them our Association would not function so efficiently.

Mr Rowe extended his thanks to Mrs K. Lynn who had audited our accounts for several years. She was prepared to continue the task for a further year.

The Report was duly adopted.

4. Election of Honorary Auditor for 2015/2016

Having expressed a willingness to stand again, Mrs Kate Lynn was duly elected Honorary Auditor for 2015/2016.

5. Chairman's Report for 2014/2015

"I precede my report by an announcement about Jim Millen who was Chairman of the Association for 25 years and then a Vice-President. Two years ago he moved to Lee-on-Solent to be near his daughter. He died of pneumonia on the ninth of this month.

The Committee has continued to work on behalf of local residents, meeting six times during the year as usual. We continue to be represented on the Selsdon and

Ballards Ward (a Police initiative) and on the London Green Belt Council where I am a member of the Executive Committee.

Once again, planning matters have been high on the agendas of Committee meetings. It is also well known that safeguarding the rural nature of the hillside over-overlooking Ballards Way has been a long standing concern of the Association.

There are other areas where developments have been closely monitored in order that the pleasant ambience is not marred by gross over-development.

We were represented at a Planning Inspectorate hearing, held yesterday, regarding an appeal by a developer for the development of 2a Campden Road. I would like to thank Peter Knight for his knowledgeable and significant support in the preparation of the hearing. The Inspector announced that a decision will be announced by the beginning of December.

I wish to thank all the members of the Association's Committee for their efforts and support during the past year. We are indebted to Jackie and Alan Rowe for their hospitality in hosting our meetings and for being responsible for the collation and printing of the quarterly Newsletter.

The Committee is very grateful for the work done by the team of residents who deliver our quarterly publication. Deliverers retire and so we are always looking for others to take their place. If you wish to help in this way, please phone me: my number is on the back of every Newsletter.

Finally, Alan Rowe has been our Treasurer for a very long time and he now wishes to hand this important function on. We are looking for someone to undertake this essential job. If you would like to volunteer, please let me know."

The Report was proposed, seconded and accepted.

At this point, there was a majority vote in favour of asking all attendees, at the A.G.M. next year, to sign in.

6. To Elect the President of the Association and up to four Vice-Presidents for 2015/2016.

At this point Mr. Barnett briefly drew back from the proceedings.

His Honour William Barnett QC was proposed and seconded as President and the meeting approved his re-appointment nem com.

Mrs. Angela Shaw was proposed and seconded as Vice-President and the meeting approved her re-appointment nem com.

7/8 To Elect the Officers and Executive Committee Members

After being proposed and seconded, the following were elected to serve for 2015/2016.

Chairman: Mr E. Glynn

Vice-Chairman: A request was made for volunteers, with no response.

Hon. Treasurer As Mr Rowe wished to resign, Mr Barnett said that a future volunteer would need to be co-opted.

Hon. Sec. Mr J. Crinnegan

Executive Committee: Mr R. Walkley (Editor), Mrs J. Rowe (Minutes), Mr P.Sowan, Mrs P. Stocks, Mrs L. Oram, Mr J. Patel, Mr A. Rowe

9. A.O.B.

A member of the audience asked if there was knowledge of a proposal to build a school on the field at the end of Melville Avenue.

One of our councillors answered, saying that as soon as they knew what was happening, we would be alerted.

Cllr. Gatland made it clear that she would not support such a plan as it was both a greenfield site and, at present, a playing field. She added that any plans were some way in the future and the Association would be given a chance to comment.

Mr Sowan referred back to a recent plan to re-locate Archbishop Tenison's school and the fact that Planning had not changed since then. He also pointed out that Conduit Lane remained a bridleway and the problem of access remained.

One of the Councillors reminded the meeting that twenty four thousand more school places were needed and that they had to be built somewhere.

2. Mr. Kennedy asked about the plan to put three traveller sites in our area and two of these sites would be in close proximity to each other.

Mr Barnett asked the Councillors if we could be given a resume of plans regarding these sites.

The meeting was told that the information would be made available when they had had a chance to look at it. All documents would be on line in November.

A discussion followed on the suitability of the proposed sites. Coombe Farm in Oaks Road was considered to be a poor choice. The owners of the site were known to the Councillors and they were trying their best to block its use.

3. The Councillors brought news of the changes planned for Croydon in the next few years. The Fairfield Halls would be closed for two years for refurbishment. The Councillors thought that this approach was wrong and that the work should be done on a block by block basis. The town should have an Arts Centre of some kind at all times.

Mr Barnett thanked the Councillors for both their presence at the meeting and their willingness to answer questions from the floor.

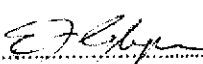
The meeting closed at 9.26p.m.

J.A.R.

CROHAM VALLEY RESIDENTS ASSOCIATION

AUDITED ACCOUNTS FOR THE YEAR ENDED 20TH JULY 2015

	2014/	2015	2013/2014
Opening Balance 27th July 2014		2052.86	2599.40
RECEIPTS:			
Subscriptions and Donations	1536.20		1359.00
Advertising	190.00		297.00
Total Receipts:	<u>1726.20</u>		
Total including bal B/F from 2014		<u>3779.06</u>	<u>4255.40</u>
EXPENDITURE:			
General Expenses: including Postage Stationery, Travel, Photocopying, Cash Envelopes, etc.	175.83		274.46
Newsletters and Printed Stationery	1460.68		1828.08
Hall hire	85.00		85.00
Subscription to The London Green Belt Council	15.00		15.00
Insurance	135.70		-----
Total Expenditure:		1872.21	2202.54
BALANCE as at 20th JULY 2015		<u>1906.85</u>	<u>2052.86</u>
Closing Balance represented by:			
Cash in Hand		218.20	229.95
Giro Bank - Current account		1688.65	1822.91
		<u>1906.85</u>	<u>2052.86</u>

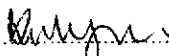
.....

 Mr. E. Glynn
 (Chairman)

.....

 Mr. A. A. Rowe
 (Hon. Treasurer)

REPORT TO THE MEMBERS OF THE CROHAM VALLEY RESIDENTS ASSOCIATION

I have examined the books and vouchers of the Croham Valley Residents Association for the year ended 20th July 2015 and are satisfied that the foregoing account constitutes a correct record of the transactions for the year.

Auditor:.....

 Mrs. K. M. Lynn

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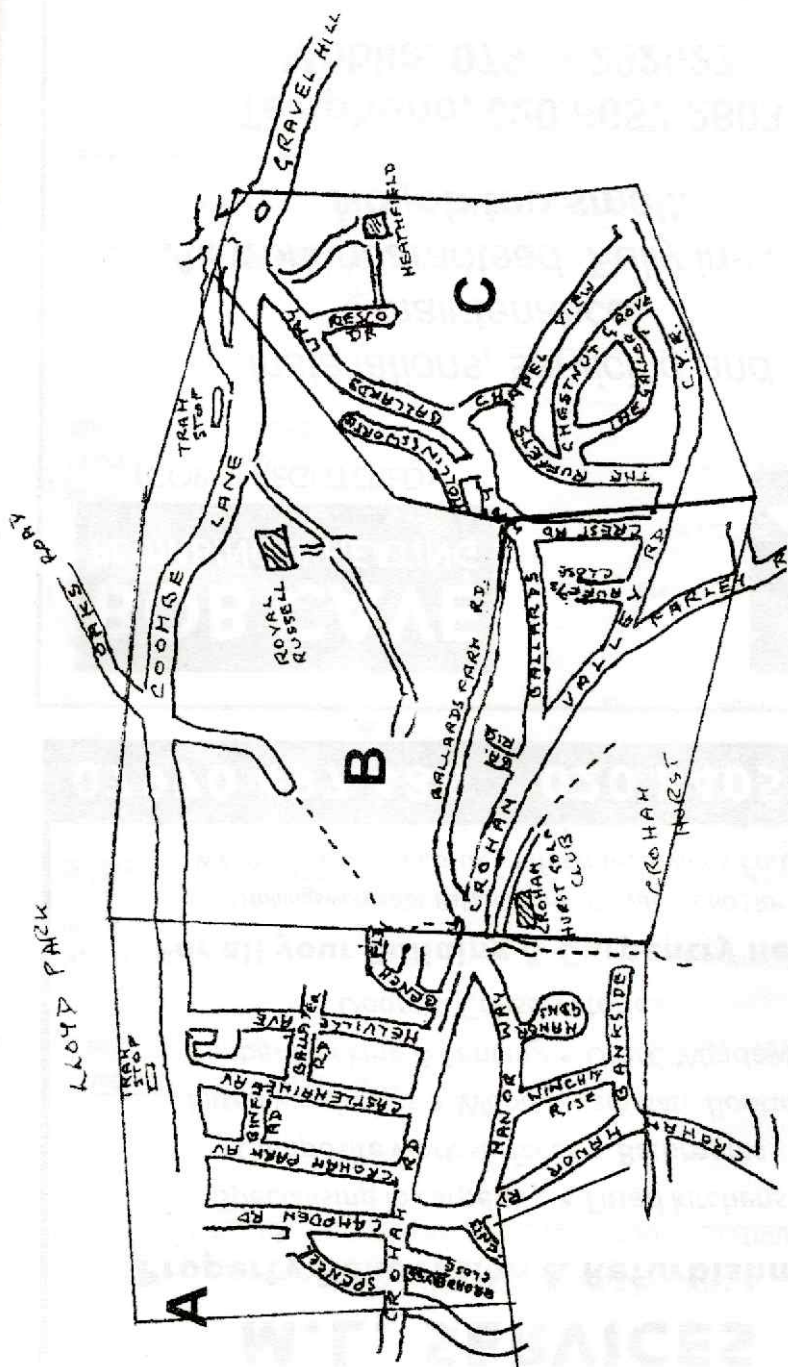
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The above map indicates the areas that are covered by each of the Association's representatives in respect of planning applications or any other matter of concern. The phone numbers to contact for each area are as follows: **A: 8688 9558 B: 07768 642432 C: 8657 6585**