



WELCOMES & UPLANDS ROAD ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON THURSDAY 11th MAY 2006 at 8:00 pm

Chairman's Opening Remarks

The chairman welcomed all the residents present – particularly any new residents to the area and thanked them for their attendance.

Apologies for Absence

Apologies were received from Dave & Hazel Barrell, Brian Clinton, Doug Haigh, Janice Greenwood, Mr & Mrs Smith, Jill Dixson-Smith, Mr & Mrs Uwin, Graham Mortlock.

In attendance

Colin Brown (Chairman), Bill Tolman (Treasurer), Joan Tolman (Secretary), Liz Copeland, Peter Runacres and Robin McCallum. 25 other residents attended.

Minutes of the Last Meeting

The Minutes of the Annual General Meeting held on 2nd June 2005 were approved. Proposed by Liz Copeland and seconded by Andrew Dixson-Smith.

Matters Arising

157 Welcomes Road

The property (Chestnuts) had now been demolished and the building of 2 new houses was in progress. It was noted that the builders were working beyond the agreed hours and the chairman said he would address this with the developer should it become a problem for any residents. An application is now pending for a similar development at 159 Welcomes Road.

Kenley House

The planning application by Andersons has been refused. Further developments are awaited.

Traffic Census

It was noted from the census carried out in 2005 that there had been an approximate 4% increase in traffic since the census in 1997. A further census will not be carried out until after the occupation of the new estates on the far side of Kenley Airfield.

Chairman's Report

Street Lighting – Uplands Road

Costs had been obtained for additional lighting at each end of the road. This was in the region of £3,500 which included £1,000 for additional cabling at the Abbots Lane end as there was no cable run at present to the southern (even no.) side of the road at this end. It was not possible to site the light on the opposite side due to objections from the adjacent property. Consequently it was proposed to proceed only with the light at Welcomes Road end of the road. The meeting voted in favour of this decision.

Road Sweeps

Sweeps had been carried out in October and January. The cost for the first was £1,300 but a bill for the 2nd had yet to be received.

Road Markings

All the white lines and markings had recently been repainted at a cost of approximately £1,000.

Top Bend Welcomes Road

Enquires had been made as to how this could be made safer, in view of the lack of vision for drivers and pedestrians. A central white line was envisaged but on objection from a resident on the bend advice was sought from the safety division of the council and they concurred that this would in fact be more dangerous. No further action was therefore taken.

Road Repairs

Some minor repairs had recently been carried out but the contractors advised that the erosion at the edges of Welcomes Road could not be satisfactorily be repaired, would be expensive and would not last due to the continuing erosion by heavy traffic.

Royal Lane

It is the intention to try and get a lockable barrier erected on the lane but the council were being dilatory about this and therefore little progress had yet been made.

Newsletter

Many favourable comments had been received in respect of the new format newsletter.

Secretary's Report

The secretary (Joan Tolman) reported that she had agreed to take on the position permanently since the resignation of Irene Prosser as no other volunteers had come forward. However, as it was less than ideal that 2 officers came from the same household (Bill Tolman is Treasurer) she was happy to stand down if anyone came forward to take on the role.

Joan was pleased that the new newsletter had been accepted favourably but said it would only be successful if contributions were received from residents. It was hoped to bring out the next newsletter in June.

The association has recently rejoined 'Private Roads Services' and residents were advised that discounted home insurance was available from them. Details are available from Joan if anyone is interested.

Treasurer's Report

The treasurer reported a balance of £113,000.

There was discussion as to whether it was safe to have the bulk of these funds in one deposit account but the treasurer considered that Standard Life did not pose a risk.

He reported that 3 levies were un-collectable this year – 1 property remains empty, 1 resident has moved away without paying and a new resident has insisted that the levy had been paid by the previous owner. There is only one other levy outstanding. 28% of residents are now paying by standing order and the treasurer would welcome more.

After discussion as to whether the levy could be cut the meeting agreed that it should remain the same for the forthcoming year. This was proposed by Robin McCallum and seconded by Ken Greenwood.

The meeting asked if quotes for future proposed major works could be included in the budget for information.

Election of Committee & Appointment of Auditor

The 9 committee members stood forward for re-election. The floor voted for these members to continue.

Peter Davis was thanked for his work as auditor – a case of red wine had been presented to him in appreciation. He offered to continue as auditor for the forthcoming year.

Planning Policy

The proposed policy was open for discussion. It was agreed that the wording of bullet point 3 would be changed to reflect the feeling of the meeting. A revised copy of the policy will be distributed with the next newsletter.

Mrs Forbes from 60 Welcomes Road reported that Mr & Mrs Townsend from No 62 had advised her that she had had discussions with the committee and received agreement regarding the current works on their property. The committee reported that this was not the case, although she had advised that the garden would be restored with green landscaping once the work was complete. Mrs Forbes had subsequently contacted the council to verify the legality of the works in progress and obtain an inspection from the council. The committee agreed to write to Mr & Mrs Townsend on behalf of Mrs Forbes on this issue.

Road Ownership & Potential development 8-10 Welcomes Road

The chairman reported that the committee had made representation to the council strongly objecting to this development and also praised the actions of Mr & Mrs Fresco for their efforts in fighting this.

The committee had consulted Andrew Barsby (a non-practising barrister) from Private Roads Services for assistance on fighting these proposals. He advised that there may be an issue on rights of access onto the road for this number of properties. He suggested that acquiring ownership of the road may help in this battle. The Chairman summarised the correspondence that had taken place between the developers and the committee. On further investigation, however, it was discovered that the costs of entering a litigation battle with the developers would be prohibitive (it could run well into excess of £100,000).

The Chairman reported that circumstances had changed since the issue of road ownership had last been discussed and the committee will be meeting with a new solicitor on 25th May to further investigate the pros and cons and viability of road ownership. This consultation will cost £500 and the meeting agreed to this expenditure. The chairman asked the attendees to put forward any questions they thought pertinent to ask the solicitor.

It was suggested and agreed that the committee (in liason with Adrienne Fresco) would ask Richard Ottaway MP for his support in fighting this development.

Any Other Business

Kendra

The floor questioned the statement in the recent Kendra magazine concerning the working relationship between Kendra and WURA. The Chairman reported on the recent animosity brought about by the misunderstanding by KENDRA on WURA's stand on the Kenley House development. The Chairman confirmed that WURA had made representations to the council about the Kenley House proposals but that these were principally in relation to concerns of increased traffic flow. WURA still stood by the opinion that some development was needed to preserve Kenley House and its environs.

It was agreed that WURA should be able to work amicably with Kendra in the future, for the benefit of all.

There being no other business the meeting closed at 9.45 pm.