

## OLD COULSDON RESIDENTS' ASSOCIATION

### MINUTES OF THE COMMITTEE MEETING

HELD ON MONDAY, 11<sup>th</sup> September 2017

In the Heath Room, Old Coulsdon Congregational Church

#### Present:

Janet Stollery (Chairman)

Mike Blake

Alan Clifford

Marion Clifford

Sally Cook

Adrian Fosberry

Lee Honey

Caroline Jewell

Nigel Rea

Michael Seabrook

*By Invitation:*

Cllr Chris Wright

#### 1.0 WELCOME AND APOLOGIES FOR ABSENCE

There were apologies from Vic Young and Brian Hudson.

#### 2.0 MINUTES OF THE COMMITTEE MEETING ON 9<sup>th</sup> July 2017

These were agreed following the correction in Item 3 of 'Sheila' to Sheena.'

#### 3.0 MATTERS ARISING NOT COVERED BY THE AGENDA

The Pond. There was a discussion on the use of Grass Carp to limit or clear the water of *crassula helmsii*. Among the issues which surfaced were the need to limit the breeding of such fish at the site by introducing same-sex fish and the consequent requirement to identify the sex of the fish.

#### 4.0 REPORTS

##### 4.1 Finance – report attached.

CJ highlighted the donation of £1000 to the Old Coulsdon Christmas Lights fund as well as some IT-related payments. Subscriptions were still being received at a slow rate,

The insurance check was progressing with a telephone call scheduled and CJ was asked to raise the issue of any need for covering the road stewards when they were engaged in their duties.

##### 4.2 Membership and Recruitment

MC drew attention to the fact that five roads were without stewards. There was a need to send a note to Road Stewards to have them hand in outstanding subscriptions by November. Their attention should be drawn to the wastage caused by printing and then having to bin excessive newsletters if accurate membership numbers are not available.

##### 4.3 Planning – Report attached.

MS initiated a discussion on developments in Keston Avenue. The main issue was the change of view of the Council as it had supported local objections in the past but had recently agreed applications which had generated similar objections. There was a need for OCRA to adopt a strategy for engaging with the Council and Planning Inspectors to achieve results more in line with residents' expectations. One change considered was to increase the Council's and Planning inspectors' awareness of objections by additional action eg petitions and involving the local MP, local media, etc. However, the national policy of increasing the housing supply also had to be considered.

There were brief discussions on the following applications:

- 🕒 228 Coulsdon Road. The revised plans were an improvement although parking may be an issue. Planning letters to be delivered.

**ACTION: BH**

- Ⓟ 233 Caterham Drive. No issues.
- Ⓟ 30 Bishops Close. No issues.
- Ⓟ 59 Stoneyfield Road. No issues.
- Ⓟ 6 Tollers Lane. No issues.
- Ⓟ 10 Benham Close. Some potential issues for neighbours. Planning letters to be delivered.
- Ⓟ 20 Dornfield Gardens. No issues.
- Ⓟ 24 Keston Avenue. Prior approval.
- Ⓟ 18 Old Fox Close. MS had not been able to access the application on the web – reason unknown.
- Ⓟ Two tree work applications. No issues.

**ACTION: CJ**

#### **4.4 Publicity** – report attached.

NR - nothing further to add.

#### **4.5 Website** – report attached.

NR added that there had not much activity in August.

The Chair initiated a discussion on making the OCRA Facebook 'Private' rather than having it 'Public' as there had been concerns about some of the posts. In discussion, a suggestion was made to draw attention to the rules of the site. However, the conclusion was that there would not be any advantage in going 'Private'.

#### **4.6 Newsletter** – report attached

The Chair raised issues arising from an article on Honey Fungus/Community Tree from a member of the OCCC, who was asking for free advertising for some supporters. The Chair agreed to contact the church member to clarify and let them know that we will not be allowing any free advertising but would expand on the acknowledgement of sponsors on the article submitted.

#### **4.7 Security** – report attached

LH drew attention to the fact that it had not been possible to recommend security equipment (alarms) for group purchase. However, progress may be possible with arranging for responders to alarms. To increase resident interest in this initiative, it was agreed that there would be an article in the next newsletter. Staffing: plans for three officers in each neighbourhood team were confirmed and their roles clarified, and each borough would now have a Crime Prevention Officer.

### **5.0 COUNCIL ISSUES**

CW reported on the following issues which generated discussion:

**Emergency Council Meeting** This was scheduled for the following Monday and is in response for an Ofsted inspection report on Children's Services which rated it 'inadequate'.

**Old Coulsdon War Memorial** The flower beds there are in a poor state and CW is providing some of his ward funds to the WI and Rotary to improve them. The Council will also be involved, to ensure that no contraventions occur, in talks with these parties and the local horticultural society. Roses will be planted after some soil work and should all be in place for 11th November. The engravings need to be recut as they are worn.

**1918-2018 Commemoration** A local group has been formed and the churches are taking the lead. There will be music and poetry and a service of rededication of the Memorial. A party is planned for June 2019, the centenary of the Treaty of Versailles. In addition, the exhibition of local involvement in WW1 has been enlarged. The Chair suggested that OCRA could make a donation.

**Pilot Road Schemes Outside Schools** Three schools in the borough are in the pilot including Woodcote Primary and Secondary. Parents were divided on the proposals. The Chair reported that local residents' response was mixed as some were in favour of the scheme but others unhappy at the restrictions for visitors.

**Planning Letters** These were to be reinstated by the Council.

## 6. CROYDON AND COULSDON DEVELOPMENTS

CW reported on the following:

- ⌚ **Christmas Lights.** There are plans to close the top end of Court Avenue for the 25<sup>th</sup> November switch-on ceremony as there had been around 400 people at the event in 2016. Residents' opinions will be sought through a survey.
- ⌚ **Pond Day.** The next date is 23<sup>rd</sup> September and input has been promised by one of the Council's contractors. The recent flooding had highlighted the need for the filters in the drains to the pond being changed more often.
- ⌚ **Homefield House.** There was a delay and there had been some testing on site.

The Chairman reported that there had been a holdup on the Tollers Estate development as there was too much water immediately below the ground, which will make construction difficult without intervention.

## 7.0 AUTUMN PARTY

This would be held on Saturday, 16<sup>th</sup> September. The hall had been booked from 16:30 to 21:00. The Chairman looked forward to seeing the response of members to the new venture.

## 8.0 CHRISTMAS PARTY

The Chairman confirmed that this event would be held at the OCCR on Friday, 8<sup>th</sup> December. A Father Christmas would need to be found. Tickets would be priced at £7, with a maximum of 60 attending, and the accounts would be checked to establish the profit or loss of the 2016 event.

**ACTION: CJ**

## 9.0 ANY OTHER BUSINESS (including other reports & correspondence)

**Remembrance Sunday.** In the Chairman's absence, NR would lay the OCRA wreath. OCRA would donate £50 to include the cost of a wreath. Attempts would be made to have a picture taken of the ceremony for inclusion in a 2018 newsletter.

**Cat Killer.** There was a recent attack locally.

**Data Projector.** Still to be purchased.

**ESTC annual subscription for 2017.** This would be paid when an invoice was presented.

**ACTION: AF/CJ**

**Council's Parks Department.** Restructuring would be reducing officer numbers. Happy Valley was still on the Parks Improvement Scheme list – consultation was in progress.

**Bollards.** These were needed on Tollers Lane because, as a consequence of moving lamp posts away from the kerb, vehicles were cutting corners.

**20mph Road Schemes.** Implementation may be delayed by a judicial review.

**Mayor's Transport Strategy.** This was now out for consultation.

**Speaker for the AGM.** Barbara Stevens has been proposed.

**AGM Date.** This was agreed as Monday, 9<sup>th</sup> April 2018.

## 10.0 DATE OF NEXT MEETING

Monday 9<sup>th</sup> October 2017 in the Old Coulsdon Centre for the Retired.

The meeting closed at 10:10pm.

## FINANCE REPORT- July 2017

### Period January - July 2017

### Period - July 2017

	£	£	£	£
<b>RECEIPTS</b>				
Membership Subscriptions	2,369.00		330.00	
Newsletter Adverts	1,641.75		0.00	
Amazon-website cont.	2.90		0.00	
Easyfundraising	0.00		0.00	
Donations	9.00		0.00	
Theatre Club	58.00		0.00	
	<u>          </u>		<u>          </u>	
<b>Total Receipts</b>		<b>4,080.65</b>		<b>330.00</b>
<b>PAYMENTS</b>				
Telephone	10.00		0.00	
Ink cartridges & IT	187.74		119.76	
General printing	50.00		50.00	
Postage	5.50		0.00	
Stationery	65.52		0.00	
Fuel	0.00		0.00	
Newsletters	1,702.00		0.00	
Subscriptions	70.00		0.00	
Donations	1,050.00		1,000.00	
AGM	46.65		0.00	
Road stewards party	215.69		81.08	
Village fair	94.00		0.00	
OCRA meetings hall hire	120.00		0.00	
OCRA summer party	67.50		0.00	
Xmas party	45.00		0.00	
Website	74.25		0.00	
Gifts	2.99		0.00	
	<u>          </u>		<u>          </u>	
<b>Total Payments</b>		<b>3,806.84</b>		<b>1,250.84</b>
<b>Excess of payments</b>		<b><u>-273.81</u></b>		<b><u>920.84</u></b>

Nat West Current A/C at July 31st, 2017, £8699.38

C Jewell 05/09/2017

## FINANCE REPORT- August 2017

### Period January - August 2017

### Period - August 2017

	£	£	£	£
<b>RECEIPTS</b>				
Membership Subscriptions	2,757.00		388.00	
Newsletter Adverts	1,641.75		0.00	
Amazon-website cont.	2.90		0.00	
Easyfundraising	0.00		0.00	
Donations	9.00		0.00	
Theatre Club	58.00		0.00	
	<hr/>		<hr/>	
<b>Total Receipts</b>		<b>4,468.65</b>		<b>388.00</b>
<b>PAYMENTS</b>				
Telephone	10.00		0.00	
Ink cartridges & IT	187.74		0.00	
General printing	50.00		0.00	
Postage	5.50		0.00	
Stationery	65.52		0.00	
Fuel	0.00		0.00	
Newsletters	1,702.00		0.00	
Subscriptions	70.00		0.00	
Donations	1,050.00		0.00	
AGM	46.65		0.00	
Road stewards party	215.69		0.00	
Village fair	94.00		0.00	
OCRA meetings hall hire	120.00		0.00	
OCRA summer party	67.50		0.00	
Xmas party	45.00		0.00	
Website	74.25		0.00	
Gifts	2.99		0.00	
	<hr/>		<hr/>	
<b>Total Payments</b>		<b>3,806.84</b>		<b>0.00</b>
<b>Excess of payments</b>		<b><u>-661.81</u></b>		<b><u>-388.00</u></b>

Nat West Current A/C at August 31st, 2017, £9087.38

C Jewell 05/09/2017

## Membership Report

- I have received returns from 40 road stewards so far. These show 1302 out of 1716 households are members (75%).
- The next facing sheet for the newsletters will have a reminder for road stewards who have not yet collected, that their subscriptions are overdue.
- I finished Mike Carrigan's collection for him and the section of Bradmore Way that he covered is very dangerous. I had a fall on one of the houses steps down to the front door. The steps down to the houses are dangerous and many of them do not have a rail.
- There has been no responses to our requests for road stewards for the four roads that are vacant. These four roads will not receive any further newsletters after the October one.
- Another road steward has just left and as yet her round has not been leafleted. This round will receive a Can You Help Us Leaflet with the October newsletter. This makes a total of five rounds without road stewards.
- The paperwork for the October newsletters is almost complete.
- Thank you Caroline for holding the OCRA phone whilst I was on holiday.

Marion Clifford  
10.9.2017

## Planning Report

I will start at the meeting by reflecting on the approval for more new houses to be built in Keston Avenue. Only those of the following **not already decided** need to be considered at the meeting. There are a number of minor applications here that the council have waved through, or they thought did not require planning permission.

### [Erection of single/two storey side and rear extension](#)

228 Coulsdon Road CR5 2LF

Ref. No: 17/04380/HSE|Received: Tue 29 Aug 2017

Remember this? It was the application that would affect the picture postcard view of Bradmore Green pond. Situated just a few houses in on the unmade road. The previous application was bulky and out of kilter with the surroundings.

Brian had some comments.

I am not going to be at the next meeting due to a holiday so I have had a look at it and here is some feedback for you Michael.

I looked at the planning officer's rejection report for the previous application and it looks like he did take our objections into account so it was worth doing.

The new application is a great improvement and follows suggestions made by the planning officer. It does not have the same bulky visual impact on the Bradmore Green area as the previous one did. Ken in Mayfield may not be so happy with the changes. The gablet roof is still featured but is a poor substitute for the existing gablets.

Of more concern is the effect that the repurposing and extension of the garage into the front driveway will have on anyone parking there and I can't see that has been mentioned in the application. Plenty about flooding and flood risks but cars and parking - no. The road is narrow and on a bend and really needs vehicles to come out nose first but there is not much room to turn around on the drive. Also the enlarged house will probably have more than one vehicle so parking on the road would be dangerous.

.... which we can discuss at the meeting

### [Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.8 metres](#)

233 Caterham Drive Coulsdon CR5 1JS

I don't see this as especially significant.

Ref. No: 17/04345/GPDO|Received: Thu 24 Aug 2017

### [Alterations; erection of two storey rear extension \(without compliance with condition 2 - provision of obscure glass in southern elevation- attached to planning permission 16/03531/P\)](#)

30 Bishops Close Coulsdon CR5 1HH

Ref. No: 17/04322/CONR|Received: Wed 23 Aug 2017

decided

### [Erection of gable end roof extensions with dormer extension in rear roof slope](#)

59 Stoneyfield Road Coulsdon CR5 2HQ

Ref. No: 17/04095/LP|Received: Fri 11 Aug 2017

Decided

### [Erection of gable end roof extension with dormer extension in rear roof slope and single storey rear extension](#)

6 Tollers Lane Coulsdon CR5 1BA

Ref. No: 17/04010/LP|Received: Mon 07 Aug 2017

Decided

[Erection of single storey side/rear extension](#)

10 Benham Close Coulsdon CR5 1JB

Ref. No: 17/03787/HSE|Received: Tue 25 Jul 2017

I potentially don't like this idea as it could be dominating to the neighbours. What does the committee think?

[Alterations: erection of single/two storey side and rear extensions](#)

20 Dornford Gardens Coulsdon CR5 1JW

Ref. No: 17/03669/HSE|Received: Wed 19 Jul 2017

Makes an already not small house into a large one, but not an untypical application for the area.

[Erection of an additional single storey rear extension projecting out a maximum of 6 metres from the original rear wall of the house with a maximum height of 4 metres](#)

24 Keston Avenue Coulsdon CR5 1HL

Ref. No: 17/03659/GPDO|Received: Wed 19 Jul 2017

Has already had prior approval but very close to the neighbours here, it being a narrow house.

[Erection of single/two storey side/rear extension](#)

18 Old Fox Close Coulsdon CR3 5QU

Ref. No: 17/03630/HSE|Received: Tue 18 Jul 2017

Cannot access documents I know this is inbetween areas but still wanted to know what was going on!

[Erection of gable end roof extension with dormer extension in rear roof slope](#)

121 Marlpit Lane Coulsdon CR5 2HH

Ref. No: 17/03608/LP|Received: Mon 17 Jul 2017

Permission granted

[T1 = To reduce mature Horse chestnut by 2.0m in height and width to allow more light into the garden. T2 = To reduce mature Horse chestnut by approximately 2.0m in height and width and install a non invasive cable brace at approximately 10.0m to aid over extended limb with minor decay. TPO: 34, 1991](#)

23 Rossetti Gardens Coulsdon CR5 2LR

Decided

Ref. No: 17/03545/TRE|Received: Thu 13 Jul 2017

[Dead Elm- Fell Declining Leylandic- Fell Declining Macrocarpa- Fell Large Ash- Cut Back protruding limb by approx 7m to lower growth point. Cut back protruding higher limb by approx 3.5m to shape. Works to reduce overweighted limbs to reduce risk of branch failure](#)

85 Coulsdon Road Coulsdon CR5 2LD

Ref. No: 17/03493/CAT|Received: Tue 11 Jul 2017

Decided I was amazed to hear there was an Elm tree previously alive in the area....

[Demolition of existing single storey rear addition and construction of single storey rear and side extension and single storey detached outbuilding](#)

10 Weston Close Coulsdon CR5 1BX

Ref. No: 17/03329/HSE|Received: Mon 03 Jul 2017

(Decided)

Michael Seabrook

11.9.2017

## Publicity Report

- Diary Dates posters have been updated for Lacey Green and Tudor Parade noticeboards
- Summer Party and CLOC Quiz posters have been produced and displayed on Lacey Green and Tudor Parade noticeboards
- Summer Party poster pinned to top of Facebook pge

Nigel Rea  
7.9.2017

## Website Report

The website is at <https://www.theocra.org.uk/>.

The **Blog** is used to publish current issues. The items in August/September are:

- SNT Newsletter
- Coulsdon Common Newsletter

Events - latest dates for 2017 added.

Planning - latest applications are under Planning - also added to Facebook - last one was 29th August.

Facebook - there are now 1,557 (1,475) members of the OCRA Group.

Nigel Rea  
7.9.2017

## Newsletter Report

Nothing to report - just a reminder that copy date for Autumn issue is 22 September.

Sally Cook  
10.9.2017

## Security Report

I have made contact with several Alarm Companies and for some reason appear to be getting nowhere, they all seem insistent on sending a rep to my house to price up one house which completely defeats the object of a group purchase.

I am awaiting a Verisure rep to get back to me and this was the company that also offer the private security guard who will attend alarms. They are very good and covered by NSI the rep is a friend of someone I know and should be able to work out what we need as a group.

CCTV following some research is not so simple, apparently you cannot recommend CCTV and this should be done by passing purchasers through one of the two bodies that regulate CCTV installations and so I am open to ideas with this one on how to proceed?

There seems to be very little interest on the page in the post about the above and I am wondering if it can be included as a small piece in the newsletter to gauge interest?

I ran a small quiz on the page to raise awareness of the dangers of the wheelie bin, some took it as it was intended but others saw it as giving ideas to thieves. I think we are all very naïve if we believe thieves are not way ahead of us on this. Are quizzes to raise awareness of home security and target hardening a good idea or not?

I have been off the ball for a few weeks following the traumatic and problematic birth of my latest little one Oscar 9lb9oz who got stuck coming out and then hung himself on the umbilical cord coming out, he then had to stay in with mum to be treated for possible strep B, things getting back to normal a bit now though and so I can jump back onto this.

The email inbox for ask Chris has been heaving, well one email and after passing on I found Chris had already had it direct, may take a while for that to catch on.

Lee Honey  
9.9.2017