

MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED

Minutes of the Annual General Meeting
held at Warren House, Warren Road
on Tuesday 1st November 2016

The meeting commenced at 7.40pm.

The Chairman opened the meeting by welcoming all those present.

Committee members present: Mr J Greaves, Chairman
Mr Jonathan Barr
Mrs D Butler
Mr R Cox
Mr R Fletcher
Mr P Greehalgh
Dr J Kane
Mr B Southcott
Mr J Tarrant
Mrs P Williams

Apologies; Mr & Mrs Segundo, Mr & Mrs Morris

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 14th October 2015.

The Chairman asked for any comments. There were none.

The Minutes were approved.

2. To receive the Accounts for the year ending 30th June 2016.

The Chairman asked for any comments. There were none.

3. To receive the Report of the Directors.

The Chairman asked for any comments. There were none.

4. To note the retirement from office of the following Directors:

Dr J Kane
Mrs P Williams
Mr J Tarrant

The retirement of the above named Directors was duly noted.

5. To note those Directors appointed during the year ending 30th June 2016 and eligible for re-election

Mr P Greenhalgh

6. To re-elect those above named wishing to stand again.

Dr J Kane was proposed by Mr A Peck and seconded by Mr R Fletcher.
Mrs P Williams was proposed by Mr B Southcott and seconded by Mr A Peck.
Mr J Tarrant was proposed by Mrs A Peck and seconded by Mr P Greenhalgh.
Mr P Greenhalgh was proposed by Ms F Burkeman and seconded by Mr J Greaves.
All the above were elected to office by the meeting.

It was noted in the minutes for the AGM 2015 that Mrs D Butler was not seconded by herself and should read "Dr J Kane"

Other comments

The Chairman invited any comments from the floor.

Mr R Compton said that the recent new wearing course applied to the footpath areas in George Road was too fine in texture such that during inclement weather the material splashes up to school railings etc leaving stains when dry. The Chairman

and Mr J Tarrant said that MCRA thought that RBK had done a good job. It was agreed that approaches would be made to RBK to see if a sealer or similar could be applied to cure the problem.

Mr Compton then advised that the processionary moth had spread from Richmond Park and reached the golf course on the Estate and appears to be spreading everywhere.

Mr B Boase commented on the Directors Report with reference to the statement that the Committee continue to keep a watching brief on Planning activities. He asked how comprehensive this was and the Chairman said that it was broad brief. Mr Tarrant said that he keeps a watchful eye and alerts committee members of any activity. The Chairman said that it is not the committee's role to examine every planning application which by and large is best dealt with by nearby residents who can lodge objections by consensus. There have been one or two development proposals where the committee did get involved (viz Corinth House). Cllr Rowena Bass then spoke in respect of planning matters and as how the whole process works. She stressed the importance to lodge written objections and said that an application will probably fail providing at least 10 objections are lodged.

Mr Boase said that there was a growing propensity for huge (some massive) developments on the Estate and asked whether there is a role for MCRA in the matter. Ms F Burkeman said that there should be more engagement by MCRA. Mr P Greenhalgh commented on the fact that views as to what is huge and what isn't is a valued judgement and subjective. Mr Tarrant said that we do chase down many instances. Mr Butler pleaded that MCRA state their official support in the matter concerning Corinth House. Cllr Rowena Bass stressed the need for early advices from residents concerning any matter which should be authored sticking rigidly to planning principles and criteria.

Mr Ritchie said that there was an imbalance of power where huge developments were concerned citing an example of £50,000 not being missed by the developer but being substantial in the eyes of a neighbour contemplating an objection.

Ms Burkeman queried why MCRA appear to resist the need for hiring professional advice. The Chairman said that was not true and that advice had been sought in the case of Unilever which was funded out of reserves.

The Chairman said that MCRA would discuss being more proactive with planning applications. Mr D Clark said that greater awareness could be achieved by holding clinics like the Councillors clinics held at the Kingston Lodge Hotel. Mr R Cox said that it was some considerable time after he moved on to the Estate before he became aware that such clinics existed.

Mr J Giles raised concern over the current GO Cycle scheme consultation for Kingston Hill and the possible effects it would have on the Estate entrances with regard to cyclists having priority over cars.

Mr G Lewis suggested an approach be made to Warren House to test the feasibility and their willingness to the issue of tickets to their visitors to circumvent the problem of rat-runners telling the gatemen that they have business with Warren House.

Ms Burkeman asked for an update regarding the introduction of yellow lines in Stoke Road. Mr Tarrant said that MCRA are waiting upon a common resolve of the residents which to date they have not received. Mr Tarrant said that the Stoke Road residents must canvass among themselves to that end. The Chairman suggested a short discussion after the meeting on a one to one basis to find a way forward and clear up any breakdown in communication.

The question of progress was raised in the matter of the long-awaited CCTV with the RBK Control Centre. Mr Taviner said that despite being assured of a quick result including the introduction of a new ANPR low light tolerant camera we are still waiting. The Chairman said that the present system is not fit for purpose.

Mr Taviner emphasised that the gatemen continue to do a first class job often under difficult circumstances and the attendees agreed.

Mr Compton asked whether we could introduce a pay and display parking system in George Road which was rejected. Mr Tarrant said that 9 parking tickets have been issued since enforcement started to April 2016, and 8 of the fines imposed have been paid.

Mr Peck informed the meeting that he has been for many years on the Conservation Committee which is a voluntary appointment. Mr Tarrant agreed to send Mr Peck his monthly planning details that he circulates to MCRA committee members. The Conservation Committee represents the whole Estate. He drew attention to The Well House development adjacent to Kingston Lodge Hotel. It is a 5/6 bed house with a terrace of 3 houses all with basements which will mean the carting away of enormous quantities of sub-soil and debris. He is keeping a watching brief on the development which is being handled by Bidwells (Estate Agents) of Mayfair. He will keep MCRA in the loop especially regarding contractor or sub contractor delivery times (not clashing with children being delivered or collected) and ingress and egress from Kingston Hill only and no parking on the Estate. There will be a need to coordinate with the Gatemen to ensure they check all paperwork in lorries for the delivery address. Mr Peck will liaise with the Site Agent. Mr Peck has also cultivated good relationship with 3 enforcement officers from RBK who have proved very effective in resolving issues in the past. He promised to let Mr Taviner have their names.

The Chairman said there was some activity regarding proposals by Pandora House to move lighting columns and move

speed humps in Warren Road at their cost and in agreement with RBK. More information is needed to assess whether MCRA will intervene.

The Chairman thanked Mr Taviner for his work throughout the year.

There being no other business the Chairman thanked everyone for coming.

The meeting closed at 8.50pm.