



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr R Russell  
Secretary WURA  
12 Zig Zag Road  
Kenley  
Surrey CR8 5EL

21<sup>st</sup> June 2018

Dear Mr Russell,

Thank you for your further email correspondence regarding inappropriate development in in your local area.

I am pleased to hear that Pete Smith has been in touch and that he is willing to meet WURA for a discussion on the way forward. This is important because, as you say, there are quite a number of properties coming along which have caught the eye of developers.

As you know, I am very much aware of the considerable concern being caused to local residents by recent and ongoing proposals to demolish single family sized houses and replace them with blocks of flats.

I have been liaising closely with local councillors and residents' associations about many of these applications for some time now. However, as you may know, despite my strong representations as well as those of local ward councillors and many local residents, the applications are consistently being approved by the Labour-dominated Planning Committee.

The schemes typically represent a significant over-intensification of a site and which leads to the loss of green garden areas and stresses local parking arrangements, infrastructure and community facilities. However, despite well-made material consideration based objections, approval is being regularly granted to these out of character applications in the face of overwhelming opposition by local residents, councillors and myself.

As you quite rightly point out, there appears to be absolutely no reference made in the planning recommendations of the cumulative effect of these decisions on infrastructure and transport. This situation is enormously frustrating: it feels undemocratic and unfair and all the time we have a Labour Council controlling planning in Croydon then this is likely to continue.

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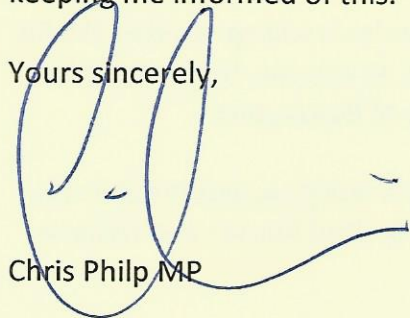
However, I will continue to fully support residents in objecting to these inappropriate schemes and I can assure you that I am actively searching for anyway in which we can stop them.

Finally, you will no doubt be aware that there was a consultation on The New London Plan which closed in March. I submitted representations to the consultation around density, targets and transport and I have had my request to speak at the Examination in Public logged.

The EIP is expected to run from November 2018 – March 2019 and further information about this can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>

Finally, may I thank you for sending me a copy of your email correspondence addressed to Seddons Solicitors around the 57 Welcomes Road development. I am grateful to you for keeping me informed of this.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by 'P' and 'M'. The signature is written over the text 'Chris Philp MP'.

Chris Philp MP

**PHILP, Chris**

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**Subject:** FW: CP - 57 Welcomes Road

**From:** Cheesbrough, Heather  
**Sent:** 08 June 2018 15:46  
**To:** PHILP, Chris <chris.philp.mp@parliament.uk>  
**Subject:** CP - 57 Welcomes Road

Dear Chris Philp MP,

**57 Welcomes Road Welcomes & Uplands Road Association**

I refer to your email dated 22<sup>nd</sup> may 2018 and the letter you have been copied into (and addressed to Pete Smith) in respect of the above site.

As you will recall, 57 Welcomes Road has had an extensive planning history following on from the original refusal of planning permission back in January 2016 for the redevelopment of the single family dwelling house with a replacement block of 7x2 bed flats (LBC Ref 16/00269). Planning permission was refused on grounds that the development failed to be in keeping with the character and appearance of the area and failed to provide inclusive access (with disabled access arrangements not being adequately accommodated). As you may recall, the case was considered on appeal and whilst the Planning Inspector agreed with the Council that disabled access arrangements were inadequate, he was content with the appearance of the development and how it respected the immediate character of the area.

Following on from this appeal decision, outline planning permission was granted by the Council's Planning Committee in August 2017 (LBC Ref 17/02467/OUT) and a planning condition imposed required details of Construction Logistics which has yet to be agreed by the Council. The most recent approval (LBC Ref 17/06240/RSM) was for reserved matters (basically the details) pursuant to the August 2017 outline planning permission. Planning conditions attached to the outline planning permission have yet to be considered and/or discharged.

We have read Mr Russell's letter with interest and will discuss the issues raised with the developer – which hopefully should inform how they progress in terms of construction logistics. Pete Smith is in the process of responding to the Welcomes & Uplands Road Association's letter (dated 4<sup>th</sup> May 2018) and is content to meet with them to discuss the issues that have been raised.

Kind regards,

Heather Cheesbrough  
Director of Planning and Strategic Transport

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Place Department  
6th floor, Zone D  
Bernard Weatherill House  
Croydon, CR0 1EA