

THE CROXLEY RESIDENT

OFFICIAL ORGAN OF CROXLEY GREEN RESIDENTS' AND RATEPAYERS' ASSOCIATION

No. 62

Editor—Mrs. G. WILKINS, 22 Warwick Way.

No. 2—1958

CHAIRMAN'S LETTER

The easiest and, at times, the most unjust action is to take one's pen and write a critical letter about Officials or Councillors who are often denied the right of reply. There are, however, times when it is not only necessary but a duty and it is in the spirit of the latter that I detail for you the case of the Gavin Appeal over Watford Road development.

Readers may recall that in our last Bulletin we reported the Association's action—but events since have been disappointing. A letter informing me that the Appeal had been dismissed was received on 19th February: the Town Planning Committee of the R.U.D.C. met on 25th February but this item was not on the Agenda which meant that when the full Council met on 11th March no apparent action had been taken by the R.U.D.C. to issue Notices for the building to be removed. Consequent enquiry at the Council Offices revealed that Officials have no authority to issue Statutory Notices but that the matter would be on the Agenda of the Town Planning Committee meeting 18th March which resulted in that Committee resolving to issue the usual Statutory Notices—a decision approved by the full Council on 8th April. As I write this letter (early May) the building, with its attendant dump, is still as it was prior to the Appeal and—to the residents concerned—is a continual eyesore. I would, therefore, respectfully remind the R.U.D.C. and its Councillors that with a Royal Commission examining the efficiency of Local Authorities, this example of "burea-inertia" may find as little favour with that Commission as it does residents of the Watford Road area affected.

Reference to Town Planning brings to mind another example of just what little attention is paid by the "Powers that be" to the people's wishes in this part of Hertfordshire. Not long ago 4,000 people in Croxley Green signified their desire for shops at the Baldwins Lane/Watford Road junction: the planners, shocked by the ignorance displayed by the masses, were not long in acting by putting their hands in our pockets to build shops where they (the planners) knew we really wanted them. It will, therefore, be no surprise to readers to learn that the Local Council view with favour the building of four more shops at a place already well provided with these amenities. This time, though, the shops (details reported elsewhere in this Bulletin) are to be built by a private builder. The reason for withholding

permission to develop the land at Cassio Bridge was, I believe, based on the Abercrombie method of creating a "Green Belt" between neighbouring Towns or Urban Districts: many, however, will view it as another very expensive emerald to add to the crown jewels of the monarchs of Moor Park Mansion—a jewel likely to be purchased when we can ill afford the outlay.

Town Planning is, without a doubt, a necessary evil but just to illustrate how carefully it should be administered I would remind readers that according to a very eminent legal Authority there are in existence today 75 Acts of Parliament under which compulsory powers can be used to acquire your house or land . . . this makes a mockery of the old-time theory that "an Englishman's home is his castle." Even houses or land purchased as Freehold are only partially safeguarded from acquisition for a period of five years—then one just hopes for the best! Occasionally there comes a glimmer of hope for the "ordinary man in the street" . . . such a ray emerges from the recent "Franks" Report on the constitution of Valuation Appeal Courts. After considering their recommendations the Minister of Housing and Local Government came to these conclusions:—

- (1) The Minister does not think there should be any change in the appointment of Chairman.
- (2) It would be desirable to increase the number of members of the Panel who are not members of a Local Authority; he suggests that eventually at least one half of the Panel should be drawn from outside the membership of Local Authorities; and
- (3) He recommends that members of Local Authorities be debarred from hearing cases relating to properties within the electoral area they represent or in which they reside.

Public spirited citizens are therefore advised to contact the Clerk of the County Council or County Borough Council to be considered for membership of these Panels.

In closing my letter may I remind readers that this Bulletin contains on Page 4 a list of Organisations permitted to hold Flag days and the dates one may be preferred a flag or emblem. I suggest that before you consign this copy to the flames—or whatever you do with out-dated Bulletins—you cut out and keep this list handy. It may help you to detect a bogus collector and thus avoid the necessity for warnings similar to those published in our last issue.

CHAS. E. ARMSON.

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Watford Road Shops: Permission has been granted, subject to approval of detailed plans and accessibility of traffic, for the erection of two blocks of four flats each and one block of four shops with flats over together with twelve lock-up garages at the corner of Watford/Hazelwood Roads. Work on these commenced early in May so one can assume that the Town Planners viewed the plans with favour.

St. Oswald's Church: Permission has been granted for the erection of a Vicarage and garage on the land adjoining the Church.

Sycamore Road: A further six houses with garages are to be erected on this site.

Planning Policy—Garages in Relation to Residential Development: The County Planning Officer has written to the R.U.D.C. in regard to the problem of garages and parking in residential areas. It appears that garages or suitably designed parking space should be required as part of all lay-outs for residential purposes in a ratio which provides for the accommodation of one car in respect of each dwelling to be erected—whether Council or private.

Gritting Machines: Residents of the many steep roads in Croxley Green will be pleased to know that the Council are contemplating the purchase of two new gritting machines and disposing of the old ones.

Bus Shelters:

(a) BALDWINS LANE:

The Council have come up against a stumbling block regarding the shelter close to the footpath leading to Kenilworth Drive. The owner of the property will not agree to the Council taking away a portion of the banking to widen the existing footpath.

(b) RED HOUSE:

The Highways Committee are considering what steps can be taken to give added width to the pavement here—resiting of the Council Notice Board or the removal or trimming of the trees.

Baldwins Lane Shops: The Ministry of Housing and Local Government have approved the acceptance of the tender for additional storage accommodation at the above and it is understood that this work is now under way.

The Green—Electric Cable: Providing the Eastern Electricity Board give the usual undertaking and pay acknowledgement rent, permission has been granted to lay a cable almost the length of the Green. The line of the cable has yet to be decided.

Moor Park Golf Courses: According to their Minutes, the R.U.D.C. pay 30% of the maintenance costs of the three courses at Moor Park!

The Green—Fun and Games: The R.U.D.C. have refused permission for a four-day Fair on the Green at an offered rent of £50 and an "undertaking" to clear up afterwards.

Valuation Panel—Watford Division: County Councillor Peebles has been appointed a member of the Local Valuation Panel for six years commencing as from 1st April, 1958.

Rent Act . . . Without Comment:

"Be careful what you sign; obtain advice and make sure you get reasonable rent or terms."

Croxley Green Residents' Assn.—Local Press, November, 1957.

"Never accept the first notice from your Landlord as final, try to negotiate with your Landlord and only pay a reasonable rent."

The Housing Minister, Mr. Henry Brooke
House of Commons, 11th February, 1958

Correspondence: This Association has had correspondence with the R.U.D.C. on the following subjects:

(1) SARRATT ROAD—SURFACE DRAINAGE:

The constant pools, almost lakes of water, that lie alongside the Green has elicited a reply that the Surveyor is looking into the possibility of digging more holes alongside the road to act as soakaways.

(2) WATFORD ROAD—L.M.S. SIDINGS:

The Association has suggested the planting of trees along the Railway bank to improve this entrance to Croxley Green. So far there has been no decision by the Council—but we understand that legal questions are involved.

(3) FOOTPATHS:

At the time of going to print we are concerned with the bad state of the pavements and footpaths generally in Croxley Green. Your Committee are at the moment considering the latest reply from the R.U.D.C.

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RENT ACT AGAIN

Nearly every resident who completed the form in our last issue has been visited and although results cannot be promised representations are being made to Rickmansworth Council. Few of these residents realised that a landlord **must** obtain an Order of the County Court before evicting them next October. If the new Landlord and Tenant Bill becomes law then, when the landlord issues a writ to evict, a Tenant will be able to apply to the County Court for a postponement of eviction, but will have to satisfy the Court that: (a) each week he has paid, or tried to pay, the rent—even sending it by registered post; (b) every effort has been made to reach agreement for a new tenancy; (c) he suffers the greater hardship by being evicted and (d) every effort to obtain other accommodation has failed.

This article is necessarily brief as space is limited. If you are affected and in any doubt do not hesitate to contact a Committee Member.

The Editor,

“The Croxley Resident,”

I suppose that a lot of the people who pass along Watford Road will have noticed the building at present under construction near the Scouts Hall and many will have seen that it is to be the British Legion Hall. I wonder, though, how many will know that most of the work completed so far has been done by voluntary labour, or will know anything more of the story behind the building. You may care to publish this letter in the next issue of *The Croxley Resident* by way of a tribute to those members of the Croxley Green Branch of the British Legion who have got this job done.

So often nowadays we hear of the difficulties facing voluntary organisations. People able and willing to serve on committees and carry out the many jobs asso-

ciated with running organisations are not too easily found and money is rarely sufficient to do what is desired.

The Croxley Branch of the British Legion has by no means been free of difficulties, lack of money in particular, but they have been fortunate in having a very active committee. They have organised Whist Drives, Draws, Raffles, Housey-Housey, etc. and through them have raised sufficient to buy the land and construct the building stage by stage. Until the stage was reached of putting on the roof nothing was done until there was sufficient money to pay for it, but having got so far the committee felt that further funds could be raised more quickly if they could get the hall in use. They have, therefore, taken out a loan to cover the final stages and hope to have the hall in use this Summer.

From the road it appears as a red-roofed, yellow brick building on contemporary lines. A look inside reveals on one side of an entrance hall what will be cloakrooms, toilets and a kitchen. On the other side there is a large hall which promises to be highly suitable for dances, wedding receptions, entertainments, and many other activities. These rooms will be available for hire and the British Legion expect to recover some of their outlay in this manner. Indeed, I understand that they have been approached already for lettings.

I felt that as a Residents' Association you would be interested in this achievement for two reasons at least. Firstly, it provides a splendid example in Croxley Green of what can be done in the face of difficulties, with enterprise and keenness. Secondly, it will help to remedy a distinct lack in the district of this kind of accommodation and will, moreover, be easily accessible, and go some way towards overcoming the lack of a community hall of which one hears vague mention from time to time, but nothing more concrete.

Yours sincerely,

NAME AND ADDRESS SUPPLIED.

Editor's Note:

It is understood that this fine new building will be opened in June, 1958.

PHILIP MORRIS

M.R.S.H.

A.V.I.

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STREET COLLECTIONS

The under-mentioned Street Collections in the Rickmansworth Urban District during 1958 have been arranged and approved:—

King George's Fund for Sailors	17th May
Herts Fund for the Blind	24th May
St. John Ambulance Brigade	7th June
Forces Day	14th June
Alexandra Day	28th June
The Church Army	5th July
Church of England Children's Society ...	19th July
Herts Spastics Society	23rd August
Sailors' Children's Society	30th August
R.A.F.A.	20th September
R.N.L.I.	27th September
Herts Society for Mentally Handicapped Children.....	11th October
Deaf Children's Society	25th October
British Legion	8th November

* * *

CROXLEY THEATRE CLUB

Wake Up! Wake Up! Croxley Residents.

In your district there is a living theatre. Most of you have, at some time, seen a notice advertising a play by Croxley Theatre Club, but have not thought it worthwhile to find out what it was like.

Those who do take an interest always go home thoroughly satisfied and full of praise for the high standard presented to them.

Tear Yourself Away from Your Fireside!

Take more interest in the activities of your neighbours when you are invited to do so, and CROXLEY THEATRE CLUB is frequently inviting you to take an interest in their activities.

Look in the next issue of this magazine for details of the Club's October production then COME AND SEE A PLAY.

L. L. BECKFORD
(Chairman).

* * *

FORTHCOMING ATTRACTIONS

Saturday, 7th June:

The Croxley Green Conservatives will hold their Annual Fête at Parrotts, The Green, at 2.30 p.m.

Saturday, 14th June:

All Saints' Parish Church are holding their Summer Fair in the Church Garden adjoining the Green at 3 p.m.

British Legion Summer Fête:

This will be held sometime in August—details to be issued later.

Note: At the time of going to print it is understood that the local Labour Party have not arranged any social functions.
Editor.

Contact

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