

H.O.M.E

Residents' Association
www.home.addiscombe.net



19th ANNUAL GENERAL MEETING

Sunday 17 September 2023 at 1.30 – 2.30 pm

at the Ismaili Community Centre, Addiscombe Road

AGENDA

1. Welcome and apologies
2. Approval of 2022 AGM minutes
3. Chair's Annual Report 2022-23
4. Approval of accounts for 2022-23
5. Election of officers
6. A panel discussion with MP Sarah Jones (who will give a short update on her case work in our ward), Councillors Jeet Baines and Maddie Henson, Safer Neighbourhood Team (SNT) police representative. Please bring your questions.

Formal AGM to close at 14.30

- Following the formal part of the meeting you are welcome to stay for a short talk, by one of the Ismaili Centre's experts, about this iconic building with a visit of the prayer hall (and the building as a whole) for anyone interested.
 - Refreshments, tea and coffee with cakes, will be provided by our hosts.

4. Approval of the Accounts

The H.O.M.E. Residents' Association

www.home.addiscombe.net

The H.O.M.E. Residents Association					
Statement of Accounts 21/08/22 - 16/9/23					
Accounts year runs from AGM to AGM					
		2022/23		2021/22	
		£		£	
Subscriptions received		300		105.00	
	Raffle/Tombola	0.00		0.00	
	Donations - general	99.08		106.17	
Other Income					
Total income		399.08		211.17	
Costs					
	Socials - food, drink, hire, gifts	(34.06)		(171.55)	
	Software/Website			(86.40)	
	Printing / Photocopying	(89.99)		(37.99)	
	Insurance			(89.60)	
	Miscellaneous	(62)			
Total Costs		(186.05)		(385.54)	
Net Profit / (Loss)		113.95		(174.37)	
Total funds 21 August 2022				2,551.26	
	Add Subscriptions			105.00	
	Less Costs			(385.54)	
Cash balance 21 August 2022				2,376.89	
Sept 2023	Cash to Hand (float)	162.91		110.89	
Sept 2023	Bank Account	2289.61		2,266.00	
Cash balance 15 Sept 2023		2452.52		2,376.89	

Election of officers:

Standing again:

- **Chair:** Mira Armour (Havelock Road); **Secretary:** Carol Porter (Havelock Rd); **Treasurer:** to be elected
- Committee members standing for re-election:

Havelock Rd - Robert Porter; Outram Rd – Melanie de Villiers

Elgin Rd - Norman Young, Miriam de Souza,

Ashburton Rd - Philip Emson, Jennifer Emson, Ken Marriott, Deirdre Rainbow

Further nominations.

How residents perceive enforcement now

- Not clear whether site visit was undertaken
- Lack of communication
- **Lack of proof or concerted evidence gathering**
- **Onus and burden of proof**
- Professional standards
- Professional integrity
- Lack of resourcing and perceived lack of desirability of enforcement case work
- Turnover in staff?
- Lack of open and frank means of challenging 'poor professional' decisions or mechanism by which decisions can be reviewed outside of Judicial review etc ?
- **Missed opportunity to engage with the community**
- **Officers' anonymity and perceived unaccountability**

Residents' vigilance + Council's action = Result



Case study 2

12:31 4G 45%



Details pursuant to the discharge of condition 4 (landscaping) from planning permission 20/01633/FUL for 'Conversion of the house into three flats

with associated alterations'

2. DECISION Not approved

1 No details of soft landscaping to the front garden area have been submitted

Officer Report:
BACKGROUND

(a) Proposal

Details pursuant to the discharge of condition 4 (landscaping) from planning permission 20/01633/FUL for 'Conversion of the house into three flats with

associated alterations'

ASSESSMENT

Summary

The details are unsatisfactory and the details cannot be approved.

Condition 2 reads as:

Prior to occupation full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

(1) boundary treatment and gates including details of how the rear garden is to be subdivided

(2) **details of planting including numbers and species to the front and rear garden areas**

(3) bin storage (structures and location)

(4) cycle storage for a total of 4 cycles (structures and location)

The approved **soft landscaping shall be completed on site by the end of the first planting season following completion of the development.**

All planting shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that

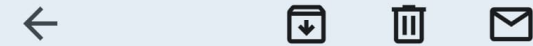
This could be straight forward, why is there such a delay?

Planning – Application Summary



22/03746/DISC | Details pursuant to the discharge of condition 4 (land permission 20/01633/FUL for 'Conversion of the house into three flats alterations' | Bhima Court 37 Havelock Road Croydon CR0 6QQ



13:16 4G 40%



Fwd: Re: 37 Havelock Road planning breach Inbox

 Robert Porter 12:11
to me 

And this is what i had sent to Planning:

----- Original Message -----
From: Robert Porter <rporter@talktalk.net>
To: planningenforcement@croydon.gov.uk
Date: 25 February 2022 at 21:40
Subject: Re: 37 Havelock Road planning breach

37 Havelock Rd has been converted into 3 flats (20/01633/FUL) and is now occupied but no planting works to the front garden have been carried out (as required in para 4 of the Decision Notice) and probably other items in para 4 will also need attention.

Robert Porter (on behalf of H.O.M.E. Residents Association)

Bob



Case study 3

2021 - report by the next door neighbour / 8 boiler vents installed to the side, no plan. Appl.

21/00456/COU | Alleged change of use. Investigate the use of no.16 to judge whether a breach of planning control is taking place? Construction of an extension without PP.? | 16 Elgin Road Croydon CR0 6XA

March 2023 / Enforcement Notice to reinstate to 2 flats / within 6 months

Since March 2023 / 3 planning application



- Outline planning permission (scale only) for alterations, change of use to form 4x self-contained flats, excavation of basement and formation of lightwells at front and rear, erection of rear dormer extension, single storey side/rear extension, and single storey rear extension.
Ref. No: 23/00996/OUT | Status: Pending Consideration
- Alterations, change of use from 2x maisonettes to a 7-bedroom 7-person HMO (Sui Generis)
Ref. No: 23/02074/FUL | Status: Pending Consideration
- Outline planning permission (layout only) for alterations, conversion from 2x maisonettes to form 3x 1-bedroom flats (C3).
Ref. No: 23/02082/OUT | Status: Pending Consideration

Planning Appeals (1)

- Appeal against
Ref. No: 23/00096/ENF | Status: ZZZ

Planning Enforcements (1)

- Enforcement Enquiry
Ref. No: 21/00456/COU | Status: Notice Issued

Properties (0)

Building Control Applications (5)

Neighbours are feeling:
Exasperated & worried
What are the timelines?
Who to ask?
What to watch for?

Other concerns:
-Property occupied by
unsupervised youth
-Drugs
--Bins not used properly



Case Study 4 – change of use



Onus and burden of proof?

HOME RESIDENTS ASSOCIATION

mail.google.com

in:sent planningenforcement

Thank you and I hope you are recovering. If you look at Google maps from Oct 2020 52 Ashburton Rd ... has been ad...

Robert Porter
Hi all To add to Deidre's email, there seems to be one freeholder ... name or an employee/tenant carries on some ...

Penn, John <John.Penn@croydon.gov.uk>
to Robert, Deirdre, Cllr, me

Dear Mr Porter

Thank you for your information. From my visits many of the vehicles have not moved at all.

To prove an allegation about business use I need evidence. From the people that have spoken to yourselves (I appreciate that they are reluctant to speak to me), do you have a name of an individual, a company or trading name, a mobile telephone or email that I can do further research. None of the cars displayed advertisements, but if a business is being conducted they are almost certainly being advertised somewhere (eg Auto Trader, ebay etc). Any further information would be appreciated as my enquiries to trace an individual or the flat/address so far have been unsuccessful.

Kind regards,

Nov 4, 2017

look like something y

lar to when I visited twice last year, in
city and hence no apparent change
no contact details for the complainant
ing.
suggest some sort of commercial

Destruction of the areas continues a pace.
No action by Council who appear not to care.

Case study 5

2 enforcement notices, no feedback to RA

Our ref: 21/00446/NBI
Date: 2nd September 2021

Serial offenders?

Our ref: 21/00128/UTP
Date: 7th April 2021

Alleged unauthorised removal of trees situated within a designated conservation area. Trees cut down and removed.



Alleged not built in accordance with PP. Investigate whether the structure being built is in accordance with application no. 20/05839/FUL. [a double garage]

