



WELCOMES & UPLANDS ROAD ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON THURSDAY 7th JUNE 2007 at 8:00 pm

Chairman's Opening Remarks

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

Apologies for Absence

Apologies were received from Peter & Betty Runacres, Peter Davis, Pat & John Magnus, Doug Haigh, Mr & Mrs Harrison

In attendance

Colin Brown (Chairman), Bill Tolman (Treasurer), Joan Tolman (Secretary), Brian Clinton, Dave Barrell and Robin McCallum. 10 other residents attended.

Minutes of the Last Meeting

The Minutes of the Annual General Meeting held on 11th May 2006 were approved. Proposed by Dave Barrell and seconded by Robin McCallum.

Matters Arising

8-10 Welcomes Road

Both applications made by Village Developments (the first for 12 mixed dwellings and the second for 14) were turned down by the Council. Village Developments appealed to the Secretary of State on both decisions. The first appeal was heard last November and the inspector upheld the Council's decision, based on the development's substantial impact on the character and appearance of the road. The second appeal does not yet have a hearing date.

A similar development is now proposed for 20-24 Abbots Lane. WURA will support Kendra in opposing the planning application for this site.

Colin advised the residents at the meeting that the committee would oppose any such intense development within its environs that would have a serious impact on the neighbourhood. It did realise, however, that progress was inevitable and would not necessarily oppose any reasonable plans that were in keeping with the area. The floor was in agreement with this proposal.

157 Welcomes Road

The first of the two houses on this plot is now nearing completion and the developers are now starting to demolish 159. The developers (CPS) continue to cause problems on these sites. Misdemeanours include, changes from the original plans (e.g. adding windows at roof level) and then applying for retrospective planning permission, inconsiderate parking of contractor's vehicles, working outside regulation hours and pushing out the boundary into Gypsy Lane. Despite representations opposing the windows the council are expected to approve the application. Some vehicles are now being parked at the rear of the properties but despite constant requests to CPS, congestion in Welcomes Road is still considerable. Letters of representation have been made to the council in respect of the boundary and the committee, at the request of Jenny Davis, will write a further letter to CPS in respect of the site working hours.

Kenley House

The development plans submitted by Andersons were never passed by the Council and they are now in the process of re-selling the site. Millgate Developers have placed a bid for it and propose to restore Kenley House and the Lodge as individual dwellings, demolish all the other out buildings and add just 3 additional large detached houses. WURA's main concern will still be the potential use of Royal Lane but the Council have a note that the closing of the lane to vehicular traffic (excluding residents bordering the lane and emergency vehicles) will be a mandatory action by any future developer.

Street Lighting

New lights were planned for each end of Uplands Road. An objection to a light at the lower end (Welcomes Road end) was received and as at this end it was decided that an additional light was not essential installation was abandoned. A new lamp has now been installed at the upper end but still awaits its electricity supply – the light had to be installed on the side of the road that currently has no cabling due to an objection from a resident on the other side.

Road Sweeps

The usual autumnal sweeps were carried out and a further sweep was done on 25th May – unfortunately just before the bank holiday rain storms!!

Chairman's Report

Secretary , Treasurer & Committee

Joan and Bill Tolman will be leaving the area within the next 2 weeks and will therefore be unable to continue their roles for the association. Colin thanked them for their support and help over recent years and the meeting endorsed this. A new resident to the road, Erik Haar has offered to take over the treasurer's position and there are possible volunteers for the secretarial position. Colin reported that two other committee members would like to stand down and therefore any other volunteers for the committee would be welcomed.

Road Ownership

During the year advice was taken from TWM solicitors who purport to be experts on private road issues and they advised that, without knowing the current owners and under current legislation, the chances of the association being able to take on the ownership of the road were negligible. This was later confirmed by the Land Registry. Due to current lobbying by a few MPs there is a slim chance that the law may be changed in the future. The committee, in conjunction with Private Roads Services, will keep an eye on the situation.

Road Posts

The posts at the top of Welcomes Road have been damaged, it is suspected that this has been done by developers vehicles from 157-159 and it is hoped that they will take responsibility for repair when their work in Welcomes Road is complete.

St Winifred's & Neighbourhood Policing

A new resident backing onto St Winifred's has complained of unsocial behaviour from the flats. This has been reported to Kelsey Housing Association, who manage St Winifred's. The neighbourhood police are also keeping an eye on this area and no further problems have been reported in recent weeks.

Colin advised residents that if there was any trouble anywhere in the area they should not hesitate to contact the neighbourhood police (020 8721 2466). Colin is also on the police panel and residents can contact him should they feel they cannot go directly to the police. Colin did point out that the police would deal with any complaint in a very discreet manner and that no-one complaining should fear retribution from any offender.

It is understood that the house on Kenley Station has now been sold and that any occupation here would help to prevent further vandalism in that area.

Banking – top of Welcomes Road

Significant erosion is taking place at the road edges and banking at the upper end of Welcomes on the stretch beyond Morven Lodge. It has been proposed that kerbing be installed along this stretch. The 9 residents opposite have been approached for their opinions – 2 responses have been received and both are positive. There were no objections at this meeting so the proposal will be taken further forward.

Land – bottom of Welcomes Road

The chairman had been informed that the owner of this land has had the trees felled to prevent any tree preservation order being put upon them that may foul any future planning application.

Damage by Developers

Colin informed the meeting that the committee requests every developer to sign an agreement which contains a clause pertaining to their liability for road repairs and a survey of the road condition is undertaken by the developer and the association before the commencement of any major project.

Secretary's Report

Joan acknowledged the thanks of Colin and the meeting and said it had been interesting and a pleasure to work with the committee over the last 2 years.

Joan said that Colin had thoroughly covered the issues that had arisen over the past year and therefore had no further information to add.

Treasurer's Report

Bill also thanked the meeting for their appreciation of the work undertaken over the last 5 years.

The treasurer reported a balance of £122,000 and that we were currently receiving interest at the rate of 5.05% which was contributing around £500 per month to the funds.

Robin McCallum proposed that the levy remained the same for the coming year and this was seconded by Brian Clinton. The budget was also approved.

Bill thanked Peter Davis for auditing once again and Colin proposed that Peter again be given a case of wine as a thank you. Peter has offered to stand for a further year.

Bill reported that he had been updating the web site for some time but this is now being taken back by Dan Osborne who originally set up the site. The site now resides under a new domain name – www.wura.org.uk. The web host of the original site no longer exists and the redirection from this to the new site is not currently operational. Apologies were issued for this but it is still trying to be resolved.

Election of Committee & Appointment of Auditor

The committee members, with the exception of Bill and Joan Tolman, stood forward for re-election. The floor voted for these members to continue, and for Peter Davis to continue as auditor. The meeting was happy for a new secretary and treasurer to be co-opted onto the committee when they have been confirmed.

Any Other Business

Traffic Speeding

There was concern from the floor in respect of speeding traffic. The neighbourhood police will be monitoring traffic speed in the area but only to the extent of the 30 mph legal requirement, unfortunately the 20 mph in the Welcomes and Uplands environs is only advisory. It was suggested that if anyone spotted developers or business traffic abusing the speed limit they should report the name and (preferably) the phone number to a committee member who will attempt to contact the company concerned. A speed limit warning to residents will also be prominent in the next newsletter.

Garden Rubbish

It was reported that garden rubbish was still being dumped on the woodland in Welcomes Road. Again, this will be addressed in the next newsletter but if anyone is aware of any guilty parties they should advise the committee who will take steps to warn them.

There being no other business the meeting closed at 9.10 pm.