



CRA Newsletter

Summer 2007

Chairman's Message - We have made a difference!

As with our first half-year, this second half-year has also been frantic, but we have had some success as well. Whilst the Higgins block initiated the concern for our neighbourhood, it was the plans for **47 Leicester** which galvanised them into action. After two failed applications to Redbridge, the owners appealed to Bristol. In this instance, unlike the Higgins appeal, the coordinated community objection was cited as one of the reasons for refusal. A copy of the Inspectorate's decision can be seen on our website at the address below.

Two main events have occurred since our last newsletter, firstly the long anticipated plans for **Chepstow** (see page 2) and secondly our report to the Area 1 Committee for the extension of the current Wanstead Conservation Area to include the CRA roads, together with The Avenue and Grove Park.

Membership

Our membership now accounts for a third of the households on our patch and our name is becoming recognised throughout the borough as a result of the above activities. We recently welcomed to the committee three new members, Janet & Ron Berger and Naomi Passman. Their expertise and willingness to undertake key tasks will enable us in the coming year to more fully understand the intricacies of the Redbridge Unitary Development Plan, Local Development Framework and various other related policies, together with the above mentioned tree protection report and generally to create a greater CRA "presence" within Redbridge.

Whilst on the topic of membership, **it is renewal time and fees are now due!** During our first year we have encountered many niggles with our membership system which we hope we have now ironed out. Membership cards with username/password details will be issued for the coming year and attached to this newsletter is the latest version of the membership form. Please can anyone who wish to join/rejoin complete this new form and return it to the membership secretary at 43 Leicester Road, complete with the exact fee in cash please. This membership form can also be downloaded from our website as below.

Conservation and Protection

Our report recommending conservation status for the CRA area was prompted by a request by Councillor Burgess following an Area 1 Committee meeting earlier this year. This report, which can be seen on our website as the address below, was warmly received at the Area 1 Committee and is currently being appraised by Redbridge planning and conservation personnel - our fingers are crossed. We are also currently working on a report to extend the quantity of protected trees in our area which should add another level of preservation to our neighbourhood. Additionally investigations are being made into additional properties for inclusion on the locally listed building scheme, together with full listing for the Roding Cottages.

Other Activities

We have also been objecting to several smaller schemes in this time, which although passed at committee, have enabled us to create closer ties with the local planning department. As a result, our committee will shortly have a meeting with the current head of Redbridge Planning Development Control, in which we hope to understand the planning system in more detail and more importantly, raise some issues of concern regarding the process.

At a recent meeting of the Wanstead Society, the current head of Redbridge Planning and Regeneration (Mr. M. Dorfman), gave a detailed presentation on his department's current activities and future aims. A Q&A session which followed raised some issues and settled some others and generally we felt that the Redbridge Planning Department were "on the same page" as our members. Whilst like many of our members and councillors, Mr. Dorfman cited the Higgins development as being particularly ugly, he did worryingly state that the general size/bulk was acceptable to him. Also both he and Councillor O'Shea, the cabinet member for Planning and Regeneration, made it clear that building flats was an important part of their planning strategy. We feel therefore that we cannot rest and must continue our fight to retain the character of our neighbourhood and resist large developments of flats which are overbearing and out of keeping with the existing properties.

Upcoming events:-

Thursday 31st May 2007, 4pm-8pm
Grove Hall, Nightingale Lane
Telford Homes Public Consultation for Chepstow Plans

Wednesday 4th July 2007, From 8pm
Nutter Lane Cricket Club
CRA Annual General Meeting

Website Links

Chepstow Plans	(all prefixed with www.countiesresidentsassociation.org.uk)
Conservation Report	/membersonly/Planning/Drawings App0619_07.pdf
47 Leicester Refusal	/CRA Conservation Report 2007.pdf
Membership Form	/membersonly/Correspondence/App1683 06 47 Leicester/07 02 27 Planning Inspectorate Refusal.pdf
	/Membership Form.pdf

Chepstow

The long awaited Chepstow plans call for the demolition of the existing house for use as a car park, together with the creation of six large semi-detached houses, a large block of six flats and an enormous block of twelve flats. In fact we believe that this is in fact the second scheme proposed by the developer. The first scheme featured no houses what so ever, but the Redbridge Planning Department's Pre-Planning Advisory Service advised the developer that such a flat-only scheme would not be looked upon too favourably. An extract from the plans submitted by the developer can be seen on our website at address on the first page.

Both the Redbridge Regulatory and Housing Scrutiny committees have gone on record as saying that developers need to build more family houses in Redbridge. Councillor Burgess has also stated that Wanstead has plenty of flats and cites by example the Higgins flats, those behind the old Conservative Club, the old garden centre, Spratt Hall Road, Wanstead Place and Sylvan Road.

Never the less a flat dominated scheme is what has been proposed and as you will know from our recent mailshots, we are against this. The deadline for objections has now passed, however, we know that until a decision has been reached, late submitted objections still count. Therefore, if you haven't already done so and wish to object please send your letter to:- Chief Planning Officer, London Borough of Redbridge,, PO Box 2, Town Hall, Ilford, Essex, IG1 1DD, quoting the application number 0619/07.

As many have stated in their objection letters, the loss of Chepstow would be a deep blow to our community. Although a recent Redbridge Conservation Committee recommended Chepstow for inclusion on the locally listed building scheme, it has been suggested that this alone will not save it from demolition. What is the point of its listing then? Well it's a political move really, intended to impress on Bristol the importance Redbridge places on this property should the scheme be refused locally and subsequently appealed to the Regional Inspectorate.

In addition to the Pre-Planning Advisory Service, which is a scheme created by the Government but strongly favoured and promoted by the current Chief Planning and Regeneration Officer, Mr. Dorfman is also very keen on public consultation. As a consequence of this many local residents have received a letter from the developer indicating that a public meeting is being held at the end of this month (details on page 1) and we recommend all attend this meeting to raise their concerns.

It is our feeling that this "public consultation" is little more than a PR exercise being held purely to play lip-service to Mr. Dorfman's request. Why else would it be held, not only after the plans have already been submitted, but also after the deadline for objections has passed? The cynics in us also feel that the timing is very convenient, ie during half term when residents may be on holiday.

As a side issue, a second letter from the developer informed us that work is commencing on clearing the unprotected trees and shrubs on the site. We are liaising with their site personnel and with the Redbridge Tree Preservation Officer and are currently satisfied that there is no current breach of the protected trees. We are also liaising with the local Police and the developer regarding recent break-ins at the site by youths.

So what can we do to help prevent Chepstow's demolition and the unwanted blocks of flats? Well two things can help. Firstly there is the public consultation meeting mentioned above, and as a large attendance would make an impact we ask you all to attend this and express your concerns directly to the developer. Secondly we feel a show of public support against the loss of the Chepstow building in favour of flats is in order and of course this once again means a petition. Therefore, if you are so inclined please can you add your details to the petition below and return to one of the following addresses no later than 29th May 2007.

14 Buckingham, 9 Gloucester, 27 Gloucester,
43 Leicester, 45 Leicester or 43 Warwick

Even if you sign the petition attendance at the meeting is strongly encouraged and some suggested questions are:-

Q What market research have you carried out which makes you think you can sell flats in this area? A nearby flat based development has had serious difficulties in selling its properties and has had to slash prices to sell them.

Q The existing Chepstow House and grounds are an important feature in this area, visible from many parts of Wanstead. Any development must be in harmony with the existing residential area. What steps have you taken to see if it is possible to renovate the existing house? Replacement with a car park is not acceptable.

Q The Nutter Lane cottages are a beautiful feature of Nutter Lane and any new development on Nutter Lane should not detract from their stature. The proposed block of flats is out of scale with the cottages and detracts from their impact. Why haven't you investigated the possibility of building houses along Nutter Lane? There is a higher demand for family houses than flats and if you built high quality houses you would have no trouble selling them.

Q New development should enhance and harmonise with the local area. How do you think the block of flats on Gloucester Road does this?

Q Have you considered completing the scheme, which is obvious from the road layout and house numbering, that was originally envisaged when the estate was planned? For instance you could build four semis on Gloucester Road, one or two rows of four terraces on Nutter Lane and another four-six semis on Leicester Road all without demolishing Chepstow itself.

We hereby show our support for the existing Chepstow house to be saved from demolition and for the proposed flat dominated planning application to be refused permission in favour of a scheme containing detached and semi-detached houses.

Name	Address	Date	Signature



The Counties Residents' Association

Protecting the interests of the community

Membership Application Form

The Counties Residents' Association (CRA) 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

Membership costs £5.00 (£1.00 for OAPs) and runs from 1st July to 30th June regardless of the application date with applications from December entitled to a 50% discount. Membership is per household (not per person) and the membership fee should be remitted in cash to 43 Leicester Road. A receipt, username and password will be issued shortly afterwards.

In order to keep costs down and thereby the membership fee low and to maximise the resources available for representing its members, the organisation's website is the primary contact medium. However, all important and/or urgent information is also issued by direct communication (by email wherever possible).

By completing this form and returning it with your fee, you unconditionally accept the terms of the Constitution of the CRA (details on our website) and confirm that your contact details may be kept on a secure and private computerised register of members (for internal use only).

PLEASE PRINT CLEARLY IN BLOCK CAPITALS & PLEASE RETURN ENTIRE SHEET

Household Address: Wanstead, London, E11 2.....

Occupant(s) Names:

E mail Address(es):

Telephone Number(s): Application Date:

It is each member's responsibility to inform the membership secretary of changes in their contact details.

Full Year Membership (Starting Jul-Nov) £5.00 £1.00 (OAP)

Half Year Membership (Starting Dec-Jun) £2.50 £0.50 (OAP)

Change of Details/Loss of Membership Card £0.50

<i>Donation of Additional Funds to the Sum of:-</i> <i>.....</i>
