

Chris Philp MP

Whilst Mr Philp has been steadfastly supportive of efforts to save this part of Kenley from overdevelopment and written some very good letters to the Planning Committee objecting to the plans for flats in Welcomes Road it is disappointing to note that the Secretary of State for Communities and Housing has recently stated that the new London Plan is not ambitious enough in terms of increasing housing supply. This has given carte blanche to the Croydon Council to continue its ruthless quest for more flats regardless of the harm to neighbourhoods and infrastructure. Of course we are assured that better roads, public transport, more schools and surgeries will follow the development.

To counter this concentration of power in the hands of a few people at the Council Mr Philp launched a petition to create an elected mayor for Croydon to take over the role of the Council leader. However by the time the 15,000 votes needed are collected and the entire election process completed Welcomes Road will have already been lost to clusters of flats. Even then there is no guarantee that we will get a new Mayor willing and able to alter planning policy. Mr Philp needs to explain the gap between his efforts to restrain the Labour Council from ill judged planning decisions and what Central Government expect the Council to do in terms of increasing housing supply.

There are signs that developers are losing their appetite for taking on any more risk and maybe in due course they can start building family homes again. The 3 new family homes built in the back garden of a house in Cumnor Rise not very long ago is a good example of what can be done.

No 57 Welcomes Road



Then and now.
Limited parking

No 36 Welcomes Road



No 36 Welcomes Road (above right)
Conversion of Edwardian House into 8 flats with plenty of off road parking

YOUR COMMITTEE

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Other useful contacts: Councillor Steve O'Connell Mobile 07760 310686. Email: steve.o'connell@croydon.gov.uk

Councillor Jan.buttinger@croydon.gov.uk

IMPORTANT NOTICES

VISIT OUR WEB SITE: www.wura.org.uk Now rebuilt and controlled in house by Committee member, Marion McKelvie

WURA RESIDENTS DATA BASE: Please email your house and phone number to weluplandsroads@aol.com

This helps us to keep you informed of developments including road closures and security issues via our regular group emails.

OFFICIAL DOCUMENTS: If you cannot access these on the web site please leave your name and address with the Secretary at 12 Zig Zag Road Kenley CR8 5EL and he will make sure you get hard copies delivered to your house.

NEW RESIDENTS: A welcome pack will be supplied. Ask the Secretary for one if you have not received one.

CHANGES OF HOUSE OWNERSHIP AND ROAD LEVY: If you are selling or have just moved in please remember to advise the Secretary



2020 WURA SPRING NEWSLETTER

WELCOMES AND UPLANDS ROAD ASSOCIATION WWW.WURA.ORG.UK

CHAIRMAN'S COMMENT

I intended to rant on about such matters as developers, non-caring lorry drivers and Croydon Council's planning committee's shortcomings but the present crisis rather overshadows all. Richard has circulated contact details for those who are unable to leave their homes and hopefully the spirit of neighbourliness will prevail with everyone looking out for each other especially for those living alone. As you probably know the major supermarkets have 'allocated' a dedicated hour to the elderly although Tesco's arrangements are far less enforceable than Sainsbury's who will open at 7.30 for NHS personnel and others in the same category followed by 8.00/9.00 Monday, Wednesday & Friday exclusively for elderly etc. needing to show ID to prove their age of 70+. Hopefully our web-site (wura.org.uk) will carry information concerning the available help if required,

At present the likelihood of holding the annual AGM (usually in May) seems remote although the Committee may hold a 'group chat' between themselves covering the main concerns and circulate to you all for comments or even criticism!

Three of us were shown round the nearly completed 36 Welcomes Road conversion into eight flats although their completion date (now end April beginning of May) is presently unpredictable partially as UK Power cannot carry out much needed work for some time. The flats are spacious and modern with high quality fittings plus spaces marked out for eight cars although there is plenty of excess space available in the front for several more. When they come onto the market for around £400k upwards the degree of success of sales will be watched with interest by other developers in the area. My conclusion is that this project is head and shoulders above the others in concept (conversion of older house), quality, style and openness and off road parking space.

With the market awash with flats both here and elsewhere around Croydon the appetite of developers maybe dampened for the foreseeable future especially against the background of the financial fall-out affecting us all which will be worse than the crash of 2008. Apparently there are several householders in the lower end of Welcomes Road contemplating selling to developers. They could be disappointed by their reception.

Cont.

We have had discussions with the relevant Council department concerning the routing of HGV vehicles to and from the present construction sites agreeing to entering at the Valley Road end and exiting right via the junction of Welcomes Road/Hayes Lane. Appropriate signage around the area plus a camera in Valley Road to monitor their comings and goings will be installed. Good intentions but as we have found lorry drivers are a law unto themselves. If you see an HGV driver ignoring Council instructions do a) note its registration number/company name b) ascertain the site visited and c) a rough time so the incident can be checked on the camera.-report to any committee member and we'll pass it on. If you can photograph the lorry and its registration plate please do so.

Unfortunately building work along our roads will probably continue for some considerable time and we thank you for your patience considering the understandable frustration and stress caused especially to those at the lower end of Welcomes-your lives have at times been a nightmare!

I won't bang on about anything else just to say please stay healthy and safe in these exceptional times and thank heavens for the array of technology available to all as a means of keeping in touch both visually and texting— don't forget there is always someone nearby who can help and at the end of a telephone or mobile or computer terminal.

Keep safe everyone

Colin

PS The present pandemic is likely to reduce building work and HGV traffic for the next 3 months

Current developments are as follows:-

32 Welcomes Road 9 flats. The developer has given the building contract to Goldstone Homes and the site has now been cleared (bungalow demolished).

We are talking to the developer about his plan to lay fibre optic cable to the site with a view to laying fibre optic the length of Welcomes Road for all our benefit.

36 Welcomes Road 8 flat conversion. Bruce Birkett owner Property Experts. Under construction. See Chairman's comments. We understand that WURA will be dealing with a management company for collection of the annual road levy. Continued Page 2

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56 Welcomes Road 9 flats. At the Public Planning Meeting to decide this application a heartfelt plea by the next door neighbours, who have lived here for many years and hoped to live out their lives in Welcomes Road, moved no Labour hearts on the Planning Committee and the application was approved with conditional reserved matters. The Chair, Toni Letts, thought the design very nice and at the vote was first to raise her hand in favour of allowing this project to go ahead. Is this correct procedure? Her action confirms that at planning committee level objectors addressing the meeting are almost certainly never going to change anything significant already agreed between the Case Officer and the developer at the pre planning stage. The plight of the retired neighbours attracted sympathetic comment from the local Press.

57 Welcomes Road, 7 flats. Regal Properties. Under construction and as we predicted is dominating the site and looming over the road. See picture on the back page.

60 Welcomes Road, 7 flats to the front and a pair of semi-detached, two-storey, dwelling houses to the rear of the site; Awaiting decision. Applicant is owner. Site opposite 57 Welcomes Road.

10 Welcomes Road. The outline pre planning proposal was approved at a recent planning meeting held in public. Two neighbours sharing their 3 minute slot to speak spoke eloquently as did the Conservative Councillors on the Planning Committee but as has been the norm for some time now with this Labour Council the vote went 6-4 in favour of approval.

35 Uplands Road. The developer having had the application for retirement flats declined on the basis of under use of the land and seeks permission to build a row of 6 terraced houses hopefully with adequate parking as this location has a very low PTAL.

8 Kearton Close 4 houses creating a mini housing estate. Please object to this plan. It has merits in that there are no flats involved but there is one house too many for the plot. We know from experience that Planning want the plots built out to the maximum extent regardless of the long term harm likely.

42 Welcomes Road 6 flats and 2 houses
The developers we met a few weeks ago to formalise the paper work may not now proceed. Will chase up.

Site Traffic. All these developments, apart from the flat conversion at 36WR, over crowd each plot leaving no space for visitor parking. Site traffic is damaging property and sometimes obstructing through traffic. Also because Welcomes Road is a shared footpath and highway walking along it is becoming more and more hazardous. It is instructive to visit Russell Hill in Purley which is about 15 metres wide with pavements on both sides each about 1.5 metres wide where the road is now lined with blocks of 3 storey blocks of flats. Given the width of Russell Hill this pattern of development is perhaps sustainable although understandably older Purley residents find it hard to come to terms with. In the case of Welcomes Road which is only about 5 metres wide, sometimes less, and a shared space, one might have thought the Council would have responded to our pleas for some restraint on the number of bedrooms being created and for more on site parking. But of course they seem only interested in delivering as many housing units as possible regardless of the harm to the neighbourhood and local infrastructure.

NEWS AND COMMENT FROM OUR MEMBERS SINCE LAST NEWSLETTER

1. Complaints/comments come in about the road surface and potholes from time to time. The intense and prolonged rain over the winter has made keeping on top of potholes, which can suddenly become quite deep, quite difficult. Kirtasha Stone are dealing with the potholes now.
2. The planned work on the kerbing at the lower end of Welcomes Road has been postponed due to the virus. We hope to get the work done later in the year
3. The work near 155WR which involved rebuilding the road was defective in that the running surface is rippled. The contractors have undertaken in writing to correct the problem at their own expense
4. Other damage to verges and side roads will be put right when the construction at 57 WR has stopped.
5. Members are sometimes reporting damage to the road and verges etc themselves to contractors and drivers and this reduces the workload for the Secretary to whom you can continue to copy your messages
6. Members have been vigilant in reporting HGV drivers failing to obey the routing set down by the Council Highways Officer.
7. Two members asked for extra speed ramps to be built in Welcomes and Uplands Roads. Both requests declined by the Committee on grounds of cost and likely effectiveness.

Site traffic routing: Council directive for Site Managers and HGV traffic in Welcomes Road

Welcomes Road sites. As the Chairman has mentioned HGV site traffic must enter at the Kenley Lane end of Welcomes Road and exit by proceeding to Hayes Lane turning right only out of Welcomes Road. A camera will be erected at the Kenley Lane end to monitor the direction of HGV traffic. Signage directing traffic away from Abbots Lane will be erected. HGVs must only travel from the North to the South and must never reverse along Welcomes Road as has been happening placing pedestrians including children in danger as well as damaging kerbs and verges. Nor must they turn round using the spur roads off Welcomes Road. That includes Zig Zag Road.

For building sites in Kearton Close and Uplands Road. We envisage site traffic entering from Abbots Lane and exiting that way but a routing for this traffic has yet to be agreed with the Council. If the Council want traffic to turn right into Welcomes Road from Uplands Road it is essential cars are stopped from parking on Uplands Road near the junction. All this will be drawn to the attention of the Highways Impact unit at the Council along with the persistent dangerous parking on Abbots Lane adjacent to the blind bend opposite Zig Zag Road.

Morven House. Damage to verge along frontage from parking visitor cars being addressed.

Email addresses: The administration of WURA (by volunteers in the main) is time consuming and having a working email address for every member makes our job much easier, reduces the need for paper and printer ink, and might keep Greta happy too. Not only that if you are isolated and need help you can email the Secretary who has a list of local volunteers/members who can assist you. If you are not getting emails from the Secretary already and you have an email address please email your house number to:-

welcomesanduplandroads@gmail.com or weluplandsroads@aol.com

FINANCIAL SITUATION:

Reserves £140,003 (c£164,253) includes HGV levies £24,250 paid since January 2019. 2019/20 member road levy collected to 26/3/20 £20,601. Unpaid levy at 26/3/20 £2,566

PAYING THE ROAD LEVY If you pay by **Standing Order please amend your annual payment to reflect the current rate and timing.** The new rates applicable are listed below.

ALSO please change the payment date of your standing order to April each year if not already done so (currently it is 1st August) and ensure that your standing order and any online payments are marked with your house number and name of road (ie WEL... or UPL... etc) for identification purposes on our bank statement. These amendments can be completed either online or in branch.

About £18,000 is budgeted to be spent on kerbing at the lower end of Welcomes Road in the next financial year.

ROAD LEVY RATES EFFECTIVE FROM 1st APRIL 2018 due to rise in 2020/21 (now postponed due to Covid19)

Band D	£65
Band E	£80
Band F	£94
Band G	£108
Band H	£130
Rates are adjusted every 3 years for inflation	Spur roads 50% of rate

If you want to pay by standing order or by faster payment please use these details

Payee: Welcomes and Uplands Road Association
Sort code: 30-91-72 (Lloyds Bank)
Account No: 02400865

If you cannot pay by standing order (April annually), a cheque or cash is fine. Use the WURA reference on your road levy invoice when making a faster payment through the internet.

Note: Unpaid levy in arrears needs to be declared on Form TA6 when you sell your house on the basis that you are in dispute with WURA over non payment.

Invoices are issued annually to reflect such arrears and may include penalty charges and interest.

Thank you all those who continue paying the road levy on time avoiding the need for us to send chasers! Page 3