

CHIPSTEAD RESIDENTS' ASSOCIATION

MINUTES OF THE 71ST AGM HELD ON MONDAY 25TH APRIL 2016 AT 8PM AT CHIPSTEAD GOLF CLUB, HOW LANE, CHIPSTEAD

Dan Merriman, the Chairman, welcomed everyone to the meeting.

1. Apologies & Attendances

In Attendance

In addition to the CRA committee, over 70 residents were present at the meeting.

Apologies for absence

3 apologies received from members of the Chipstead Residents' Association ("the CRA").

2. Note on the minutes of the 70th AGM held on 21st June 2015

These were taken as read, but were available for inspection at the meeting and had been published on the CRA website prior to the meeting. No corrections proposed at the meeting. Their acceptance was proposed by Chris Hayman, seconded by Cllr. Keith Foreman, and approved by the meeting.

3. Annual Report for 2015/2016

This year's Annual Report was prepared by Dan Merriman, the Chairman. Copies of the Annual Report for 2015/16 had been printed and sent out by post to residents. It had been a quieter year, in comparison to the previous year, for the CRA. Some of the highlights and updates from the last year were reported as follows:-

(1) Lion Green Road and Cane Hill

The CRA committee continues to be closely involved with the ongoing developments at Cane Hill and Lion Green Road. Recently, the Lion Green Road car park redevelopment proposals which the CRA opposed were withdrawn and the car park re-opened to the public.

Barratt Homes are shortly due to submit the balance of their application for reserved matters for the later construction phases on the Cane Hill site. Working with other local RAs and our councillors, the CRA has been lobbying London Borough of Croydon to request them to review the access proposals. This work will be ongoing for the foreseeable future as it is important that we try to seek an amendment to the outline scheme for an alternative access onto the A23.

In parallel with the Cane Hill development we have continued the work looking at potential traffic calming measures through the village. Following a meeting with Surrey County Council last September it was agreed that to enable any discussions to be progressed a traffic survey would be required to show the volume of vehicle movements, the peak times and the average speeds. The survey work was undertaken at twelve different locations in November 2015 and has provided valuable information on numbers, speeds and types of vehicle using each of our roads. The results have been the subject of a further meeting with Surrey County Council and will form the basis of our forthcoming traffic calming proposals.

The excellent work that our traffic consultants, The Stilwell Partnership, are able to undertake has become more limited lately due to the funds that we have available. Unfortunately, the CRA do not have the necessary funds at present to progress this work much further and other avenues for funding are currently being investigated.

(2) Chipstead Golf Club (“CGC”)

CGC is a key asset in the village and residents want to protect it. The CRA have met with CGC to discuss CGC’s development proposals.

(3) Traffic Calming

The CRA continues to work with The Stilwell Partnership, trying to achieve a way to improve traffic in the village. A recent meeting with Surrey County Council was supportive.

(4) Newcomer’s Party

In September 2015, the CRA held a 'Newcomers Party' at the cricket club in conjunction with the CVPS. A lot of hard work and many hours from volunteers were put into preparing for this event which was evident in the high number of people who attended the day. The Chairman thanked Rosemary Selfe (CVPS) and Rebecca Fitch-Carpenter for organising and all those that helped in making the day the success it was. It was great to see all the local clubs and societies that are in the village come together at events like this.

(5) Subscriptions

This year we are introducing a new system for the collection of subscriptions by Standing Order. Standing order mandates have been distributed to residents, and are available at this meeting. They are also available on our website at: www.chipsteadvillage.org under “Contact Us” > CRA Membership Form.

(6) CRA Committee

The CRA are keen to strengthen the committee with new members. The committee is here to work together for the best interests of the village. If anyone would like to join the committee then please do let any of the committee members know.

The Chairman expressed his personal thanks to all the members of the CRA committee for their hard work and support over the past year, and welcomed new committee member, Richard Mills.

This year John White resigned from the planning role on committee. The Chairman expressed thanks to John White for doing fantastic work and for all his time, effort and contributions. Bill Scrimgeour also resigned from committee and the Chairman expressed thanks to Bill Scrimgeour for all his hard work.

A copy of the CRA’s Constitution (the CRA Rules) is available on the Chipstead website under “Contact Us”.

(7) Newsletter

The monthly newsletter is most informative and the Chairman expressed thanks to Barry Pepper for taking the time to prepare these for the village. They provide an excellent summary of the activities that are either taking place in the village or are affecting the village. If you are not on the email distribution list then please do send the CRA your contact details through the website by completing the registration boxes at 'Contact Us' > 'Mailing List'. Your details will be treated in the strictest of confidence.

(8) Special thanks

The Chairman expressed thanks to Peter Keemer for examining the accounts again this year, Amanda Andrews for her continued support as Secretary, and Cllrs. Ken Gulati, John Stephenson, Richard Mantle, and Keith Foreman, for their time, and continued support.

Acceptance of the Annual Report:

The acceptance of the Annual Report was proposed by Cllr. John Stephenson, seconded by Cllr. Richard Mantle and approved by the meeting.

4. Annual accounts 2015

The accounts were completed by the Treasurer, Ian Tombleson, and had been examined and signed by the CRA's Independent Examiner, Peter Keemer. The accounts covered a 12 month period (01 January 2015 to 31 December 2015). No questions received.

The acceptance of the accounts was proposed by Cllr. Ken Gulati, seconded by Chris Bloom, and approved by the meeting.

5. Election of members of the CRA committee for 2016

The Chairman reported that the following members had retired from committee:-

John White and Bill Scrimgeour. He thanked them both for their time, support and contributions.

All remaining members of the existing committee had made themselves available for re-election; Dan Merriman, Amanda Andrews, Ian Tombleson, Chris Hayman, Barry Pepper, Elizabeth Vetta, Shelagh Pope, Rebecca Fitch-Carpenter, and Peter Jarvis. New committee member, Richard Mills, made himself available for election.

These are fewer than the total number of committee members allowed for, no other nominations have been received and no objections were made against the proposed re-elections/election. The Chairman declared these people duly re-elected/elected.

6. Election of officers of the CRA for 2016

The Chairman reported that the Chairman, the Secretary and Treasurer were prepared to remain in their posts.

No other nominations have been received. No objections made to the proposed re-election of these officers. The Secretary declared Dan Merriman (Chairman), Amanda Andrews (Secretary) and Ian Tombleson (Treasurer) duly re-elected.

The Secretary expressed thanks to the Chairman, on behalf of the committee, for doing an excellent job as chairman over the past year.

7. Independent Examiner for 2016

The meeting was informed that Peter Keemer had said he was willing to remain in this position. The appointment of Peter Keemer had been proposed by the CRA committee. No other nominations had been received, nor any objections. The Chairman declared Peter Keemer duly appointed independent examiner for the 2016 year end accounts.

8. Resolutions

No resolutions had been received by the Secretary.

9. Any other relevant business approved by the Chairman

None

10. **Questions & Answers**

The Chairman invited questions from the floor.

Q.1 Do the village want the proposed development at CGC to go ahead?

A.1 Mr Brian Stewart, who has the benefit of the restrictive covenant over CGC, circulated a leaflet at this meeting explaining that the proposed development must be carefully considered. The CRA has not supported it nor objected to it. Those members present at the meeting were asked by the Chairman whether they would support development at CGC if it would save CGC; 32 votes for CGC and 10 votes against.

Q.2 If the development goes ahead and homes are built at CGC to help the club survive, will CGC have problems again in 5 years' time?

A.2 It is believed that the release of land will generate cash to enable CGC to pay off its debts, and that subscriptions/green fees meet the cost of running the club. It may allow CGC to wipe the slate clean.

Q.3 There are 17 golf clubs near Chipstead and membership to CGC is declining. CGC have a serious problem and need help to survive.

A.3 CGC is on greenbelt. Development on greenbelt is only permitted in very special circumstances. If this development went ahead it would set a dangerous precedent. Consideration must be given to what would happen if CGC proceeded with the development and still failed. The precedent for development on greenbelt in the village would have been set.

Q.4 Is this another Cane Hill situation?

A.4 Cane Hill was an identified planning site. This is not the case with CGC.

Q.5 Many residents do not play golf at CGC. Few use it. Does the village want it? Is it that the village treasure land, but not CGC?

A.5 How do we support CGC? Should it be converted into something else? This has been discussed with CGC. For example, a gym/sports facility would require a significant injection of cash.

Q.6 Does CGC have a contingency plan? If CGC fail is there assurance for dialogue with the village and/or CVPS?

A.6 CGC is owned by members, a shared ownership scheme. Brian Stewart has the benefit of a covenant over the development site.

Q.7 What is the latest regarding the industrial operation at Starrock Farm and the enforcement notice? The goods vehicle licence had expired.

A.7 This complicated matter is on the CRA's agenda to be discussed at the next committee meeting.

The Chairman thanked the floor for questions.

Chairman's final remarks and closure of formal meeting

The Chairman addressed the meeting and residents and thanked everyone for their support and for attending the meeting this evening. Closure of the formal AGM meeting at 8.40pm

15 minutes break

11. Talk by CRA committee member, Peter Jarvis, about traffic calming measures

Peter Jarvis, CRA committee member, explained that the village has a serious problem with traffic. The village needs to be pro-active in reducing the speed of traffic and accidents, and protecting the rights of pedestrians, cyclists and horse riders. Of all the traffic passing through the village approximately 80% is traffic passing through and 20% is village residents. The CRA have done their best to frustrate the Cane Hill development which failed to properly assess the impact of traffic on our village.

In April 2013, Harvey May, a former CRA sub-committee member, prepared a Roads Traffic Team Report to identify traffic problems perceived by residents and to propose solutions. There was a village meeting in the summer of 2013 to discuss these proposals. At that meeting the majority voted for a 20mph zone, rather than a 20mph speed limit. The uncertainty at that time was funding, regulation, safety audits, emergency services and residents' views.

Surrey County Council ("SCC") required more traffic data to consider traffic calming measures. In November 2015 the CRA funded and arranged for traffic counting tubes to be placed at 12 locations around the village which has provided a mountain of information. The data collected will be used as baseline data to see what the traffic impact of Cane Hill development will have on our village.

PJ explained that it seemed the village could immediately ask SCC for a 20mph limit in Hazelwood Lane and Doghurst Lane, as average speeds are already below 24mph. The average speed along Outwood Lane (the section between The Ramblers Rest and Hazelwood Lane) is 36mph.

Other traffic calming measures had been discussed including vertical traffic calming measures (but these cannot be installed without street lighting eg. road humps), gradual narrowing of road widths, and creation of new footpaths.

PJ referred to the display boards he had prepared that were on show at the meeting. He explained that the roads were coloured according to average speeds; blue for average speeds less than 24mph (eg. Hazelwood Lane and Doghurst Lane), yellow for average speeds of 24 to 30 mph (e.g. High Road, Coulsdon Lane and the southern end of How Lane) and red for roads with average speeds of more than 30mph. He went on to explain some traffic calming suggestions such as signage, repeater signs, reduction of carriageway widths and the creation of walkways. PJ would like to engage on an individual basis with residents to assess traffic issues around the village. He would like to see a new sub-committee created and have residents representing each road in the village on that sub-committee.

Questions & Answers

Q.1 Congratulations on the presentation and brilliant work. Is it not the case that we will achieve little unless we go to the next stage?

A.1 Probably. The traffic issues in Chipstead are varied and complex. It is agreed by the overwhelming majority of residents that a 20mph zone is required but it is likely to take a long time to be agreed by SCC and the Police. In the meantime residents should set the pace by driving through the village at sensible speeds e.g. 25mph.

Q.2 The village must know future cost implications before embarking on traffic calming measures.

A.2 The first step is to persuade SCC that Chipstead is a priority and that traffic calming to introduce a 20mph zone should be included in its forward planning. Without this, funding issues are irrelevant. If SCC decides that we are a priority case, there are number of potential sources of funding (for implementation) which will need to be explored then. First, however, we need to have a proposal in the queue.

Q.3 Narrower roads are not the answer as this would push vehicles into residents' drives.

A.3 Not necessarily. On roads with a white line marked in the centre, motorists tend to go faster. Removing these lines and narrowing the carriageway width alters drivers' perceptions and lowers speeds.

Q.4 Have there been any accidents in the village? A resident had spoken with the police who said there have been no accidents in the village and they cannot help until then.

A.4 The village has been blessed with a low accident record. It is important that all accidents are reported. Recent accidents have been reported.

Q.5 There is a significant volume of traffic along the High Road. The heavy traffic is out of proportion to a village of this size.

A.5 The traffic assessment prepared on behalf of the developer for Cane Hill recorded morning peak traffic as 943 vehicles. The CRA 2015 traffic data records 1300 vehicles along the High Road.

Q.6 Would the narrowing of roads be acceptable to SCC or do they not want to widen roads?

A.6 A village in Guildford has narrow roads and wide pavements. It is believed that SCC feel this is the way forward at present.

PJ updated the residents re the second phase of the development at Cane Hill. He reminded residents that the deadline to submit objections is 12th May 2016. The CRA will put this on the website explaining how objections can be made.

Q.7 Will you provide tangible facts to put in the objection letter?

Q.7 A menu of points can be placed on the website to choose from. The sentiment of the village has not changed.

Q.8 Is the objection reduction of speed or reduction in traffic volume? The same volume moving slower?

A.8 As the traffic slows the safer it is for other road users and pedestrians.

Q.9 SAT NAVS direct traffic along Coulsdon Lane.

A.9 CRA will look into whether there anything we can do to take certain roads off SAT NAV system.

The Chairman thanked Peter Jarvis.

Annual General Meeting finished at 10pm

Amanda Andrews, Secretary