

# **WOODCOTE GREEN RESIDENTS' ASSOCIATION**

## **ANNUAL GENERAL MEETING 2020**

The Annual General Meeting (AGM) of the Woodcote Green Residents' Association took place on Woodcote Green (the actual Green) on Sunday 6 September 2020, starting at 2.00 pm.

### **1. WELCOME AND APOLOGIES**

#### **Present**

Ivan Woodhouse, Chair  
Alan Todd  
Bery Radford  
Biniam Bekit  
Caroline Clarke  
Christine Todd  
Eric Saunder  
Ian Clarke  
Sini Abbas  
Sue Doyle  
Vythilingam Nagulendran ("Nagul")  
Owen Pengelly  
Patrick Radford (Secretary)

#### **Apologies for absence**

Abhi Bhasin  
Chris Gill  
Doris Leatt  
Eileen Noble  
Harry Leatt  
Jim Simms  
Lynne Gill  
Vinita Bhasin

The Chairman welcomed all present and explained that the late date for this meeting and its being held in the open air were in response to regulations and guidance over the Covid-19 pandemic.

### **2. MINUTES OF AGM OF 3 JULY 2019**

The minutes were accepted and signed

### **3. MATTERS ARISING:**

Matters arising were dealt with in later parts of the meeting.

#### **4. CHAIRMAN'S REPORT**

The chairman tabled and read his report, which follows.

##### **Chairman's Report for WGRA AGM 6 September 2020**

**a. *The committee for the past year comprised:***

*Ivan Woodhouse – Chair & Membership*

*Patrick Radford – Secretary*

*Vinita Bhasin – Treasurer*

*Jim Simms – Local Council and Sutton Parking Proposals*

*Caroline Clarke - Neighbourhood Watch & Safer Neighbourhood*

*Sue Doyle – Planning Applications*

*Nagul Nagulendran – Liaison with Woodcote Green Food & Wine*

*Owen Pengelly – WGRA Web Site (co-opted during the year)*

*Biniam Bekit*

*Lynne & Chris Gill – Liaison with local Residents Associations*

*The Committee met in October 2019 and February 2020. Further meetings were not possible due to Covid-19 restrictions.*

**b. *Communications***

*The Committee set out this year to improve communications with local residents and increase membership. The committee hand distributed mailings to all properties in the WGRA area in December 2020 and February 2020.*

*Owen Pengelly has joined the Committee and has agreed to take on responsibility for the WGRA Web Site. The web site is currently being updated and will be used to keep local residents fully informed of the Committee's work and also all the other local information.*

**c. *Care Home Development on Nursery Site***

*The Committee, led by Jim Simms and Owen Pengelly, met with representatives of the developers and a councillor to discuss this proposal and voiced their concerns about the proposal pointing out that any application would go against the Council's policy on Green Belt. The proposed Care home development seems to be on hold and no planning application has been submitted.*

**d. *Local Improvements***

*The Committee were able to obtain Public Realm 2019/2020 funding for additional trees on The Green and on the grass verge outside the Girls High School.*

*The Committee were also able to obtain funding for bollards on the pavement outside the Woodcote Food and Wine store.*

**e. *Telephone Mast***

*The Committee sent in a letter in 2016 to the Council objecting to the proposed location on The Green and suggested that the other side of Woodcote Road would be a better location. The Council supported our objection and now 4 years later the mast has finally been installed and we can only now hope for improved mobile telephone coverage.*

**f. Local Beddington & Wallington Council Meeting**

*The last local Council Meeting was held in March before the lockdown and the following key points were discussed:*

- *The special school currently located in Carew Manor is to relocate to Sheen Way and the council is seeking a new tenant.*
- *The lodge at Bandon Hill Cemetery is vacant and is being assessed for possible let.*
- *PC Routledge updated the meeting on recent crime activity: Catalytic Converters being stolen from cars, Hybrids a particular target. Problem with motor bikes on Roundshaw Downs persists. CCTV widely being used is a good deterrent.*
- *Foresters Drive / Waterer Rise / Sandy Lane South Junction still in planning: problem with location of high-pressure gas main.*
- *Parking restrictions on Woodcote Road will be part of overall parking strategy proceeding through consultation stages.*

**g. Planning Applications**

- **153 Sandy Lane South**

*The Planning application has been approved for a detached house to be built but the actual building work seems to be on hold pending approval of tree reduction work at the of the site.*

- **Orchard House**

*We have noted the cutting down of all the trees on the grounds of Orchard House (on the corner of Woodcote Road and Woodmansterne Lane). The Committee has noted that a number of planning applications have been submitted for the demolition of the existing property and building blocks of flats. An application was approved on appeal in 2012 for 2 blocks of 8 flats. The Committee is expecting a new application to be submitted in the coming months and it will continue to monitor the situation.*

**h. Planned Road Works**

- *Improvements to Junction of Woodmansterne Lane and Little Woodcote Lane , still with TFL*
- *Improvements to Junction of Sandy Lane South and Foresters Drive still with TFL and Highways department*

**i. Safer Neighbourhood Panel**

*The Committee attended a meeting in January with Nina Amin, the local Neighbourhood Watch Co-Ordinator. There has been no further progress since then again because of Covid-19 restrictions.*

*The Safer Neighbourhood Team for the ward currently consists of 2 police constables and a part-time PCSO (police community support officer). A police sergeant oversees our ward team and three others. The panel membership includes representatives of local residents, the ward councillors, representatives of the housing association for Roundshaw and the ward Neighbourhood Watch ward coordinator. Meetings normally take place four times a year.*

*Issues raised in 2019 and early 2020 included: traffic congestion, waste collection, mopeds on Roundshaw Downs (repeatedly), parking, overweight vehicles on Sandy Lane South, street cleaning, abandoned vehicles, burglary (repeatedly) and car theft.*

*Priorities set for the team included control of antisocial behaviour (particularly in Roundshaw), action on burglary and car theft, action on drugs and action on traffic.*

*Since March there have been no meeting because of restrictions due to the pandemic. The police will not meet on a virtual platform provided by the chair but have not come good on their promise to provide a secure platform themselves. Information from the police about local crime and police activity has been missing, in spite of requests from the panel chair.*

**j. Public Realm Budget 2020/2021**

*The Council is preparing the Local Realm budget for the next year and is looking for suggestions and/or proposals for inclusion in their budget. The Committee would welcome any suggestions from members on any local improvements.*

**k. Other residents' associations.**

*Jim Simms and Ivan Woodhouse attended the Onslow Gardens' Residents' Association AGM in September 2019.*

## **5. OPEN DISCUSSION**

**a. Abandoned vehicle**

- a. A possibly abandoned vehicle on Sandy Lane South was reported. Ivan Woodhouse agreed to follow this up (action IW).

**b. Fly-tipping**

- a. A member reported that a report to the council on a fly-tipping episode was followed by a rapid removal of the material, a response by the council, which was, it was agreed, exemplary.

## **6. FINANCE**

The Treasurer had, at short notice, not been able to attend the meeting, The Chairman promised the meeting that the finance report would be emailed to members with these minutes.

## **7. ELECTION OF THE COMMITTEE**

There had been no nominations to the committee other than those for current committee members. There were no additional nominations from this meeting and following a proposal the meeting then voted unanimously in favour of the following.

**For the post of chairman:** Ivan Woodhouse (the second of a maximum of three years)

**For other committee members:** Biniam Bekit, Caroline Clarke, Jim Simms, Lynne and Chris Gill (shared post), Owen Pengelly, Patrick Radford, Sue Doyle, Vinita Bhasin and Vythilingam Nagulendran.

## **8. PLANNING APPLICATIONS**

### **a. Wallington Nursery, Woodmansterne Lane**

In answer to a query, the Chairman and others reported that there had been a consultation by developers of their plan to build a care home on land owned by Wallington Nursery, which is owned by Lawrence Newton and is under different ownership from Woodcote Green Nursery. It was reported that, at an open meeting, Councillor Jane McCoy had stated that this was Green Belt Land and a planning application would be rejected by the council. Committee members confirmed that no such planning application had been made.

### **b. Orchard House, 248 Woodcote Road**

It was reported that there had been several applications for the demolition and development prior to 2012 but that the permission for the last application had been approved. However (it was said) permission for demolition has expired and that it would have to be re-submitted for formal re-approval. Owen Pengelly reported that a revised planning application for apartments was anticipated. (Action: committee to look out for and consider any planning application)

### **c. School House, Woodmansterne Lane**

It was reported that a previous application for a large garage at the School House, which had been refused by the council, had been submitted to appeal.

## **9. ANY OTHER BUSINESS**

### **School-related traffic congestion and obstruction**

It was reported that the committee had just received two letters from residents about the congestion of the previous few days, when the new school had started. Reported problems included vehicles on the Green and blocked drives. Members present added their own observations and frustrations. The matter was referred to the committee for action, to include writing to the six local councillors.

## **10. DATE OF NEXT MEETING**

It was agreed that the next AGM should be in summer 2021.