



## WELCOMES & UPLANDS ROAD ASSOCIATION

### MINUTES OF THE ANNUAL GENERAL MEETING HELD IN KENLEY MEMORIAL HALL ON MONDAY 8th JUNE 2009 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 Betty Runacres, Andrew and Jill Dixson- Smith, Pat and John Magnus, Dave Jones, David and Lynn Smith

#### **In attendance**

Committee: Colin Brown (Chairman), Richard Russell (Secretary), Erik Haar (Outgoing Treasurer), Peter Davis (Incoming Treasurer), Dave Barrell, Brian Clinton, Robin McCallum, Danielle Thurgood,

Residents: 14 (20 in 2008) attended representing 11 households.

#### **Minutes of the Last Meeting**

The Minutes of the Annual General Meeting held on 23rd June 2008 were approved.  
Proposed by Janice Greenwood and seconded by David Barrell.

#### **Matters Arising**

6-8 Welcomes Road: Planning application refused

The Chairman reported that Mr Merriday, the owner of No 6 Welcomes Road, had written to WURA seeking their guidance on what sort of development might be acceptable. The Committee felt it was not its place to advise but suggested he discussed his plans with neighbour Mark Fresko in liaison with Robin McCallum. Robin reported that there had been no further developments.

#### **Entrance Posts:**

Brian Clinton and Danielle Thurgood investigated with 3 different contractors what might be done with top of Welcomes Road and the entrance posts. Only one of these contractors has come back to them and their proposal 'did not answer the question' according to Brian Clinton.

Graham Mortlock from 253 Hayes Lane said that damage to the road and entrance was caused by oversized lorries trying to pass between the posts. D. Vucinic, 27 Welcomes Road, asked if it was intended to retain the posts at all. The general consensus was that it is important to retain the white posts to emphasize that it is a Private Road and to deter traffic from using the road as a cut through.

Further suggestions for upgrading the entrance from Hayes Lane from residents to be advised to the Committee and would be welcomed.

Any radical proposals from the Committee to alter the top entrance will be carried out in full consultation with the residents.

The Chairman explained that the hole at the Hayes Lane entrance that appeared a few months ago was caused by the Fire Service having to break open the hydrant cover to gain access to the water supply. The cover was eventually replaced by the water company.

### **Chairman's Report**

#### **Road sweeping**

The Chair explained the problems encountered in getting the road swept last autumn. *There is a firm in Lingfield which will be approached* to see if we can obtain a better service than given to us last year. It was suggested that we have two sweeps in autumn and one in summer.

#### **Funday**

Following the success of last year's Funday it was agreed unanimously that *£200 would once again be donated by WURA* in support of the Kenley Funday on 12th July 2009.

#### **Potholes and general maintenance of road Welcomes and Uplands Roads**

These now all filled including opposite 155-159a Welcomes Road. *CPS, the builders of 155-159, are to receive the bill for this when it is received from Marshalls Surfacing.* The entrance to 155-157 requires resurfacing with something more durable and the water leak from No 159a investigated again. The water is undermining the road. CPS have been approached already regarding this problem and we await a response. Investigations by the Water Company have failed to find the cause of the leak.

Peter Runacres, 32 Uplands Road, mentioned the large hole at the junction with Kearton Close which has been overlooked. *The Chairman promised to have this attended to as soon as possible.* The surface of Uplands Road on the slope down to Welcomes Road is deteriorating but no immediate action was proposed to rectify this.

There are places where Welcomes Road, including near No. 108, is crumbling at the edges and *a solution to this will be discussed with contractors in due course.*

Mr Vucinic, No 27 Welcomes Road, mentioned that in the case of the new development at No 36, the gully where the entrance road meets Welcomes Road, has been filled in and this is leading to flood water being diverted across the surface of Welcomes Road. *This is to be investigated in consultation with the residents concerned and corrected if practicable.*

John Phillips, Cheriton, Pine Close, mentioned the importance of keeping the road narrow and turfing the bank at the top of Welcomes Road. Brian Clinton said that the tree roots there are helping to keep the road narrow.

Mr Vucinic asked if he could place obstructions on his verge to stop vehicles from mounting it. Olga Olver said that there are plenty of precedents in the Road for doing this and it was unlikely anyone would object. *He suggested that some guidelines could be given to residents by WURA and this will be looked into by the Secretary.*

Ken Greenwood, 54 Welcomes Road asked that should the road be resurfaced and the level raised outside his house steps should be taken to make sure flood water does not enter his drive.

#### **Woodland verges opposite No 90.**

The owner has promised to clear this in the next 2 weekends. A second area of the wood belongs to another party and they have been contacted to clear back dangerous looking ivy bound trees.

#### **Kenley Airfield fence**

It was noted that a temporary experimental fence is in place to encourage pedestrians from walking on the active area when it is in use. A new planning application has been lodged for a full permanent fence but according to a notice at the airfield it would not be erected if walkers kept off the active part of the airfield.

Residents observed that members of the public are still not keeping to the designated paths. The Council hearing for this took place on 11<sup>th</sup> June 2009.

Ann Jones, 118 Welcomes Road, reminded the meeting that the Kenley Memorial Hall AGM is on Friday 12<sup>th</sup>. Residents should attend if possible.

The approach made last year to St Winifreds by the Chairman about obstructions being placed by some of their younger residents in Welcomes Road appears to have had the desired effect.

### **Secretary's Report**

The Secretary introduced himself as having taken over from Joan Tolman in July 2007.

Production of the Newsletter has continued with the help of Joan in terms of its printing. The Secretary has now obtained MS Office 2007, which includes Publisher, and he is now fully enabled to print the next edition.

Adverts can be inserted at the following prices.

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

The WURA web site [www.wura.org.uk](http://www.wura.org.uk) is maintained and updated regularly mostly via Newsflashes on the Home Page thanks to Andy Spencer- Jones. The intention has been to reduce our consumption of paper by residents using the web site to access official records. Residents who need hard copies have specifically requested them and been supplied. The Secretary is grateful to those residents who have agreed to access documents from the site.

If any resident has a story to tell connected to the district for publishing in the Newsletter please send it in as soon as you can. No more than 1000 words please.

### **Treasurer's Report**

Erik Haar mentioned that he maintained control of the accounts until the end of the WURA financial year when Peter Davis, the incoming Treasurer, took over.

WURA remains a member of Private Road Services at a cost of £80 per year and this is a source of useful information and legal advice. It is hoped that we can save some £300 (currently £937 p.a) on our next insurance renewal premium by using PRS. The Chairman mentioned that interested residents can have the password to the site on request. A small income from advertising revenue was recorded.

Last year it was explained that any holiday from the levy was not recommended as there is much work to be done on Welcomes Road in particular and with interest earnings now only £100 per month, compared with £600 per month before, there is even less reason for a holiday from the levy. Any major flood event could seriously undermine the road and to cope with such events it is wise to retain plenty of reserves.

Unpaid levies amount to £720 relating to 10 properties 5 of which owe for 2 years. The latter relate to Welcomes Road Nos 42 (sold), 50, and 106, Maryhill No 5 and Kearton Close No 21.

The view from the floor was that we should name and shame those in arrears by *mentioning them on the Web Site and in the Newsletter*. Anyone in arrears 3 years can expect to be taken to the Small Claims Court.

PRS advice can be taken in regard to precedents but our experience is that the Court is sympathetic. Peter Runacres mentioned that there are fees (£60-£80) to be paid to the Court but we would expect to claim our expenses from the resident concerned.

The Treasurer has attempted to open a dialogue with the parties concerned to seek ways of making it easier to pay, or find out why they think they should not pay, but to no avail.

The budgeted sum for repairs of £3500 almost certainly understates what will need to be spent on repairing the road in the coming months including upgrading the top of Welcomes Road and the Hayes Lane entrance.

The Honoraria paid to the Treasurer and Secretary appear in the accounts as a liability as they are paid after the end of the financial year in which they accrue. The surplus for the year was £9031 much higher than the budgeted £3504 because of the sweeping problems encountered last winter. The projected 2009-10 surplus of £204 is almost certain to become a deficit with the extra work on the road anticipated.

The accounts were audited at no cost by Gary Lowe and permission was sought by the Chairman from the floor *to buy Mr Lowe a box of wine* as in the previous year in recognition of his contribution. This was carried unanimously.

### **Welcomes Road Maintenance Programme**

Much of this topic is dealt with in Matters Arising. Mr D. Castelino 159a Welcomes Road recommended we draw up a schedule of works for discussion with contractors with budgeted costings. This schedule to be placed on the WURA web site in case any residents would like to comment on it and/or make suggestions for other improvements. Mr Castelino assured the meeting that CPS, who built the new houses on 155-159 Welcomes Road, *would make a contribution to the repairs. Mr Castelino also mentioned his willingness to assist and advise* in drawing up a schedule of works including ideas for replacing the posts at the top of Welcomes Road. He emphasised that he felt it important that the posts were retained.

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

The Chairman welcomed Danielle Thurgood who joined during the year and Peter Davis who has been kind enough to take on the mantle of Treasurer.

All the current committee members stood for election/re- election. Unanimously approved. Proposed by Janice Greenwood and Seconded by Peter Runacres.

Mr Gary Lowe was re-appointed Auditor.

### **Any Other Business**

D. Vucinic: Lower part of Welcomes very untidy and overgrown in places. Agreed that *Newsletter would mention need* to keep up appearances along the Road to enhance property values.

Brian Clinton: Some residents leave green waste bags out at the front of their properties for weeks or in some cases all winter. *Another point for the Newsletter*

Secretary: Also derelict vehicles are an eyesore.

Peter Runacres: Can Committee looked into placing white posts at the Abbots Lane/Uplands Road entrance.

Brian Clinton: May be hard to put posts there as ownership of land not clear.

Ken Lee: New residents in 5 and 5a Uplands very happy in their new environment

D. Castelino: New occupants 155 and 157 ex Warlingham and Sanderstead- seem happy there  
159 under offer. *Secretary to make sure they have welcome letter*

### **Closure of Meeting**

There being no other business the meeting closed at 9.00 pm.