



WELCOMES & UPLANDS ROAD ASSOCIATION

www.wura.org.uk

Complaints Resolution Team
Floor 7, Zone C
Bernard Weatherill House,
8 Mint Walk,
Croydon CR0 1EA

1st November 2017

Re 57 Welcomes Road, Kenley, CR8 5HA Outline Planning permission granted for 7 flats ref 17/02467/OUT

Dear Sirs,

We enclose a copy of a letter we wrote to Head of Development Management on 20th August 2017 and a copy his response dated 21st September 2017 (Stage 1 complaint).

The width of Welcomes Road was incorrectly given

The response does not address the core issue of the inadequate provision for parking on site when taking into consideration the narrowness of Welcomes Road particularly where No 57 abutts on to it. According to your own Highways Department the road at this point is 4.1 to 4.3 metres wide. The width of a carriageway required to enable an emergency services vehicle to pass a parked vehicle is 4.8 metres. Our argument is not over 40cms but the real problem of the narrowness of the footpath/carriageway. The point made by HoD about highway safety refers to the creation of a large house (a previous application) not 7 flats with all the extra traffic movements this will generate.

Welcomes Road is a designated footpath (No. 157) and it is an offence to park 'with one or more wheels on or over a footpath or any part of a road other than a carriageway'. The Council is empowered under the relevant Act to issue a parking ticket in such cases.

Whilst it is accepted that planning permissions can and do ignore parking considerations, during the planning application stage this Road Association put the Case Officer on notice that in the case of Welcomes Road, without proper provision of on site parking for all types of vehicle movements including private, disabled, emergency, delivery, removal vans and utility vehicles, the granting of outline planning permission for the construction of 7 flats was inadvisable if not reckless.

The misleading images of the site and Welcomes Road in particular, shown in the advertisement for the land (enclosed) which subsequent to the grant of permission, appeared on the internet, reinforce our objections to this planning permission and the parking arrangements.

Chairman	Colin 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 07872 604583



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The provision of one parking space for each 2 bed flat might accord with current Council policy but the rigid adherence to the policy regardless of the particular circumstances is likely to lead to bad planning decisions and has done so in the case of this application.

Contrary to the views of the Head of Development we do not believe that a delivery vehicle could enter and leave the car park area in a forward gear only, unless the car park was nearly empty.

The contents of the Committee Report and recommendation

We appreciate we cannot re-engage in consideration of the planning merits or otherwise of this application. However the Road Association does not share the view that it was properly debated at the Public Hearing. As the application had been granted on appeal, the case against approving the application made by our Chairman in his short address, being based exclusively on road and parking issues, turned out to be irrelevant and was never going to alter the majority view of the Planning Committee. The majority of members (two Conservative members voted against) seemed happy to accept the Inspector's views and the Case Officer's recommendation to grant permission. The process was unfair and undemocratic in the event because it was only at the meeting the Chairman of the Planning Committee spelt out what the single issue to be considered was i.e disabled access to the building- solved by installation of lifts apparently. In other words there was no point in attending the meeting and the majority of the Committee were unwilling to visit the site when asked to by our Chairman. In fact there is no provision for on site disabled parking so installing lifts does not fully address the needs of disabled people whether tenants or visitors. This may well be unlawful.

General comment

The objections of the over 100 residences (who pay for the road's maintenance in addition to Council Tax), the Road Committee who look after Welcomes Road, our MP and Councillor have been casually set aside. We do not agree when HoD states that the decision of the Planning Officers and the Planning Committee is robust and sound.

In the event the grant of permission has facilitated the marketing of a small piece of land fronted by a narrow road with a steep slope to the rear for £1.2 million (or offers above) based on the erection of 7 flats at a unit price which will almost certainly be unaffordable for most people.

It is not clear at this stage how the present situation can be resolved by the Resolution Team as the permission cannot be withdrawn by the Council as far as we know. However before we turn to the Local Authority Ombudsman, as suggested by our MP, we should be grateful for a response from you.

Yours faithfully,

Colin Brown
Chairman

Richard Russell
Secretary

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