



# WELCOMES & UPLANDS ROAD ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING  
HELD IN KENLEY MEMORIAL HALL  
ON MONDAY 23rd JUNE 2008 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.

Mention was also made of the death in January of a long serving member of the Committee, Dougie Haigh, who had always been a very helpful and accessible member of the Committee.

## Apologies for Absence

Apologies were received from Betty Runacres, Robin McCallum, Mrs Lee, Judith Whitaker, Talal and Patricia Alqassar, Mr and Mrs Brian Clinton

## In attendance

Colin Brown (Chairman), Richard Russell (Secretary), Erik Haar (Treasurer), Peter Runacres, and Dave Barrell. 20 (10 in 2007) other residents attended representing 13 households.

## Minutes of the Last Meeting

The Minutes of the Annual General Meeting held on 7<sup>th</sup> June 2007 were approved. Proposed by Dave Barrell and seconded by Mrs Ann Jones.

## Matters Arising

### 6-8 Welcomes Road

Village Developments have appealed to the Secretary of State Inspectorate in respect of 2 applications to develop this site, both of which have been turned down by the local planning authority. The 2 applications will be heard together on a date in July or August 2008 yet to be established. Hopefully this will ensure the conclusion of this long running saga.

## Chairman's Report

### Road Posts and damage to road outside 155 Welcomes Road

The posts and the edges of the road at the top of Welcomes Road have been damaged. It is believed that this has been done by developers vehicles from 155-159. The contractors (CPS) have asked that Marshalls supply a quote for making good the road outside 155 and this is being obtained. Efforts will be made to recover some of the cost of repairs to the entrance to Welcomes Road from the contractors on conclusion of the building works.

Other repairs to the road are in hand (Marshall's quote is in) and residents are urged to report any damage they see to the Committee to ensure that nothing is overlooked. The repairs include making good the area near the Uplands Road junction.

Once the repairs have been carried out the road markings will then be repainted. The price for this has risen to £1200 from £500 last time we had the work carried out.

The Council has been contacted several times regarding road sweeping and drain clearance but so far there has been no response. The Council will continue to be chased.

It was mentioned that the flood water that used to collect at the bottom of Welcomes Road in Valley Road is now directed by pipe under the railway and thus to the flood plain beyond resulting in reduced instances of severe flooding in Valley Road.

As regards flood water, which meanders back and forth in the vicinity of the last bend on Welcomes Road, causing misery to pedestrians during heavy downpours, Marshalls offered no lasting solutions when approached in the past. It was put to the floor that if anyone knows a Civil Engineer who could give an opinion they should be introduced to the Committee. The Secretary's suggestion that French Drains be installed was dismissed on the basis that this could lead to the erosion of the edges of the road. Peter Runacres mentioned that we did once get a Council Engineer to look at the problem but without very substantial capital investment, he had no suggestions either.

Mr Vucinic, No 27 Welcomes Road, mentioned that in the case of some new developments the gullies have been filled in.

### **Housing Developments**

159 Welcomes Road still under construction. No 155 has been sold and is occupied but the second house on the plot remains unsold.

### **Agreements with Contractors and Developers**

Peter Runacres has made a major contribution to the drafting of these specimen documents which the Secretary will place on the WURA web site, [www.wura.org.uk](http://www.wura.org.uk)

The shorter letter is for residents to give to contractors if they are carrying out work of any significance to their property to make sure they understand the basis upon which they may use the road. The other document is for developers and their contractors and takes the form of a binding agreement between them and the Committee.

Peter Runacres is resigning this year and the Chairman thanked him for his valuable contributions to the work of the Committee over the years.

It was agreed unanimously that £200 would be donated by WURA in support of the Kenley Funday on 6<sup>th</sup> July 2008 bearing in mind the free facilities available to local children on the day.

### **Secretary's Report**

The Secretary introduced himself as having taken over from Joan Tolman in July 2007. Joan had introduced the new format Newsletter which had gone down well with residents and it is intended to keep it going. Mention was made of the availability of advertising as follows:-

Full page:       £10 per issue  
Half page:       £ 5 per issue  
Quarter page:   £ 2.50 per issue

Joan is continuing to print the Newsletter. Mention was made of the contributions from our local historian, John Carr, to whom we are most grateful. Contributions from anyone else would be much appreciated. Deadline for the summer edition mid July 2008.

The web site is now fully functional and updated regularly thanks to Andy Spencer Jones who took over from Dan Osborne recently. Andy runs the Kendra web site and has been very efficient at updating [www.wura.org.uk](http://www.wura.org.uk) . Many thanks to Dan who was posted to New York for his help whilst we searched for a permanent web master.

## **Treasurer's Report**

The Treasurer reported a net balance of £131,005 and explained that budgetted outgoings are more or less matched by projected income from interest and levies. Bearing in mind that these outgoings and the cost of resurfacing of Welcomes and Uplands roads with VAT would not be much less than £100,000 it was agreed unanimously that the collection of the levy should continue. Moreover this sum only covers a spray and 6mm chip layer and does not allow for other remedial work. A further reason for continuing the levy is that to restart their collection would take up more administrative time than is realistically available particularly bearing in mind that 33% of levies are collected by standing order. Residents still paying by cheque should be encouraged to consider this option.

In addition work needs to be done on the drainage and installation of new soakaways and such like which would be very expensive.

A small number of road levies remain unpaid and in spite of several reminders in respect of 53 and 106 Welcomes Road to which to date there has been no response and consideration will be given to recovering the money through the small claims court if further efforts fail. Responding to an enquiry from the floor it was confirmed that the defaulting house numbers would appear in the minutes.

The Treasurer has even offered defaulters an opportunity to pay in instalments but there does not appear to be a response to this approach either.

## **Planning application policy**

During the year the Committee, in addition to objecting to the 6-8 Welcomes Road development, has supported Kendra in respect of planning applications for Abbots Lane and Kenley Lane.

The Chairman has also registered an interest in the proposed Pondfield Road nursing home development.

Peter Runacres, 32 Uplands Road, mentioned the importance of objecting to the greater excesses of developers in any part of Kenley to prevent precedents which could lead to over development in the WURA area.

It was agreed that the WURA Committee should continue to object to over development and to play a part in the local community in terms of trying to maintain the general character of Kenley, whilst treating each case strictly on its own merits.

## **Election of Committee & Appointment of Auditor**

The 2007-8 accounts were audited by Gary Lowe as Peter Davis, who had done the audit for many years, is not presently able to for health reasons. The Committee is very grateful to Peter for the help he has given over the years. It was agreed unanimously that a half case of wine be provided to Gary for his help this year.

The committee members, with the exception of Peter Runacres, stood forward for re-election. The floor voted for these members to continue, and for Gary Lowe to continue as auditor.

Erik Haar, due to pressure of work, can no longer continue as Treasurer though will remain on the Committee. It is essential that a replacement be found quickly and the Committee would appreciate any help from the floor in finding one. The post carries an Honorarium of £1000 per annum.

The meeting was happy for the new Treasurer to be co-opted onto the committee when a person has been identified to take on the job as well as any other new Committee members that may put themselves forward in the coming year.

### **Any Other Business**

Mr Lee, 8 Uplands Road enquired if there is any basis on which WURA could be registered as a charity so we do not suffer VAT. The Chairman agreed to look into this. Mr Lee also wondered if students from the College of Civil Engineering in Croydon could be approached to survey Welcomes Road as an exercise to determine the flow of water down the road. It was agreed that Mr Lee would look into this possibility.

Mr Lee also made favourable comment on the development of 5 Uplands Road which had been very responsibly carried out by the contractors.

Mr Sanjiv Patel, 34 Welcomes Road, who appears to work from home, mentioned the astonishing number of trucks he sees from his study, passing his house.

The problem of young people gathering in Welcomes Road and sometimes placing tyres and tree branches in the road was raised. Whilst the Chair agreed to contact the Neighbourhood Police about this it was also made clear that when young people are becoming a nuisance they are reported by the householders concerned. There appears to be a hardcore of 3 or 4 children causing most of the problems. There is evidence that these young people come from the nearby flats and an approach will be made to the Kelsey Housing Management Committee responsible for St Winifreds. Jean Phillips, Cheriton, Pine Close, mentioned that she e-mails the police and usually gets a response.

The Chair mentioned that on Wednesday night 24<sup>th</sup> June there is a meeting about the future of Kenley Memorial Hall which residents may care to attend. Any developments will be posted on the web site.

Mr Mortlock of 253 Hayes Lane, mentioned the continuing incident of accidents near the Hayes Lane/ Welcomes Road junction. Motorists drive at inappropriate speeds at this point in the road and he considers this is in part due to the lowered profile of some of the speed humps and lack of a speed hump before Hayes Lane narrows. The Secretary will write to the Council about the matter also mentioning the potholes in the vicinity.

The Chairman commented that the low attendance at the AGM would suggest that most residents are happy with what is being done on their behalf and thanked those present for their input.

There was a vote of thanks to the Committee from the floor for the work they have done and continue to do.

### **Closure of Meeting**

There being no other business the meeting closed at 9.30 pm.