



WELCOMES & UPLANDS ROAD ASSOCIATION  
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Mr Peter Smith,  
Head of Development Management,  
London Borough of Croydon,  
Bernard Weatherill House,  
8 Mint Walk, Croydon, CR0 1EA

20th August 2017

**Re: Planning Application ref 17/02467/OUT. Public Meeting c.18.30hrs 17<sup>th</sup> August 2017  
Planning Committee Agenda item 7.7 re 57 Welcomes Road Kenley CR8 5HA.**

Dear Mr Smith,

We write on behalf of the Welcomes and Uplands Road Association and the 109 residences who objected to this application and to confirm that on 18<sup>th</sup> August 2017 an email was sent by the Chairman of the Road Committee, Colin Brown to Paul Scott, Chair of the Planning Committee as follows:-

Subject: 17/02467/FUL 57 Welcomes Road  
Date: Fri, 18 Aug 2017 09:44:21 +0100  
From: Colin Brown <[colin.brown301@btinternet.com](mailto:colin.brown301@btinternet.com)>  
To: [paul.scott@croydon.gov.uk](mailto:paul.scott@croydon.gov.uk)

On a point of fact-I have just checked on your planning officers' calculation that Welcomes Road is 5 metres wide outside 57. This is incorrect as it is (in 'old measurements') 14'4" (in some places less owing to hedges/vegetation protrusion) as opposed to the stated 16'4"! The minimum two foot difference highlights the problem of vehicles parked outside the property making it very difficult if not impossible for numerous wider vehicles. Colin Brown (Welcomes & Uplands Road Assoc.)

Further to his email we wish to comment on some of the points made at the Planning Committee meeting on 17<sup>th</sup> August 2017 which we felt were incorrect concerning access and the layout of the car park.

**Listed under item 4 of the Summary of Application Details it says *'the highway impact upon Welcomes Road is considered acceptable'*.** All the evidence is that the impact on the highway of the traffic to and from the flatted development proposed will not be acceptable. There has been no independent assessment of the impact on the road. It cannot be assumed that occupants of the flats will only have one car per flat leading to a need to park off site somewhere. There is no obvious place to park nearby.

Chairman	Mr C B Brown	161 Welcomes Road	Kenley	CR8 5HB	Tel 020 8668 2101
Secretary	Richard Russell	12 Zig Zag Road	Kenley	CR8 5EL	Tel 020 8668 7293
Treasurer	Janice Scully	36 Church Road	Kenley	CR8 6DU	Tel 07872 604583



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### **Pictures of 57 Welcomes Road** <https://goo.gl/photos/8afNLTsJTmkVMoev8>

The photos were taken in the last day or two of the road outside No. 57. Contrary to what was asserted at the planning meeting 2 cars cannot readily pass without one stopping and pulling into the hedge or a drive. Most journeys along Welcomes Road entail one or other driver stopping and pulling into the side of the road. Moreover any 'on road' overflow parking for whatever reason will make it difficult for neighbours to access their own drives safely. The photos include pictures of some of the drive entrances near 57 Welcomes Road.

At the Planning Meeting on 17<sup>th</sup> August 2017 the Case Officer when asked about the width of the road gave a figure of approximately 5 metres. The actual width varies from 4.2 to 4.6 metres along the frontage as evidenced by the picture of the tape measure. The pictures also show how difficult it is to pass near 57 WR especially if an HGV is involved. There is no dedicated footpath ( the road is a designated footpath itself) meaning pedestrians at certain points along the road have to take refuge by using the verges or standing in driveways though this is not always possible in some parts of the road. On occasions the verges are mounted by passing vehicles usually HGVs, damaging the verges. These verges belong to individual frontagers.

The parked black Lexus in one of the pictures left 1.6 metres of passing space (less if wing mirrors are taken into account) even when tucked into the hedge leaving insufficient room for emergency vehicles (width 4.2 metres) to pass without damage to property. Any cars parked along Welcomes Road always create an obstruction to traffic both wheeled and pedestrian which is why the rules set by the Road Committee do not allow anything but very temporary parking on the road.

### **Item 7.7 of the Agenda under Transport item 8.13 states:**

*'The development would comply with the maximum parking standards set out in the Croydon Plan'.* As far as we can see this standard refers back to the London Plan table 6.2 which we would suggest relates to highly urbanised settings, not the sylvan setting of Welcomes Road described by the Case Officer at the meeting. The road itself is not built to adopted highway standards.

### **The Croydon Plan states at 6.24:**

*Conversions of large residential properties and the use of front gardens for car parking can cause unacceptable harm to the setting of building and the character of the local area. For this reason, the Council will seek to support proposals to incorporate parking within the rear, to the side or underneath buildings.* The proposed car park for No. 57 maybe to the side (with 2 bays at the front left) but in reality will occupy the entire front garden with some parking bays right next to the road creating a very urban looking street scene in conflict with the spirit of 6.24.

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### **The Croydon Plan states at DM 13.2:**

*To ensure refuse and recycling facilities are easily accessible by operators, the council will require developments to provide access roads that: a. Are constructed to highway adopted standards; b. Are capable of allowing access for refuse vehicles of at least 10.75m long, 2.5m wide and 3.5 m high; and c. Facilitate the safe manoeuvring of refuse vehicles. Welcomes Road is not built to highway adopted standards and there is currently no easy access for refuse or emergency vehicles.*

The proposed car park arrangements, already restrictive, do not include a wide bay for disabled parking, will have the knock on effect of further compromising highway safety and movement of emergency vehicles along Welcomes Road. Nor is it likely that delivery vehicles will be able to drive in and out of the car park in a forward gear contrary to what was stated at the Planning Meeting. Reversing into the road is not acceptable.

### **Photograph screened at the meeting on 17<sup>th</sup> August 2017:**

This shows the section of Welcomes Road from No 57 leading up to Hayes Lane in the south. Looking to the north leading down to Kenley Station however there is an almost immediate blind bend near the property on this side. The beech hedge in the photograph also screened at the meeting belongs to 55 Welcomes Road on the north side of 57 WR. The plot for 57 narrows sharply down to the road frontage. The plot is not one of the spacious ones typical of the area described by the Case Officer at the meeting, but a sub division of 38 Hermitage Road as is 59 Welcomes Road. The extent of outdoor amenity for flatted development is almost certainly likely to be less than that recommended in the Croydon Plan.

At the planning meeting the Chairman of the Road Association in his address to the Committee urged the Committee to visit the site and 3 members of the Planning Committee favoured such a visit. A fuller understanding of the issues might well have led the Committee to a different decision to the one reached on 17<sup>th</sup> August 2017.

Please bring these facts (including the pictures) to the attention of the Case Officer, the Planning Committee, and the Bristol Inspectorate. We believe this information provides compelling reasons for the Planning Committee decision to approve the plan made on 17<sup>th</sup> August 2017 to be revisited as soon as possible.

We look forward to hearing from you in due course. In the meantime we would appreciate confirmation that you have received this letter by emailing [weluplandsroads@aol.com](mailto:weluplandsroads@aol.com).

Yours sincerely

Colin Brown  
Chairman

Richard Russell  
Secretary

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Secretary Richard Russell  
Treasurer Janice Scully

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