



***Newsletter from the
Chipstead Residents'
Association***

***“At the heart of Chipstead village
for over 70 years”***

No. 99 – April 2018

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*These newsletters **provide only part** of the ongoing story in Chipstead! For more detailed information, including **residents' responses, photographs and associated documents**, visit **the Forum** on the Chipstead website at **www.chipsteadvillage.org**. The articles in these newsletters can also be read on the website under "**Village News**".*

*All village events are posted on the website **Village Diary**, so don't miss out! (See below for further details about the website).*

CRA AGM 24th April 2018

The Annual General Meeting of the Chipstead Residents' Association will take place at 8.00 pm on Tuesday, 24th April at the PA Hall on Elmore Road. All are welcome to attend.

Following the formal meeting, a presentation will be given by Nigel Ellis, the Reigate and Banstead Countryside Officer.

Easter Monday Egg Hunt

The Chipstead Village Preservation Society will be conducting another Easter egg hunt this year in The Grove, Chipstead, (Junction of Hogscross Lane / High Road next to cricket pitch). This land was acquired by the CVPS for the benefit of residents.

Easter Monday 2nd April at 11am (gates open 10.45am)

For children aged 11 or under

Entry £3 per child to include refreshments

Coffee & cake available to buy for the adults

No dogs or unaccompanied children please!

Parking at The Meads, Cricket Club & Football Club

Proceeds to The Chipstead Village Preservation Society.

It would be very helpful to have an idea of numbers to Rosemary : rearl@sloaneclub.co.uk

Coulsdon Development Projects Approved

On 22nd March, Croydon Council Planning Committee considered applications from its wholly owned development company, Brick by Brick, for major building projects on three of the sites which it owns in Coulsdon. These developments involve the construction of:

- A new Coulsdon health centre and community centre at the CALAT site on the corner of Woodcote Grove Road and Malcolm Road, together with refurbishment of existing buildings
- Demolition of the existing Coulsdon community centre and construction of 33 residential units in Barrie Close off Chipstead Valley Road
- Construction of 157 flats in 5 blocks of up to 7 floors on the Lion Green Road Car Park (LGR), with reduced public parking

The LGR development was opposed by;

- The CRA
- Chris Philp (MP for Croydon South)
- Crispin Blunt (MP for Reigate)
- Surrey County Council
- Old Coulsdon Residents` Association (OCRA)
- Hooley Residents` Association (HRA)
- All of Coulsdon`s borough councillors
- 93% of the public.

Links: CRA letter 22 Jan CRA letter 21 Mar CRA speech 22 Mar

Chris Philp letter 19 Jan Crispin Blunt letter 5 Feb

The LGR development was supported by residents` associations representing;

- East Coulsdon (ECRA)
- West Coulsdon (CWRA)
- Hartley (HADRA)

At the planning committee meeting, Charles King (ECRA) stated his concern about the ongoing closure of retail business in the town centre and the expected benefit that the LGR flats would increase footfall. There was also a perception among the supporting residents` associations that the Croydon Local Plan 2, which will allow tall buildings, and the Mayor`s London Plan, which aims to restrict parking even further, are an ongoing threat. If these applications were refused, something worse may result at a later date.

Ray Wookie, representing businesses in Coulsdon, Peter Morgan from the Road User Forum and Peter Jarvis for the CRA, spoke against the development. Charles King, representing ECRA, CWRA and HADRA spoke in favour.

The planning committee chose to ignore the objection from Surrey County Council and accepted Brick by Brick`s argument that the cumulative impact on traffic would be negligible and less than would have been caused by the abandoned Waitrose scheme. Although it is undoubtedly true that the Waitrose scheme would have been worse, the current scheme will still condemn Coulsdon to continuing traffic congestion. This, coupled with the acute shortage of car parking spaces, will act as a deterrent to shoppers and, in at least the short and medium term, businesses in the town centre are likely to suffer, just as they did before when the LGR car park was closed.

All 3 applications were approved by the majority of Labour councillors.

The recently completed "improvement" to the LGR/CVR junction, which was supposed to significantly increase its capacity, appears to have achieved very little. Transport for London has previously said that if the "improvement" to this junction proves to be ineffective, it will review the need for a direct connection between the Cane Hill development and the Coulsdon bypass. We all look forward to that.

Over the last five years, the CRA has consistently objected to the proposed developments at Cane Hill and Lion Green Road because the traffic impact on our roads has never been properly assessed. That remains the case but what we do know now is that traffic flows in Coulsdon Lane, Hollymead Road and How Lane have risen considerably and already exceed the flows predicted in the Cane Hill Environmental Statement, even though Cane Hill is only 25% occupied, the access to Portnalls Road is not yet open and the Waitrose scheme has been abandoned.

What is Brick by Brick?

Brick by Brick is a private property development company wholly owned by Croydon Council. The company's primary objective is to build high density flats and houses on council owned land with up to 50% "affordable". This is in line with Croydon's stated policy of building approximately 1800 dwellings a year for an 18 year period, to ease their chronic housing shortage.

Croydon Council has given Brick by Brick £10million to buy the council owned land required for the new developments. Some of this land is green area within existing housing estates which is creating great concern among Croydon residents.

Cane Hill and Portnalls Road

Construction of the access from Cane Hill Park on to Portnalls Road is now progressing but Barratt has recently confirmed that it will not be opened until 352 dwellings are occupied and that that will probably not be before the summer of 2019.

Meanwhile, Croydon Highways has extended its blanket 20 mph speed limit into Coulsdon and some residents are bewildered by the fact that where Portnalls Road (wide and straight) connects with Coulsdon Lane (narrow and winding), the speed limit increases from 20 mph to 30 mph! There is clearly no need for 20mph on the upper section of Portnalls Road beyond the schools, but this will probably be one of a number of anomalies which result from a blanket policy.

The CRA has known for some months that this nonsense was coming. It results from the fact that this junction is on the border between London and Croydon on one side and Surrey and Reigate & Banstead on the other. Surrey Highways has a different set of planning and speed limit policies from Croydon Highways and it is unfortunate that there appears to be little or no coordination about what happens at the border.

On that subject, however, it is worth noting that Surrey Highways has responded to pressure from the CRA and our county councillor, Ken Gulati, and has at last acknowledged that the Portnalls Road/Hollymead Road junction should be treated with more priority. This junction has been the site of a number of serious traffic accidents in recent years. A feasibility study to see how the layout could be improved and made safer has now been included in its list of Integrated Transport Scheme projects.

Traffic Calming in Chipstead

Progress on our traffic calming proposals has been recently delayed by staff changes and shortages at our traffic consultants, The Stilwell Partnership. However, we are now back on track and a full day comprehensive survey on foot of Chipstead's roads was carried out by one of our consultants and two members of the CRA committee on 14 March.

Surrey Highways has requested that we submit sketch drawings showing our ideas for consideration. These are expected shortly from Stilwell and the following initiatives are being considered:

- Village gateway features at the village boundaries incorporating a village sign to improve driver perception of Chipstead in the wider road network
- A limited number of kerb build-outs on straight sections of road where speed is known to be excessive
- Extensive use of pedestrian refuges similar to those provided at Bluehouse Lane in Oxted. (see photograph here).

We will continue to press the case for a reduced speed limit but in the meantime residents can help themselves by always driving at an appropriate safe speed as an example to others. It is acknowledged that this often leads to intimidation and tailgating by impatient rat-runners and so the CRA is preparing some rear window car stickers that residents might like to use to spread the message.

CRA Needs a Secretary

Here's your chance to **get involved at the heart of the village!**

Our current Secretary, Amanda Andrews, has now taken up full time employment and will be stepping down from the CRA committee at our AGM in April. The CRA committee would like to thank Amanda for her excellent support over the last 6 years.

The Secretary role is not over-demanding as most correspondence is handled by individual committee members. You'd join the committee, be responsible for agendas, calling the monthly meetings, and preparing the minutes. The CRA Secretary also works closely with the Chairman in preparing the agendas and organising the AGM. We operate on email, so a degree of computer literacy is required but no shorthand or taking verbatim records..

Interested? Want more information? Please contact our Chairman, Dan Merriman, on 01737 559 754 or send an email to cra@chipsteadvillage.org.

"All in the April Evening"

A Musical Evening with the **CHIPSTEAD SINGERS**

Saturday April 21st at 7.30 p.m - Peter Aubertin Hall, Chipstead

TICKETS: £10 for adults, £5 for children - Includes a glass of wine/soft drink & nibbles

RAFFLE PRIZES

All proceeds to support SIGHTSAVERS, ASTHMA UK, BACK-UP TRUST

Contact: **Diana Fewtrell** on 01737 554149 difewtrell@btinternet.com

Woodmansterne Village May Queen Fete

Woodmansterne Village May Queen Fete will be held on the Village Green, Woodmansterne, on **Monday the 7th May 2018**. The procession will leave from The Readens at 12.50pm and travel up Chipstead Way, arriving on the Village Green at approx. 1.15pm.

This year's May Queen is Ella Norman. She will be crowned by The Worshipful Mayor of Reigate & Banstead, Cllr Roger Newstead and the Mayoress, Mrs. Mary Newstead MBE.

Ella Norman, aged 10, has lived in Woodmansterne and Chipstead since she was 3. She joined the May Queen Group in 2011. Ella currently attends Woodmansterne Primary School and previously attended Woodmansterne Pre-School in Woodmansterne. Her hobbies include Gymnastics, Netball and reading.

Stalls at the fete this year will include a bouncy castle, children's rides, face painting, tombola's, raffle, refreshments and many more.

If you would like to book a stall at the Fete, or have any items that you would be willing to donate that would be suitable for raffle or tombola prizes please contact the May Queen Group at **mayqueengroup@hotmail.co.uk**

This year we will be raising money for local charities as well as The Alzheimer's Society, registered charity number 296645 and Asthma UK, registered charity number 802364, both of which are fantastic Charities which are close to Ella's heart.

Please come along and help support the local event which is now in its 52nd Year.

A Better Chipstead Station Car Park

Following many months of lobbying by the CRA at the East Surrey Transport Committee meetings, Govia Thameslink Railway has finally taken action and marked out parking bays in the area of the station car park leased to them by Network Rail. This has eliminated much of the previous untidy parking.

The car park is still free but as wheel clamping is in operation, it is essential to park carefully, fully within the marked bays. The parking line on the south side of the central reservation opposite the shops is not included in the new scheme.

A Website in Aspic!

The Chipstead website is now 10 years old and, like most websites of a certain age, requires a re-build (essentially a new site) to bring it up to compliance with current web practice. The CRA and CVPS have agreed to set up a joint working party to carry out a full review of the site and decide how it goes forward. In the meantime, the existing site will not be updated in order to avoid the risk of software crashes.

After 10 years at the helm creating and developing the existing site, Barry Pepper has decided that the creation of a new site is the right moment to step down; so the CVPS/CRA are looking for a volunteer to carry the new site forward, with, of course, the full support of the existing website team. If you are interested in this ever fascinating task, please contact:

Simon Kolesar 01737 552869 or Dan Merriman 01737 559754

London to Brighton Bike Ride 17 June 18

Chipstead Refreshment Stop on behalf of the British Heart Foundation.

Chipstead keeps up its tradition of providing a BBQ, tea, soft drinks and cakes aplenty and continues to raise thousands of ££ for this worthwhile charity.

Hundreds of riders stop, and the queue at the BBQ starts at 6.30am and continues until gone 12 noon! It's a hard day's work, by the time we have cleared up and we really appreciate the help we get from you on the day.

We are always after more volunteers and organise a rota so we can find you a task even if you only have a couple of hours to spare!

Please email me for further info and to volunteer if you can.
Many thanks in advance.

Steve Oldroyd
07778 216222
steve.oldroyd@hotmail.co.uk

Chipstead Planning Applications to February 2018

You can examine any of these applications in detail on the planning section of the RBBC website at:

<http://planning.reigate-banstead.gov.uk/online-applications/search.do?action=advanced>

The CRA carries out an assessment of each planning application based upon the information presented on the RBBC website and the planning rules in force at the time. If additional clarification is required, we will contact the RBBC planning officer concerned and/or our local councillor. It is not possible for the CRA to proactively contact individual residents who may be affected by a planning application, so if you have a strong objection or have additional information, please contact the CRA at: cra@chipsteadvillage.org

18/18/00361/S73 - Ash Meadow Bridge Way Chipstead - Demolition of existing office building and erection of a dwelling, garage and associated parking, alterations to the existing dwelling. As amended on 23/05/2017. Variation of condition 1 of permission 17/00645/F. Amendment to plans - amendment to internal side boundary between donor property and approved dwelling.

17/00645/DET – Ash Meadow Bridge Way Chipstead – Submission of details to comply with conditions to demolish existing office and erect a dwelling, alterations to the existing dwelling.

Applications have been submitted to meet the conditions on the existing planning permission (17/00645) but at the same time, an application has also been submitted for planning permission for the changes that have already been made to the site. The site is now very different as the boundary between the existing house and the development site has been significantly changed and new fencing erected. There is no planning permission for the current layout and this is being sought by a variation application.

Objections have been submitted to the application to acquit the condition on the Construction and Transport Management Plan. This has to be approved in writing by RBBC before construction can start. What has been submitted currently is inadequate; it does not meet the requirements as set out in the condition in the light of the constraints of Bridge Way and the impact construction will have upon the existing residents.

This latter application has been refused.

18/00178/HHOLD - Copperfield Walpole Avenue Chipstead - Construction of new detached double garage and new hardstanding

Subject to the Tree and Landscape Officer's concerns being satisfied and the garage not presenting an intrusion on the street scene in Walpole Avenue, no objections.

18/00464/HHOLD - Priors Field House Markedge Lane Chipstead - Demolition of existing annexe/extension and erection of part single/part two storey side extension to provide indoor pool, gym, home office and ancillary space with one-bedroom guest suite within roof space

Subject to the Conservation Officer's comments being met – no objections.

17/02802/F - 11 High Road Chipstead - Convert shop into one bed flat, take out shop front and fit 2 wooden sash windows and wooden front door
Subject to the Conservation Officer's comments being met – no objections

Previous Applications

18/00247/LBC - Parsons Cottage Fair Lane Chipstead - Part demolition of internal wall that divides the existing kitchen and breakfast room.
No objections – awaiting decision.

18/00065/F - Cleave Prior Cottage Bridge Way Chipstead - Two detached dwellings with associated parking, landscaping and access drive.
Objections submitted – awaiting decision.

18/00213/F - Hedgeside Walpole Avenue Chipstead - Construction of 2 new detached 2 storey properties with new site access and arboricultural works off Hazel Way. The proposed arboricultural works and new site entrance have been previously approved under application approval ref: 14/01244/F 20.08.2014.
Objections submitted – awaiting decision

17/00870/F/AP – Appeal against refusal - Cornerways, Smugglers, Mountfield & 266 Chipstead Way Outwood Lane Chipstead - Demolition of existing buildings and redevelopment to form 25 Retirement Living Apartments for older persons including communal facilities and associated parking, landscaping and new access.

The appeal is scheduled for 3 May, It will be an informal hearing to be held at RBBC Town Hall. If you have time it would be useful for as many local residents to go along to hear the proceedings and comment to the Inspector should you wish to do so.

(a) 18/00031/OUT - Land at 224 and to the rear of 226, 228 & 230 Chipstead Way, Woodmansterne - Outline application for the demolition of 224 and erection of 1 x 5 bed detached, 1 x 4 bed detached, 1 x 3 bed detached and 1 x 4 bed pair of semi-detached dwellings

(b) 18/00030/OUT - Land at 224 and to the rear of 226, 228 & 230 Chipstead Way, Woodmansterne - Outline application for the demolition of 224 and erection of 1 x 3 bed detached, 1 x 4 bed detached and two pairs of 4 bed semi-detached dwellings
Appeal dismissed.

18/00141/HHOLD - Middlemarch 4 Lissoms Road Chipstead - Dropped kerb to entrance and widening to front entrance
Approved.

17/02688/HHOLD - 25 Old Oak Avenue Chipstead - Proposed two storey side extension, first floor rear extension and single storey front extension
Objections submitted – awaiting decision.

17/03019/HHOLD – Starrock Lodge Chipstead - Removal of the existing garage door, conversion of existing garage and construction of single-storey front extension, forming new habitable room, larger entrance hall and open porch
Approved

Your Village Needs Your Membership!

If you are **receiving these newsletters**, we ask you to **help the CRA cover its costs** by becoming a member. This simple procedure is set out below:

The CRA collects subscriptions by **banker's Standing Order**. Residents have been submitting Standing Orders steadily over the past months but there is a considerable number of former members whose subscriptions are still outstanding.

Subscriptions are the **CRA's only source of income**, and are essential for covering expenses, including those associated with the newsletters and the Chipstead website. Our newsletters are greatly appreciated by the village, but **their survival relies on funding**. It is also most important that we recover our former membership of about 70% of households in Chipstead as soon as possible. This enables us to work together with one voice and have greater impact on county and borough councils as well as the police and transport authorities for the benefit of the entire village.

More details about the work of the CRA can be found [here](#).

So may we urge all Chipstead residents **to join or re-join the CRA** by completing the CRA Membership Form [here](#). The annual subscription is a minimum of £10.00.

For those residents with **web-based bank accounts**, a Standing Order can be quickly set up on-line using the details on the membership form and the following:

Payee name: Chipstead RA

Account number: 02131678

Sort code: 30 91 72

Payee reference: *Your name*

Subscription: *£10.00 minimum*

If you set up on-line, please send a **confirming email** with your name and address to our Membership Secretary, Rebecca Fitch at - rebecca2fitch@yahoo.co.uk

So please support your village and sign-up today!

Barry Pepper

Chipstead Residents' Association

Frequently Used Acronyms

RA - Residents' Association: **CRA** - Chipstead Residents' Association: **CVPS** – Chipstead Village Preservation Society: **RBBC** – Reigate & Banstead Borough Council: **SCC** – Surrey County Council: **LBC** – London Borough of Croydon: **GLA** – Greater London Authority: **TfL** – Transport for London: **BDFRA** - Banstead District Federation of Residents Associations: **AONB** – Area of Outstanding Natural Beauty: **AGLV** – Area of Great Landscape Value: **SSSI** – Site of Special Scientific Interest: **RASC** – Residential Area of Special Character: **TPO** – Tree Preservation Order.

Email and Website

Please Keep an Eye on the Website!

The Chipstead website at www.chipsteadvillage.org features a **village diary** which provides full details of forthcoming events in Chipstead and the surrounding area – so don't miss out!

On the website there is also a **lively debate** covering all sorts of issues affecting the village under “**Have Your Say**”. To join in the debate, email forum@chipsteadvillage.org. Resident's emails are posted on the website with the sender's name only for security.

On the website Forum, under “**Village News**”, you can scroll through a **complete archive of newsletter articles**, with photographs and other images, since the first article in January 2008. Some newsletter articles have large file attachments which may cause problems with email transmission, and therefore only appear on the Forum.

You can also scroll through a **complete archive of resident's emails under “Have Your Say”**.

Pick Up a Newsletter!

If you have friends or neighbours who do not have email, please let them know that there are **free printed versions** of each monthly Newsletter in the Corner Shop, Station Parade. The newsletters are in a display stand next to the Lottery terminal, along with the Parish magazine.

Email Addresses

More than 500 people receive this newsletter and new registrations are steadily coming in.... but there are about 1000 households in Chipstead, so many will not be getting this **important source of local information**. For example, they may be unaware of planning applications directly affecting their property.

If you **change your email address, please re-register** your new address by completing the registration boxes at the “Contact Us” > “Mailing List” section on the Chipstead website. Your old address will be automatically deleted.

If you have **friends or neighbours** who are Chipstead residents and would like to receive CRA newsletters, please ask them to send in their email details by completing the registration boxes at the “Contact Us” > “Mailing List” section on the Chipstead website.

All email addresses are treated in strict confidence.

Undeliverable Email

We are getting a small number of **undeliverable returns** from the newsletter distribution. If you have previously registered, but have changed your email address, please **re-register** by completing the registration boxes as above. Also please check that your **inbox is not full**.

Check your spam/junk mail folder! Some computers divert broadcast email to the spam folder. If this is happening, please authorize the sender's email address on this newsletter.

Disclaimer

The CRA attempts to compile these newsletters in an accurate, objective and concise manner. The articles are intended to report events and do not necessarily reflect the views of the CRA committee,

other organisations, or individuals. The CRA shall not be liable for any loss, damage or inconvenience arising from inaccuracies or omissions.