

Welcomes & Uplands Road Association

Winter Newsletter 2003

Yet again another year appears to have come and gone with remarkable rapidity leaving us on the threshold of the festive season and the appearance of another newsletter which, we hope, you will find more than a little interesting as you gnaw on a turkey leg or face the fact that brussel sprouts, hot or cold, appear with every meal in many guises - hopefully with bubble and squeak and a few pickles - stop! my mouth is watering!

NEW RESIDENTS: Welcome to all of you. We hope you will be very happy in the area. The Secretary and Treasurer find it difficult to keep aware of any newcomers in the vicinity so please, one and all, inform any member of the Committee so that a "welcome pack" can be delivered.

NEW SECRETARY: Fiona McConnell, our very able and appreciated previous secretary, is shortly moving to Dorset. We wish her a very happy retirement and hope that she has many enjoyable rounds of golf with an early cut of her handicap - probably long overdue?! We welcome Irene Prosser as her replacement.

LEGAL PROBLEMS: There have been a few problems associated with rights of way over our roads when relocating residents are finalising the sale of their houses. We do have a Statutory Declaration on file that guarantees all residents the rights of way that are provided for under the Prescription Act of 1832. This takes the form of a sworn declaration by a resident who has had unfettered use of the roads for 40 years or more and, we are advised, should suffice. If you or your solicitor require a copy, do not hesitate to contact us- hopefully it will help speed things up.

PLANNING APPLICATIONS: All are considered on their merit without fear or favour to anyone and take into account the views of residents in general particularly those adjacent to the properties in question. If, as has happened in the recent past, a member of the Committee has a vested interest then he or she "stands down" from the ensuing deliberations. As a body that represents over two hundred households, objections from us guarantees that the application goes forward to the full Planning Committee which is a very useful advantage and one that we do not wish to abuse. We therefore ensure that all facts are fully discussed before a letter of support or objection is lodged. We would also like to take this opportunity to thank our local Counsellors for their interest and advice during the past year. Recently a resident queried the right of the Committee to stray from just maintaining the road surfaces and associated problems - as laid down in the Constitution under Aims, "the Association will take action as may be necessary to preserve, maintain and improve the environment in the general interest of residents" - be assured that we will continue to act accordingly whatever.

WEB SITE: For those of you with the wherewithal to own a computer and, further, use the Web don't forget that we do have pages that can be accessed via <http://www.wurc.info> or, for wider local issues, <http://www.kenleyra.org.uk/>.

GRIT BINS: With winter fast approaching and the possibility of ice on the roads please identify the whereabouts of your nearest bin so that, when the occasion arises, a few bucketfuls or spades of the contents spread across dangerous areas will help one and all. The bins are refilled by the Council at no cost to ourselves and empty bins should be reported to one of us or the relevant Council department.

DRIVEWAY EDGES: May we once again appeal to any resident contemplating resurfacing or renewal to ensure that the contractors do not damage the road surface and leave the join adequately repaired. It has also been suggested that stones/rocks that have been placed on verge edges to prevent damage to grass etc. be painted white to make them more visible to motorists in darkness and drab conditions.

LAND SALE: A further chunk of land on Kenley Lane has been auctioned with a small strip stretching down onto Welcomes Road next to the plot past the junction with Uplands that was sold off in the Summer. The good news is that the person who successfully bid for it is local and thus the plot is in safe hands away from developers. Sales of land in other parts of the area are an on-going scenario with “punters” buying green belt land in the forlorn hope that the Government may one day relax the rules on developing such areas. Hopefully this will not happen in our life times!

ROAD LEVIES: Our treasurer, Bill Tolman, wishes to thank the vast majority of residents who have paid and asks the remaining half a dozen or so still outstanding to make his Christmas and pay up - many thanks.

ROAD SWEEPING: Your chairman has made many abortive attempts to get some action but, until recently, has failed miserably! The Council has changed contractors together with the entire work ethos that has, as usual, resulted in delays and chaos. Hopefully, by the time you receive this newsletter the matter will have been resolved and the now mulched leaves and drains will have been cleared. (The work is scheduled for the weekend of 13th!?) It does get very frustrating when calls are not returned and any amount of pleading falls on deaf ears even though we have to pay in addition to our contributions via the Council Tax!

It only remains for us to wish you a very happy Christmas and hope that the New Year brings us peace and prosperity and, more importantly, health to one and all.

Colin Brown, Irene Prosser, Bill Tolman, Dave Barrell, Doug Haigh, Robin McCallum, Peter Runacres, Rita Tucker and Brian Clinton.