

H.O.M.E

Residents' Association
www.home.addiscombe.net



20th ANNUAL GENERAL MEETING

Sunday 20 September 2024 at 1.30 – 2.30 pm

at the Ismaili Community Centre, Addiscombe Road

H.O.M.E *in* ACTION

20 YEARS OF H.O.M.E

2004 - 2024

AGENDA

1. Welcome and apologies
2. Approval of 2023 AGM minutes
3. Chair's Annual Report 2023-24
4. Approval of accounts for 2023-24
5. Election of officers
6. Short address by our honored guests:

MP Natasha Irons, Mayor Jason Perry, Cllr Jeet Baines, Cllr Neil Garratt LGA,
PC Officer Alex Maxted

Formal AGM to close at 14.30

After the formal part of the meeting, we will mark the 20th Anniversary of H.O.M.E Residents Association

- Refreshments, tea and coffee with cakes, will be provided by our hosts.

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Please stay and mingle and talk to your committee and guests.

Refreshments, tea and coffee with cakes, will be provided by our hosts and our own homebakers 😊

Enjoy the community we have created together over the years.

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Event to last from 14.30 to 15.30

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2004 - 2024

- **It is good to remember what we have achieved so far:**

1. H.O.M.E community – everyone has been welcome since 2004!
2. Conservation Area status was granted in 2008. This gives us better quality development.
3. Getting bigger in 2013, when Ashburton Road, Garden and Close joined H.O.M.E RA.
4. New street lighting with heritage design lamps in 2016.
5. The new conservation area street signs have made the streets smarter since 2017.
6. New trees in Elgin Road 2018. Replacement trees in 2021, 2022 and a few in 2024.
7. **What is the next achievement? Traffic sorted???? We have been waiting for 6 years now.**

4. Approval of the Accounts

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

Statement of Accounts 16/09/23 - 16/10/24

Account year runs from AGM to AGM

	2023.24	2022.23
	£90.00	
Subscriptions cashed	£90.00	£300.00
Other Income	£16.67	
Raffle/Tombola	£0.00	£0.00
Donations - general	£16.67	£99.08
Costs	-£181.72	
Socials - food, drink, hire, gifts	£0.00	-£34.06
Software/Website	-£136.40	£0.00
Competition prizes	£0.00	£0.00
Printing / Photocopying	-£35.32	-£89.99
Neighbourhood Watch	-£10.00	£0.00
Misc	£0.00	-£62.00
Cash balance received by incoming treasurer 16 Sept 2023	£2,463.36	
Add Subscriptions	£90.00	
Add Other Income	£16.67	
Less Costs	-£181.72	
Cash balance 16 Oct 2024	£2,388.31	
Cash to Hand (float)	£35.10	
Bank Account	£2,353.21	
Cash balance 16 Oct 2024	£2,388.31	

Havelock Road, Outram Road, Mulberry Lane, Elgin Road and Ashburton Road/Gardens/Close

For a Safer, Cleaner, Greener and Friendlier community

Contact details:

Election of officers:

Standing for re- election:

- **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, Deirdre Rainbow

Further nominations [Observers]: Outram Road - Stan Goron, Ashburton Road - Ken Marriott,

Residents' vigilance + Council's action = Result



OUR MESSAGE – we are here – it is the only way forward

Case study 2

12:31 4G 45%



Details pursuant to the discharge or 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

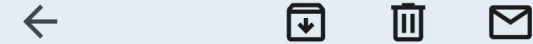
This could be straight forward, why is there such a delay?

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

R 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



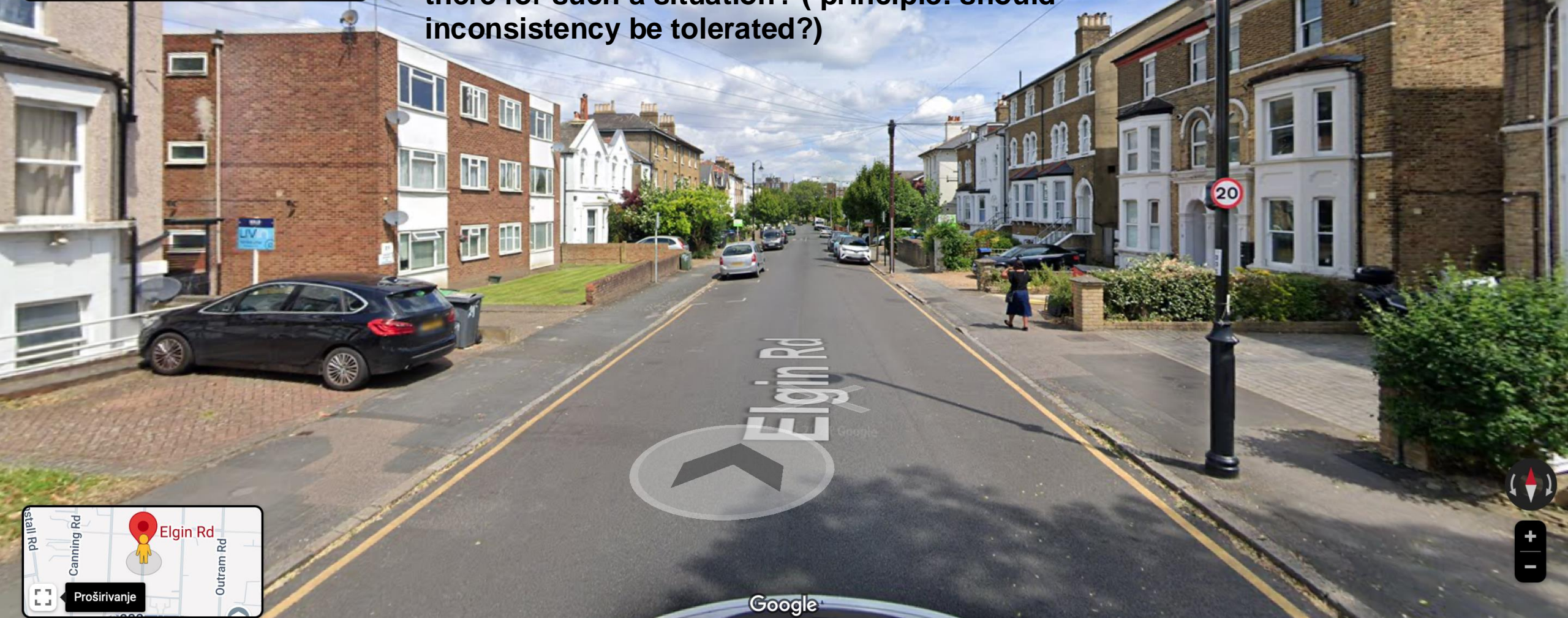
Elgin Rd

← 12 Elgin Rd
 Croydon, Engleska

Google Street View

lip 2024. Prikaži više datuma

Why one application for a side dormer was refused, and a subsequent application for one at the same property was approved. If he doesn't know, could he please find out and let us know. Was it a mistake? What remedy is there for such a situation? (principle: should inconsistency be tolerated?)



Another “Latest on 16 Elgin Road”

- With permission to convert to C3, he doesn't need planning permission to use as C3a, b or c.
- Class C3 accommodation in the UK is divided into three sub-categories:
 - 1. *C3(a)*: Use by a single person or a family (a couple, whether married or not, and their children, or a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary, and personal assistant), a carer and the person receiving the care, and a foster parent and foster child
 - 2. *C3(b)*: Use by up to six people living together as a single household and receiving care, such as supported housing schemes for people with learning disabilities or mental health problems
 - 3. *C3(c)*: Use by a small group of people (up to six) living together as a single household who do not fall within the C4 definition of a house in multiple occupation.
- This house is being converted to a house accommodating far more than 6 people

Case study 5

2 enforcement notices, no feedback to RA

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

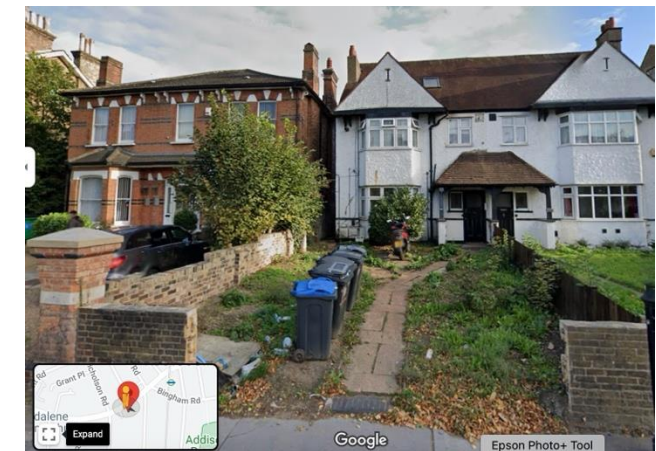
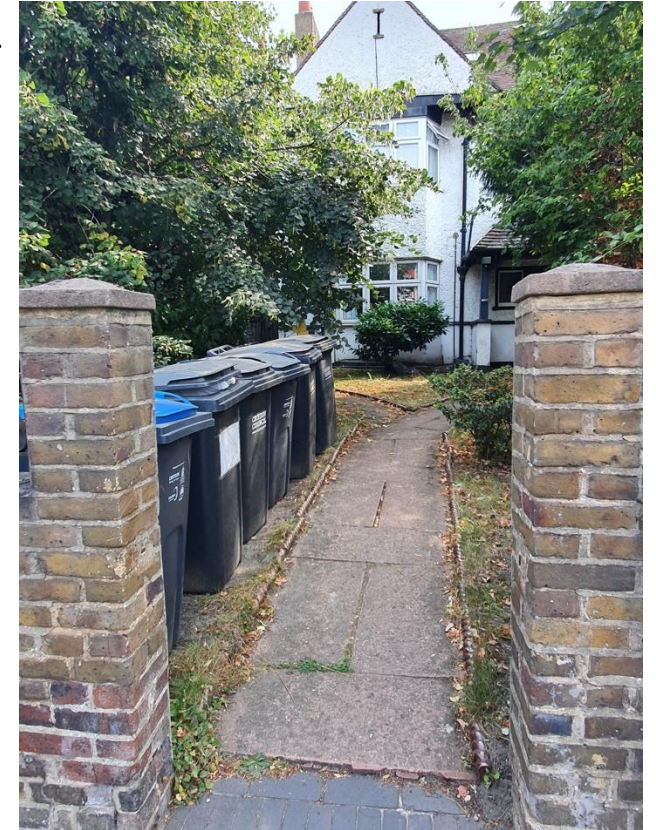
Serial offenders?

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]



How residents perceive enforcement now - same perception prevails!

- 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**

Case Study 4 – change of use



Traffic review and possible proposals
Where have we got to with this?

Traffic Consultation – information and notice from the Council’s lead officer

The upcoming wider engagement starting on the 18th Nov until 9th Dec with drop-in sessions at St Mildred’s Church on the following dates

1. Thursday 21st Nov session to start from 5pm until 8.30pm in the Small Hall
2. Saturday 23rd Nov session to start from 2pm until 5pm in the Pavilion
3. Thursday 28th Nov session to start from 5pm until 8.30pm in the Small Hall
4. Saturday 30th Nov session to start from 2pm until 5pm in the Pavilion

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