



WELCOMES & UPLANDS ROAD ASSOCIATION

Chris Philp MP
House of Commons
London
SW1 0AA

3rd October 2017

**Outline Planning permission No: 16/00269/P re 57 Welcomes Road, Kenley
Proposal to demolish family house and erect a block of 7 x 2 bed flats with 1 parking space per flat**

Dear Mr Philp,

Thank you for your letter of 6th September 2017. I am not sure if you have heard from Mr Peter Smith yet but he has written to us in terms of the attached letter dated 21st September 2017.

Not unsurprisingly the Council is unwilling to move on their decision to permit the construction of 7 flats in Welcomes Road and have dismissed our concerns about the project both in terms of the major departure from the type of housing currently in the road, the narrowness of the road (vehicles cannot pass each other without pulling off the road along several stretches of Welcomes Road) and the inadequate number of parking spaces on site which does not have any provision for visitor parking. The tarmacing over of the front garden to make a car park is apparently acceptable even though it will adversely affect the street scene. There is no pavement along Welcomes Road.

The application for outline planning permission did not take into account the large number of objections from the residents in the road because it seems that the public meeting was only to consider the arrangements for disabled access, lack of which, was the sole basis of the refusal on appeal. Assuming this to be the case it seems there was no point in the Chairman of WURA speaking at the Public Hearing about the impact of the development on the road in terms of traffic and parking. It appears the Council arranged a public hearing to make it appear that a genuine democratic process was being followed when in fact nothing could or would be changed at the meeting. Given the costs and risks of a judicial review we are unlikely to seek one but it does seem that, quite apart from the blatant wrongness of the decision, there are procedural discrepancies that could be grounds for a judicial review.

The residents/frontagers to Welcomes Road pay for its upkeep with no help from the Council who have consistently refused to help with leaf sweeps, gully clearance or management of surface water notwithstanding the fact that members of WURA also pay Council Tax and thus the salaries and pensions of the very people imposing this reckless and unsafe development on their community now.

Chairman	Mr C B Brown	Willow Cottage	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 5DU	Tel 020 8660 1699



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The Planning Committee have instead conveniently ignored the private status of the road and the longstanding role of the Road Committee in managing the road and the parking on it. They cannot have it both ways.

The applicant has never had the courtesy to speak to us about this development, particularly as it is so radical, unlike the established developers and house builders with whom we currently work. We know nothing about the financial standing of the applicant in this case nor who the actual builder will be. The current planning system does not seem to require the building to be completed by any particular date; only that work should commence within 5 years. We have a building site at 42 Welcomes Road which has been an eyesore for about 5 years and we can assume an application for flats will be going in for this given the precedent now created. The approval of flats on 57 Welcomes Road signals the urbanization of the area and traffic chaos on Welcomes Road. If you can help to stop this happening in the long term it would be appreciated.

We are now investigating the enforcement of the restrictive covenants on the site from the 1950s which were designed to stop developments of more than 2 dwellings per site.

There is another point we should like to make. Surely applicants wanting to build in the roads we manage could be requested to talk to the Road Committee initially, as other developers have done in the past, before submitting a planning application to the Council? This is a common sense way to go about things and compromises can be made along the way thus avoiding conflict and the ill feeling and anger that has been generated by the top down imposition of this entirely misconceived development. The building phase is likely to be very difficult and disruptive. The Road Association will be seeking a road levy of £2,000 per dwelling or £14,000 up front before any construction traffic is allowed on any of the roads it maintains to compensate for the disruption and wear and tear during the construction phase.

Could you also make sure that we are consulted properly during the next stage of the process as planning have set out a number of conditions for the fulfillment of this application. A copy of this is also attached for your guidance.

In the past 3 years in Welcomes and Uplands Roads 4 extra new houses have been built with another in the pipeline. Also 2 bungalows have been replaced with 4 new 5 bed family homes. This is what the area is about- not building flats. We know people need houses to live in but there are better ways to go about achieving this than arrogantly imposing inappropriate developments of the kind proposed for No 57 Welcomes Road.

Yours sincerely,

Richard Russell
Secretary Welcomes and Uplands Road Association.

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Copies to Steve O'Connell Cllr for Kenley Ward and Residents

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