



## **BELMONT & SOUTH CHEAM RESIDENTS' ASSOCIATION**

**Minutes of 35<sup>th</sup> ANNUAL GENERAL MEETING held on  
Thursday 6th July 2006 at St. Andrew's Church Hall, Northey Avenue, Cheam**

Apologies for absence were received from Mr. & Mrs. Beattie, Mrs. Janet Goldring, Mr. & Mrs. Clarke, Mrs. Christine Barnett, Mr. Tony Wallace, Miss Joyce Llewellyn, Mrs. Mary Nugent, Mrs. Glenn Abbassi, Mr. Stephen Wood, Mr. Ian Munro, Mrs. Jean Hamilton, Mr Paul Lincoln and Mrs. Heather Shaw.

Victor Jordan introduced himself as Acting Chairman since the unexpected resignation of Tony Wallace in November 2005. Thanks were due to TW for all his hard work during his time as Chairman. VJ introduced Sgt. Brendan McWilliams (Cheam SNT), Councillor Pam Picknett, Councillor Misdaq Zaidi and Councillor Graham Whitham.

### **ANNUAL REPORT**

The Chairman updated members on various items included in the Annual Report where there had been any change since the Report was written.

### **Membership/Road Stewards**

VJ invited BW to comment. A year ago, all arrears had been eliminated, but Derek Breden then resigned as he had moved away from the area. There had then been no membership secretary for the past year. Partly as a result of this, there were over 200 members in arrears with their subscriptions at 31<sup>st</sup> March and our subscription income was therefore down by £100. Two residents have recently volunteered to take over the role of Membership Secretary. One was present at the meeting – Hernan Lozano, who will be co-opted onto the Committee and would be responsible for roads in Cheam, west of Belmont Rise (A217). There have been no discussions as yet with the second volunteer. Thanks are due to the Road Stewards for delivering newsletters, collecting subscriptions and generally being a point of contact for residents. The following roads have no Road Steward and volunteers are sought to fill these vacancies:

Clifton Avenue	Peaches Close/Old Barn Close
Penshurst Way	Onslow Avenue
Station Road (Belmont)	

(Since the A.G.M., Hernan Lozano has kindly agreed to take over as Membership Secretary for the whole of the BSCRA area)

### **Matters to Report**

#### **Traffic**

A resident of West Drive commented that LBS had asked for comments about parking in South Cheam but nothing had been heard since. He is concerned about speeding along West Drive and Sandy Lane. As an Association we have heard nothing further in this regard; VJ said that the Association would enquire about the outcome of this survey. **Action**

A resident of Manor Road commented about parking in the vicinity of the junction of Manor Road and Upper Mulgrave Road, which seems to be caused mainly by the number of Smith & Byford vehicles, at specific times during the day. Ron Young also made comment about the congestion in that area and the speed of vehicles along Manor Road. Sgt. McWilliams was not aware of any accidents in the area, but agreed to investigate. **Action**

A resident of Burdon Lane also made comment about the speed of vehicles and the volume of traffic along Burdon Lane/Sandy Lane/Manor Road. Sgt. McWilliams said that the whole subject of traffic safety was a priority for his team for the next three months.

A resident who is a member of the Sutton Cycle Forum has acquired notification of the areas to be considered for traffic calming, which include the Sandy Lane area. (*The following information has been received – Four STEPS (Strategic Traffic and Environmental Problems Study) zones are to be investigated, one of which is No. 32. This area roughly covers South Cheam from the railway to Higher Drive, i.e. east of Ewell Road (A232) from the railway, east of the boundary at West Drive and Northey Avenue, Cuddington Way, Banstead Road within the boundary and Higher Drive, the site of Cuddington Hospital, south of The Drive, west of A217. Calming the STEPS zones began in about 1999.*)

### **Hospitals**

DB has been the BSCRA representative in the Sutton Hospital Action Group and was asked to comment. The situation is in limbo, as the Secretary of State has been told that St. Helier is not a viable option. It is not known if she will look again at the Sutton Hospital site as an alternative option.

### **Planning**

VJ thought it would be pertinent to note that this area is designated as a brownfield site, i.e. that it is already developed. He then invited PM to comment on the general subject of planning. PM said that approximately 80% of the Committee's time and energies were spent on planning matters. Details of plans and applications now appear on the LBS website, which should improve communication and response time. Since things have now speeded up, it is vital for the Association to be vigilant and react more quickly to any applications which would be detrimental to the area. Planning Officers on the Committee check all applications on a weekly basis, to ensure that regulations are being adhered to and that nearby residents are aware of any activity.

LBS Case Officers have delegated powers to make decisions on minor applications. If there are a large number of objections, then it can be de-delegated from the Case Officer and go to the Council's Development Control Committee. PM asked that members of the Association continue to be vigilant and report back any activity to the Committee.

The UDP (Unitary Development Plan) is evolving into the LDF (Local Development Framework) over the next three years. This will consist of a portfolio of local development documents, including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Cheam is an SPA (Special Policy Area) and the Association is concerned that the LDF will further erode restrictions on the area. A resident asked about the specific restrictions applying to an SPA. PM said that BE39 detailed the protection for SPAs, but it was very limited. The problem is that the planning approval system is loaded in favour of the developer. Experienced developers know that they can appeal at little cost and may end up with a successful application at the end of the day, in spite of refusals at the initial stages. The Planning Officers on the Committee are in discussion with Ward Councillors with regard to further powers to restrict development in the area.

Councillor Graham Whitham commented that the council is no longer in total control of the area, as the Government and the Mayor are looking for increased development in the south-east region. In general, local and national governments are not sympathetic to the problems residents perceive in their area, and we need to support our local area and fight everything as a threat. It is important to be aware of precedents being set; Councillors are mindful of this and are prepared to work and fight over-development. They intend to continue to be pro-active on behalf of residents.

### **Specific Planning Cases**

York Road – the developers have appealed to the Secretary of State against the Council's refusal of their application and a decision is expected on 12<sup>th</sup> July (*we have subsequently been notified that the appeal has been dismissed*).

7 Northdown Road – the developers have appealed against the Council's refusal. Letters of objection need to be received by the Planning Inspectorate in Bristol by 26<sup>th</sup> July. VJ commented that additional, but different letters of objection are helpful to ensure that the appeal is dismissed.

Glaistead School – PM commented that the application was refused in June by the Development Control Committee.

Avenue Nursing Home – 110 letters of objection were received, and the application was withdrawn by the developers after discussion with Case Officers. Roger Stafford commented that the original application proposed doubling the size of the home. Building work had started the previous week but no planning application had been approved for this, so there is still a great deal of concern amongst local residents. He thanked PM and VJ for their help and advice in objecting to the original application.

Keith Gimson asked if the Association could make recommendations as to the type of development that would be acceptable in the area. PM commented that this had never been done, but that it would be difficult to produce a stereotype, as each area within the Association boundary would need to have a development that would be in keeping with the surrounding area. Part of the appeal of Cheam and Belmont is the diversity in character of residential properties.

### **Safer Neighbourhood Team**

Sgt. Brendan McWilliams introduced himself and told the group that the crime rate was lower than Kingswood – indeed the only crime at the weekend was the attempted theft of a parking meter in the library car park. This was unsuccessful since the meter was too heavy to be moved and the police arrived whilst the thief was attempting to drag it into the back of a van!

The problem of learner drivers was raised, but Sgt. McWilliams considers that their presence is a deterrent to burglary. The roads tend to be very quiet during the day and these drivers are visible during this period. He intends to give the SNT details to the driving schools in case they see anything suspicious.

Much of the SNT resource is concentrated on the North Cheam area, but they are still available if needed – just call them.

Helen Matthey commented on speeding vehicles in Burdon Lane, Sandy Lane and Manor Road. Sgt. McWilliams spoke about the Ward Panel which meets every two months and decides upon a priority list of three issues to concentrate on for the next few months. One of the current priorities for the SNTs is road traffic throughout Cheam, including the problem of speeding on residential roads. (*AS has been invited to join the Ward Panel and will report back to the Committee on relevant issues*)

A resident brought up the subject of hooliganism in Overton Park. On occasions, young people had been smashing a ball against his fence at the back of the garden. He has complained to the Parks Police, but they are generally not in evidence until they come to lock up at night. Sgt. McWilliams recommended he contact Sgt. John McLelland who leads the Belmont SNT, who would be able to deal with the problem.

### **Cheam as a Postal Area**

We have no further information as to the progress being made on this matter. However a resident commented that it should be left as it is, since he had already had to change the letterheads for his company many times because of telephone number changes.

### **Belmont Rest Garden**

VJ reported that a dog-waste bin and a litter bin had been provided, so some progress has been made.

### **New BSCRA Logo**

VJ passed the thanks of the meeting to PM's daughter for producing the new logo. This has been successful in its aim of increasing the profile of the Association and enabling the group to show a more united front.

### **Website**

PM presented the website and explained the content to residents.

## **Green Waste Collection**

Comments were made from the floor about the difficulty in leaving green waste at the Oldfields Site, because of steps at the access point. VJ commented that the Association would write to the Council to express concern about the reduction in size of the recycling area and the difficulties encountered by residents trying to use it. **Action**

## **Balance Sheet and Accounts**

VJ invited BW to present the balance sheet and accounts for the year. These were presented in the same format as before and BW said thanks should go once again to Alison Griffiths for auditing the accounts.

Membership has dropped by 190 to 1777; however these members are not lost, but have not yet paid. Subscriptions are down by £100 which has affected the surplus. The newsletters/notices have again been printed on A4 paper, which has increased the cost. The deficit for the year stands at £101, but BW considers that this can be recovered during the current year. The balance stands at £4,300 which is satisfactory for the Association.

*Acceptance of Accounts*

*Proposer : Graham Peters  
Seconded by : Mahmood Bhatti*

There were no questions, so the Accounts were duly accepted.

## **Revised Rules**

These needed to be updated and the reasons were outlined by PM:

- ?? The need to keep in touch with current issues
- ?? The boundary needed to be updated with reference to the Council's sustainable development area
- ?? Reference needed to be made to the Data Protection Act, since members' details would be kept on computer after subscription to the website

Councillor Whitham asked why Higher Drive and roads adjacent were not included. PM responded that this was historical and the Association was not currently trying to push into areas where there were no Road Stewards.

PM has been in close contact with embedded residents' associations – Golf Side, The Drive, Peaches Close, Cuddington Way.

*Adoption of Rules/Boundary Changes*

*Proposer : Irwin Chernin  
Seconder : Richard Dorman*

There being no objection, the new rules and boundary were duly accepted.

## **Election of Officers**

Chairman – Mr. Peter Mattey was willing to stand as Chairman.

*Chairman Proposer from the Chair : Victor Jordan*

There being no other nominations, Mr. Peter Mattey was duly elected as Chairman. Mr. Mahmood Bhatti proposed thanks to Mr. Victor Jordan for his hard work and commitment to the Association during the period since Mr. Tony Wallace's resignation in November 2005.

Vice Chairman - Mr. Victor Jordan was the only candidate and was willing to stand again

*Vice Chairman Proposer : Mahmood Bhatti  
Seconder : Irwin Chernin*

Mr. Victor Jordan was duly elected as Vice Chairman

Hon. General Secretary – Mrs. Alys Shale was willing to stand again.

*Hon. Gen. Secretary Proposer : Helen Mattey  
Seconded by : Irwin Chernin*

Mrs. Alys Shale was duly elected as Hon. Gen. Secretary

Treasurer – Mr. Brian Williams was willing to stand again.

*Treasurer Proposer : Ron Young  
Seconded by : Jean Ralph*

Mr. Brian Williams was duly elected as Treasurer

## **Election of Executive Committee**

Due to the election of Peter Mattey to the Chair, there was a vacancy, which would be filled by Paul Lincoln. The Chairman asked the members if they would agree to re-elect, en bloc, the Committee members willing to stand for re-election. Having requested those members present to stand to be introduced, the following were duly re-elected:

*Executive Committee*      *Proposer : Brian Williams*  
*Seconded by : Keith Gimson*

The committee were duly elected en bloc.

## Election of Accounts Examiner

Mrs. Alison Griffiths had kindly agreed to be nominated for the role of Accounts Examiner.

*Examiner*                      *Proposer : Brian Williams*  
*Seconded by : Alys Shale*

Mrs. Alison Griffiths was duly elected as Accounts Examiner.

*This concluded the business of the Annual General Meeting*

## Guest Speaker

VJ introduced Gerald Smith. He trained as an engineer, but has a long-held interest in the history of Cheam, with specific reference to the Nonsuch Estate. He has spent over forty years doing voluntary work and was awarded the Manor of Sutton in 1995. He has been the Chairman of the Friends of Nonsuch since its inception in 1991, and in 2000 received an MBE for his services to the local community.

Mr. Smith gave us a splendid talk about the history of the Nonsuch Mansion and estate, accompanied by slides. Due to the slides, light was in rather short supply, so only short notes on Mr. Smith's talk follow:

- ?? In 1534 the Chase was created for Henry VIII for hunting purposes, raising the village of Cuddington to construct Nonsuch Palace which lasted for 140 years
  - ?? Nonsuch Palace was a mirror of Hampton Court with a hunting park attached
  - ?? The Earl of Worcester was a keeper and had a hunting lodge built; thus the Earl of Worcester's Park, and hence the name Worcester Park
  - ?? The Palace was near the site of the current Nonsuch Mansion
  - ?? The house was sold in 1714 to Joseph Thompson
  - ?? Eventually the estate came to the market in 1799 and was bought by Samuel Farmer, who made his fortune from trade with the West Indies
  - ?? At that time the estate comprised 617 acres, but it is now 250 acres
  - ?? Wyatt's design for the mansion – Tudor/Gothic in style – was implemented and he later worked on decorations for Windsor Castle
  - ?? Maps were shown of the original farm, house and floor plan for the mansion, with additional slides of original fittings in the house

DB gave a vote of thanks to Mr. Smith for his entertaining and enlightening talk.

## **Any Other Business**

[Belmont Surgeries – information from Councillor Pam Picknett](#)

The first Wednesday of each month from 7p.m. to 8p.m. at St. John's Church in Belmont

Cheam Surgeries – information from Councillor Graham Whitham

The first Wednesday of each month from 6.30p.m. to 7.30p.m. at the Cheam Library

***The Annual General Meeting ended at 10.35 p.m.***