



# The Counties Residents' Association

*Protecting the interests of the community*

## *CRA Newsletter – Winter 2006*

### ***Chairman's Message***

It seems both a long time ago, and yet only yesterday, that a few like-minded residents from our area created the Counties Residents' Association (CRA). Although in the first few weeks, membership grew only in dribs and drabs, as news of the CRA spread by word of mouth, it was clear that there was fundamental support for our causes within the community.

Things developed at a somewhat furious pace during the first few months and the turnout to our first general meeting was astonishing. Since then, membership has continued to rise.

As you can see from this newsletter, we have not been idle. Notable items include creating a very substantial website (see separate article), and meetings with Councillor Burgess and our MP, Harry Cohen. We have made 3 planning objections and built links with the Redbridge Planning Dept who are now keeping us regularly informed of new planning applications.

We have gained press attention with the *Wanstead and Woodford Guardian* and made contact with *West Essex Life* (informing them of our aims and discussing with them our objections to their advertorial on the Higgins development).

In the New Year we wish to continue our investigations into the covenants on the land in the former Grove Estate and move forward our plans for getting the Counties area established as either a conservation area or residential precinct.

*Helen Zammett, Chairman*

[chairman@countiesresidentsassociation.org.uk](mailto:chairman@countiesresidentsassociation.org.uk)

### ***Membership***

There are approximately 300 households on our patch. Our membership now accounts for over a quarter of the total residents. One thing that has been a surprise has been the extent that members are internet/email enabled (over two thirds). This has made the process of organising objections to planning applications much easier.

For residents who have not yet joined, we have enclosed a membership form with this newsletter. We hope that once you see what can be achieved by working together, you will wish to join your neighbours and become a member of the CRA.

*Malcolm Dowers, Membership Secretary*

[membership@countiesresidentsassociation.org.uk](mailto:membership@countiesresidentsassociation.org.uk)

### ***Planning and Development News***

#### **Chepstow**

This is of concern to many of our members. We have no confirmation but we hear rumours that it has now been sold – for over £5m. We can confirm that many people with clipboards have been seen crawling all over the site.

#### **22a Gloucester Road – STOP PRESS**

The latest application, 2637/06, will be debated at the Council Committee on 18/12/06, at 7.15 pm, at Broadmead Baptist Church. We have already arranged for ourselves and a local resident to speak at this meeting, and urge all interested residents to attend to add their support.

At the same time, the developers have appealed to the Secretary of State about an application that was refused back in April (0489/06).

#### **47 Leicester Road – STOP PRESS**

The application to redevelop this site was turned down by the Council. However we heard on 11<sup>th</sup> December that the owner has appealed, to Bristol. Please see the enclosed letter for information on how to object to this appeal and the one above.

*Please refer to Pages 5 and 6 of this newsletter for specific points regarding these two appeals and suggestions as to your objection.*

### ***Meeting with Harry Cohen MP***

The CRA committee met with Harry Cohen on 26<sup>th</sup> September to express members' concerns about developments in the Wanstead area. Mr Cohen welcomed the formation of the CRA and wished us well. He expressed agreement with many of our concerns: on planning and development, on crime and the future of the Wanstead police station. He offered helpful information about the Government's strategy on areas like Planning.

In particular he suggested we lobby him with suggestions and concerns. Our letter to Mr Cohen is on page four of this newsletter for your information.

*A full account of the meeting can be found on the CRA website – or ask a CRA committee member for hard copy of the meeting write-up if you don't have Web access.*

### ***Report: Inaugural Meeting of the CRA***

The CRA kicked off its official life with a packed open meeting on 3<sup>rd</sup> July at the Cricket Club on Nutter Lane. Attendance was way beyond our expectations with around 80 people present – representing over a quarter of all households in the Counties area – it was standing room only!

Highlights included a very interesting talk on the history of the area from Mr Peter Lawrence, a well-known and very knowledgeable local historian. We are very grateful to him for offering us his time and effort to prepare and give the talk, at no charge.

There was a general discussion of the needs of the area and concerns, and an outline of the aims and objectives of the CRA. This was followed by a full and frank Q & A with local councillor Alan Burgess. We would like to express our gratitude to Mr Burgess for his attendance and more generally for his support for the formation and aims of the CRA.

*A full report on the meeting is on the CRA website, in the members' area.*

### ***Title Deeds and Covenants***

A huge thank you to everyone who kindly made available their original title deeds for the secretary to copy. All these copies, together with historical information concerning the original disposition of the Wanstead Grove Estate have been sent to solicitors as part of the ongoing project to prepare a case that the restrictive covenants are still valid.

As well as fascinating in their own right, the historical information has helped reinforce the argument that the same covenants were placed deliberately on all the plots sold off for development in the 1890s. The attachment of a "burden" to a piece of land and the subsequent passing on of this burden to future owners is quite a complicated and inconclusive area of the law and so consequently the legal analysis is lengthy and expensive. We will keep you posted of any developments but meanwhile we would be very interested to hear from anyone with original deeds or any maps of the area dating around 1880 to 1900. We are particularly interested to find a map showing the sub division of the larger plot from the sale of Wanstead Grove Estate into the smaller individual plots now comprising the Counties Estate. Thank you again to everyone who has helped gather the information for this project.

*Kate West*

### ***CRA on Show!***

CRA members turned out in force for a photograph to accompany the article about the CRA in the *Wanstead and Woodford Guardian*...members with Web access can read the *Guardian* article at:

[http://www.wansteadandwoodfordguardian.co.uk/search/display.var.861227.0.ready\\_to\\_battle\\_plans.php](http://www.wansteadandwoodfordguardian.co.uk/search/display.var.861227.0.ready_to_battle_plans.php)



## Visit the CRA website

<http://www.countiesresidentsassociation.org.uk/>

We have developed a very sophisticated website for the CRA, which has news, information and even the capability for online discussions through a Member's Forum.

It contains information about the CRA, such as its Constitution and minutes of meetings. It has a great history area: reminiscences of bygone Wanstead, and pictures and maps of the Counties area in its early days – see what your area looked like when there were just the big houses, fields and lakes! This is a continuous process and as always we would be really grateful for more contributions. All this, together with completely up-to-date information such as the latest planning applications in the Counties area – and what to do about them.

The Member's Forum also contains areas for the sale of Recycling of goods (our answer to eBay); requests for information... and much more. Like so many things, what you get out of it is related to what you put in...the more you contribute the more useful it will become. Please get involved and contribute to the Members' Forum area.

On the horizon for our website: for the most part the continual adding of information to the existing areas. We are also investigating how to form closer links with other organisations serving our community (eg Neighbourhood Watch), together with supporting local clubs and societies (eg Drummond Tennis). As always, we welcome any suggestions our members have for future developments.

If you're a CRA member you automatically get a password allowing access to the full site. If you have any questions about the site or you want to contribute to the content, just email:  
[webmaster@countiesresidentsassociation.org.uk](mailto:webmaster@countiesresidentsassociation.org.uk)

## Help Wanted

We think we have achieved quite a lot so far but there's much more to be done!

We would welcome any assistance and applicants to join the organising committee.

We would particularly welcome offers of assistance from anyone with legal expertise – especially property law, of course.

We are also very keen for someone to drive the project to move the Counties area towards 'residential precinct' or 'conservation area' status.

Please contact any member of the committee – by phone, email or in person – if you are able to help the CRA.

## Season's Greetings



The CRA organizing committee would like to wish you all a very Happy Christmas and a prosperous New Year.

We will be in touch in the spring with details of our next public meeting and plans for the future.

## Contact the CRA:

Chair: Ms H Zammatt, 9 Gloucester Road, E11 2ED; email: [chairman@countiesresidentsassociation.org.uk](mailto:chairman@countiesresidentsassociation.org.uk)

Secretary: Ms K West, 45 Leicester Road, E11 2DW; email: [secretary@countiesresidentsassociation.org.uk](mailto:secretary@countiesresidentsassociation.org.uk)

Membership: Mr M Dowers, 43 Leicester Road, E11 2DW; email: [membership@countiesresidentsassociation.org.uk](mailto:membership@countiesresidentsassociation.org.uk)

Treasurer: Mr P Carnelley, 28 Warwick Road, E11 2DZ; email: [treasurer@countiesresidentsassociation.org.uk](mailto:treasurer@countiesresidentsassociation.org.uk)

*We would welcome any and all feedback, and in particular ideas on what the CRA should be doing in the future. Just email or write to us, or come and tell us your ideas!*

## The CRA Mission Statement

The Counties Residents' Association (CRA) is a non-party-political and non-sectarian organisation, founded in 2006, which represents the interests of the residents of the Counties Estate and neighbouring roads in Wanstead, London.

The area served by the CRA consists of:-

- Buckingham Road
- Gloucester Road
- Hereford Road
- Leicester Road
- Nutter Lane
- Preston Drive
- Reydon Avenue
- Rutland Road
- Warwick Road

The aims of the CRA are:

- to conserve the area's harmonious and homogeneous nature
- to monitor planning applications
- to foster a sense of community spirit
- to provide an organised liaison with other community associations (for example Neighbourhood Watch)
- to provide a louder and more organised "voice" of the community with governmental bodies

*The CRA, whilst requiring of its members a nominal membership fee, is a not-for-profit organisation.*



# The Counties Residents' Association

*Protecting the interests of the community*

Harry Cohen MP  
House of Commons  
London  
SW1A 0AA

9 Gloucester Road  
Wanstead, London  
E11 2ED

7 December 2006

Dear Mr Cohen,

We write in reference to our recent meeting during which you invited us to lobby you on matters regarding the planning application process. We understand that there will be an opportunity during the next session of parliament to raise these issues during the reading of a bill covering the expansion of the powers of the Mayor of London. We would welcome some specifics of this bill, ie a copy of the white paper, in order to formulate some more specific points, but meanwhile here are our main general concerns.

## 1. **Third Party Appeals**

Under the current system an application refused by the local planning authority can be appealed to the regional planning inspectorate, however, objectees have no powers to appeal a locally granted decision to the regional planning inspectorate. We therefore propose that the appeal system be modified to accept third party appeals thereby affording local residents the same rights as developers.

## 2. **Regional Planning Inspectorate**

A recent approval on appeal has led our members to feel that the regional planning inspectorate does not properly consider either local residents' views or indeed local issues at all. The appeal gave permission for a block of twelve luxury flats to be built in place of two bungalows. The approval was given on the basis of "similarity of local developments", however, the size, scale, amenity space/habitable room ratio and even the basic building materials utilised, have no comparison to any nearby building. We therefore suggest that the appeal process should include pro-active consultation on the part of the inspectorate, ie they have to initiate correspondence with known objectees. We also recommend that "in principle designs" are prevented from being considered and unless an applicant has full detailed designs, complete with proposed materials etc, the appeal process is halted.

## 3. **Repeated Application**

One of the methods by which an applicant can almost force through their application is by swamping the local planning authority with repeated applications. Each iteration bears little change, with sometimes only the description changed to make it appear as a new scheme. This results in fatigue on the part of the objectees and the overwhelming of the local planning authority. We therefore recommend that a minimum time period be set between one refused application and another being submitted. Not only would this greatly reduce the workload faced by the local planning authority, but it would hopefully encourage more carefully considered and appropriate plans from the outset. As a side note we would also like to suggest that once plans are submitted, they be prevented from being modified during the deliberation process. We recently had experience of such an instance where a known deficiency in the original application was incrementally improved by slight modifications on almost a daily basis. This was presumably in the hope of convincing the local planning authority that the objectee's concerns had been addressed and thereby invalidating their objections.

Yours sincerely  
for the Counties Residents' Association

Helen Zammett  
CRA Chairman  
chairman@countiesresidentsassociation.org.uk



# The Counties Residents' Association

Protecting the interests of the community

Dear Resident,

December 2006

We write to inform you that two planning applications which were refused permission during the past year by our local planning department have been recently appealed to the regional planning inspectorate (details on the reverse of this page). As is always the case in such circumstances the Counties Residents' Association will make representations to the regional planning inspectorate objecting to these schemes, however, as has been previously mentioned, individual resident's objections carry more weight.

We therefore strongly advise that if you are against these schemes, that you write your own letters of objection. Such letters should be sent by the date indicated, **in triplicate**, to **The Planning Inspectorate, Room 3/19 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**. We are led to believe that the regional planning inspectorate will neither acknowledge receipt or keep you informed unless you specifically request such responses in your letter.

Yours faithfully  
for the Counties Residents' Association  
Helen Zammett (Chairman)

When making objections some of the points you may wish to consider including are:-

## Character and Appearance of the Area

- **Building Out of Character**
  - ◆ Estate planned/designed around WW1/end 19th century for sole/single family dwellings/homes/houses
  - ◆ Edwardian look/style/architecture/design
  - ◆ Estate has no front/forward facing roof windows/dormers
  - ◆ Estate has no basement flats/lightwells
- **Destruction of Established/Mature Trees/Vegetation**
  - ◆ Construction/building/dwellings/flats/block, destroys/pulls down/kills, trees/plants/foilage
- **Garden/Amenity Space**
  - ◆ Amenity/garden/green spaces, too little/small proportion/insufficient, relative/compared/building/flats
- **Insufficient Detail**
  - ◆ Plans/drawings insufficient/inadequate/lacking detail materials/specifics/style/architectural features

## Effect on Living Conditions on Residents

- **Building Density**
  - ◆ Too crowded/squashed/cramped/high density
  - ◆ Occupants/inhabitants/population, expand/increase/rise, from 5 people/one family to 20+ people/8 families
- **Refuse Bins**
  - ◆ Inaccessible/hidden/remote for collection/bin men
  - ◆ Attracts/encourages/multiplies rats/foxes/rodents
  - ◆ Size/volume/capacity, too small/inadequate/insufficient
  - ◆ Odours/smells,
- **Parking/Roads**
  - ◆ Capacity/spaces/bays, insufficient/not enough/inadequate
  - ◆ No allowance for visitors/guests/friends
  - ◆ Overflow/excess, parking on road/near corner
- **Garden/ Amenity Space**
  - ◆ Too little/not enough/inadequate, bitty/scattered/fragmented

We have been advised by experts that certain topics should be **avoided** as they can weaken our case. These are:-

The Higgins development	-	Could be regarded as a precedent (Higgins was granted because of the flats next door)
Your house price	-	The local planning department do not care.
Local GP's/Schools	-	The local planning department think supply will (eventually) meet demand.

## Details of Application Appeals

### **22a Gloucester Road**

Appeal Ref W5780/A/06/2026461/WF

Original Application Ref 0489/06

Closing Date for Objections: **1st January 2007**

Official Description of Application:-

*New dwelling*

CRA Description of Scheme:-

*We have little knowledge of this particular scheme as the original application was prior to the formation of the CRA. However, this particular plot has now been refused permission on more than six applications over the past year or so. The plot in question is very angular, leaving little or no garden space. Any building on the site would be intrusive, particular for the Buckingham Road residents opposite.*

Redbridge's Refusal Reasons:-

1. *The proposals, by reason of their position, size and form are considered to be an intrusive development, out of scale and character with the prevailing pattern of development in the locality and would be contrary to Policies VS19, VS21, BF1, BF3 and BF11 of this Council's Unitary Development Plan and Policy BDG1 of this Council's Local Development Framework.*

*Further details regarding this scheme can be obtained from our Chairman, Helen Zammett, 9 Gloucester Road on [chairman@countiesresidentsassociation.org.uk](mailto:chairman@countiesresidentsassociation.org.uk). We are also awaiting copies of the plans to upload to the website and hope these will become available shortly.*

### **47 Leicester Road**

Appeal Ref W5780/A/06/2031957/NWF

Original Application Ref 1683/06

Closing Date for Objections: **11th January 2007**

Official Description of Application:-

*Demolition of house and construction of new apartment building comprising six 2 bedroom flats and two 1 bedroom flats.*

CRA Description of Scheme:-

*They wish to knock down No.47, together with its garage accessed from Gloucester Road and construct a four storey quadruple fronted building. There would be basement level flats (akin to a town house) and roof level dormer window flats. The garden would be turned into a car park and bin store.*

Redbridge's Refusal Reasons:-

1. *The proposals make insufficient provision for amenity space to be provided at the site, and so would be detrimental to the amenities enjoyed by prospective occupants of this development as well as be out of character with the prevailing pattern of the development in the surrounding area, and would also conflict with Policy ES4 of the Council's Unitary Development Plan.*
2. *The proposals, by reason of the position, size, design and external appearance, would be an intrusive development, out of scale and character with the prevailing pattern of development in the locality, as well as having a serious and adverse effect on the amenities enjoyed by occupants of neighbouring property, and would be contrary to policies BF1 & 11 of the Council's Unitary Development Plan.*

*The CRA website contains detailed plans of the proposed scheme and the original objection letters for your consideration.*



# The Counties Residents' Association

*Protecting the interests of the community*

## Membership Application Form

**Half Year (From December - June)**

*The Counties Residents' Association is a non-political, non-sectarian and non-profit organisation which represents the residents of the following streets within Wanstead, London:-*

- *Buckingham Road*
- *Gloucester Road*
- *Hereford Road*
- *Leicester Road*
- *Nutter Lane*
- *Preston Drive*
- *Reydon Avenue*
- *Rutland Road*
- *Warwick Road*

*In order to keep the costs of running the organisation to a minimum and thereby both keep the membership fee low and maximise the resources available for representing its members, it is intended to utilise the organisation's website as the primary information source. However, where provided by the member, all meeting notifications and other important information will also be issued directly via email (those not having email will be provided with important communications by post).*

*Membership is per household, not per person, but each person in that household can be included on the email distribution system by providing their details accordingly. Membership will also provide each member with access rights to the members' area of the organisation's website.*

*Membership of the Counties Residents' Association costs £5.00 per annum (£1.00 for OAPs) which should be remitted in cash to The Membership Secretary, 43 Leicester Road, Wanstead. By completing this form and returning it to the Membership Secretary, with your membership fee, you accept the terms of the Constitution of the Counties Residents' Association (details on our website) and confirm that your details may be kept on a secure and private computerised register of members (for internal use only). A receipt will be issued.*

*Household Address:* .....

*Occupant's Names:* .....

*E mail Addresses:* .....

*Telephone Number:* ..... **Cash Paid:**  **£2.50**  **£0.50 (O.A.P.)**

# Constitution of The Counties Residents' Association

- (1) The name of the Association shall be "The Counties Residents' Association" ("**CRA**" or the "**Association**").
- (2) The area covered by CRA shall be Buckingham Road, Leicester Road, Rutland Road, Warwick Road, Hereford Road, Gloucester Road, Nutter Lane, Preston Drive and Reydon Avenue and all land and institutions within the boundaries of that area (the "**Community**").
- (3) CRA is strictly non-party-political and non-sectarian.
- (4) The objects of the Association shall be (a) to conserve the harmonious and homogenous nature of the properties within the Community; (b) to monitor and react to planning applications within the Community and elsewhere in Wanstead as appropriate; (c) to foster greater communication within the Community; (d) to work with the local Neighbourhood Watch Association in the monitoring and prevention of crime within the Community; and (e) to apply the resources of the Association to such other appropriate matters which Members may from time to time consider to have an effect on the residents of the Community.
- (5) Subject to temporary vacancies, CRA will at all times have a committee (the "**Committee**") consisting of at least four Members which initially shall comprise a Chairperson; a Treasurer, a Membership Secretary and a Secretary (the "**Officers**") and in addition other positions may be created from time to time as appropriate (for example Vice Chair-Person, Planning Co-ordinator and Website Co-ordinator).
- (6) Any adult person of 18 years old or above, residing in the Community (as defined above) shall be eligible for membership of CRA. Acceptance and observation of these rules is a condition of membership.
- (7) The membership fee shall be £5.00 per household per annum (or part thereof) payable in advance (the "**Membership Fee**") with a concession for OAPs to £1 per household. Only current paid-up members of the Association residing in the Community (each a "**Member**") shall be permitted to vote or hold office. If a membership fee for any household remains unpaid for more than 3 months, residents at that household shall cease to be Members.
- (8) (a) The first Annual General Meeting ("**AGM**") was held on 3rd July 2006 (the "**First AGM**") and subsequent AGMs will be held annually within six months of the anniversary of the First AGM. Notice of the AGM shall be sent to each Member at least 14 days' prior to the date of such meeting.  
(b) If required, and at the request of at least either (i) four Officers of the Committee; (ii) or two Officers plus three other Members, a general meeting may be convened (a "**Special General Meeting**") PROVIDED THAT convening Members must all be residents of separate households. Members should be given as much notice as practicable in the circumstances and in any event not less than 48 hours notice. Notice in all cases should include date, time, venue and purpose of the meeting.
- (9) At the AGM, at least one existing Officer will stand down and proposals invited from Members for a replacement Officer (which, for the avoidance of doubt may include the resigning Officer). Each name proposed will need to be seconded and in the event of more than one candidate for any position an election will be held either by a show of hands or by ballot. At other times, vacant positions on the Committee may be filled at any Special General Meeting.
- (10) At least 3 (three) Members must be present in order for a decision to be taken on behalf of the Association. Decisions will be made on a majority vote with the Chairperson having a casting vote in the event the vote is drawn.
- (11) Minutes of all meetings of the Association (including Special Meetings) will be prepared by the Secretary, circulated to all Members and presented for approval at the next following meeting of the Association.
- (12) The Membership Secretary will receive Membership Fees and records; issue receipts for payment of Membership Fees and the Treasurer will ensure that the financial records of CRA are maintained and presented at the AGM for approval. The financial year of the Association shall end on 30th June in each year.
- (13) The constitution, once accepted at a Special General Meeting may be amended by a majority of Members only at an AGM or a Special General Meeting provided that suggested changes are circulated to all Members at least 14 days prior to any such meeting.
- (14) The Committee shall have the power to suspend any Member whose conduct is in its opinion detrimental to the Association.
- (15) The Committee shall have the power to appoint one or more sub-committees for a specific purpose or purposes.

This Constitution was adopted by the Counties Estate Residents Association at a meeting held on 28<sup>th</sup> November 2006