



## Malden & Coombe Residents' Association

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### Minutes of the Annual General Meeting held at Coombe Wood Golf Club, George Road on Thursday 9<sup>th</sup> October, 2025

#### Committee members present:

Mr R Cox (Co-Chair), Dr J Kane (Co-Chair), Mr R Fletcher (Treasurer), Mr P Coia, Ms P O'Driscoll, Ms K Allen, Mr J Greaves, Mr P Greenhalgh, Ms A Castle (Secretary).

The meeting commenced at 7.00pm.

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#### **Opening Remarks**

Dr Kane opened the meeting by welcoming all those present, including Cllr I George, and explained Cllr R Bass was not attending owing to a prior engagement. Dr Kane reminded attendees of the Councillors' monthly surgery (first Saturday of each month, 10am-11am at Warren House) before thanking Coombe Wood Golf Club for hosting the AGM.

#### **Ordinary Resolutions**

##### ***1. To approve the Minutes of the Annual General Meeting held on 10<sup>th</sup> October 2024.***

Mr Cox said there had been a spelling mistake written in the last minutes which would be amended. He asked for any other comments. There were none.

The Minutes were approved.

##### ***2. To receive the Accounts for the year ending 30th June 2025.***

Mr Cox asked for any comments. There were none. The Accounts were approved.

##### ***3. To note the retirement from office of the following Directors:***

Mr R Cox

Ms P O'Driscoll

Mr R Cox was duly proposed by Mrs A Morris, The Watergardens, and seconded by Mrs J Wheelock, Edgecoombe Close.

Ms P O'Driscoll was duly proposed by Mr R Fletcher, Renfrew Road, and seconded by Mrs A Kaye, The Watergardens.

Both the above were elected to office by the meeting with majority votes in their favour.

#### **4. To receive the Report of the Directors.**

Mr Cox highlighted that MCRA was disappointed that the council planning decision for The Rokeby School expansion and increase in pupil numbers was overturned by a planning appeal. The matter of parking on George Road was raised as an ongoing issue, with Mr Cox saying that while the new parking restrictions on Warren Road have improved traffic flow, there is still a need to address the traffic problems on George Road.

Mr Cox also drew attention to the Warren House plan for a major transformation from a 46-room venue to a luxury 123 room hotel which would have serious implications not just on the north end of Warren Road, Paget Place and The Watergardens, but on the whole estate with an increase in traffic, footfall and parked vehicles. He added consultations documents would be added to the minutes [*later:* [www.warrenhousepublicconsultation.co.uk](http://www.warrenhousepublicconsultation.co.uk)] and that any planning documents would be circulated when available.

Mr Cox then invited questions and comments from attendees.

#### **Members' comments & questions**

Mr B Kinchin made an observation with regards to The Rokeby School. He said that, despite Kingston Council's representation, they failed to say pupil numbers would be enforced and that must have been a contributory factor for the Planning Committee to allow 420 pupils hereon in. He added that unless Kingston Council enforces the number, there will be no control. Dr Kane added that the good news is the total pupils, at the time of discussion, is 379 as 30 pupils have left the school, perhaps owing to the VAT increase. Mr H Madanat, Warren Road, said the situation was the same at Holy Cross Preparatory School, with Ms O'Driscoll agreeing, adding that the lower year class sizes are smaller anyway.

Mr J Giles, Paget Place, stressed to attendees that the Warren House plans will see a fundamental change in its operation and the scale of the building, and asked if residents were fully aware of what this will do to the estate. He said the building works include a plan to build 20-foot underground with a two-year-plus process and a whole new entrance onto the road. He said there was a brief public presentation and that the [website is still available](#) and urged residents to take a look at it. He pointed out that with 123 bedrooms and 52 new car parking spaces and events, the pedestrian and driver flow on the estate would increase dramatically, with the number of people also attending other events, such as weddings and celebrations, being significantly higher. He added the number of cars parked on Warren Road will increase and make the main thoroughfare extremely difficult to get through. He stressed that the owner bought Warren House during Covid for a cut-down price, and hadn't done the due diligence on the venue or the location. Mr Giles said the owners made significant changes to the pool area some years ago, without planning permission, and it's been difficult to trust them since. He invited everyone present to help fight the plans.

Mr A Mehdi, Warren Road, agreed that the congestion issues on Warren Road have improved but that drivers have now outsmarted the restrictions by parking on the other side of the road. He said one of his concerns is that the problem is already beginning to be moved north with more cars parked alongside the golf course. Mr Mehdi asked if there was any intention to install yellow lines further north on Warren Road, and, with everything happening in Warren House, how do we stop people parking on the estate including the school parents? Mr Cox responded that the yellow lines were installed due to the issue of school coaches blocking traffic near the electric barriers, and there are still some problems due to the building works at Salsabil, but that further up Warren Road, there isn't a problem with the school coaches. Ms O'Driscoll said that the issue with parked parent vehicles is mostly due to the fact The Rokeby School doesn't have an efficient drop off or collection system with school years 3 - 8 released each day at the same time. Mr Mehdi commented that if MCRA does something to counteract this, it could force The Rokeby School to do something about staff and parent parking. Mrs Wheelock, Edgecoombe Close, added that in other areas, such as Wimbledon, there are parking restrictions around school zones. Dr Kane said MCRA hopes to be meeting with the Kingston Highways team and will look to extend the lines to Coombe Neville, as well as add new lines to the east side of Warren Road to Edgecoombe Close. She added double yellow lines would also be extended on George Road outside Wych Hill to enable a bigger gap when coaches turn in from Warren Road. Dr Kane stressed that MCRA is still seeking to install parking bays on George Road and that the work which had been underway with the very helpful Mr J Ojechi (Kingston Council Highways) was only delayed due to a period of bad health when he was sadly hospitalised. She added with Mr Ojechi returning to work, and the yellow lines plan subject to consultation, we would hope they would be installed around December 2025. Mrs A Nadkarni, Warren Road, asked why there are no parking enforcement officers (PEOs) on the estate. Mr Cox said MCRA has had to explain numerous times to the council that the roads should be patrolled by PEOs but that there is also arrogance amongst the school parents who blatantly ignore the time restrictions and yellow lines.

Mrs Wheelock asked if residents taking collective action against paying the Coombe Rate invoice could galvanise the council to solve issues, including with parking and traffic. Mr Cox said it's a legal obligation to pay the Coombe Rate invoice and that the council actively goes after non-payers. Cllr George agreed, and said the rate is the same as residents' Council Tax. Mr Cox then invited Cllr George to talk about matters in the Coombe Hill Ward.

Cllr George highlighted a number of important items including: Policing - Kingston will see a sizeable increase in police numbers, particularly in the town centre; Low Water Pressure - the councillors have been working with Thames Water to improve the water pressure on the estate and the golf courses; Flower Baskets - these and flower troughs will return the ward once again, while other wards have not voted to install them; Local Plan - Kingston Council will in the next couple of weeks decide where the 27000 new homes will be built in the borough over the next 15 years. The decision could see one unused golf course in Chessington and open land in central Kingston and on Kingston Hill (near the University of Kingston campus). He added the decision to use an old golf club could be a concern for other golf courses in the borough but not at this stage; Crescent Road - cars can turn into

Crescent Road from Kingston Hill to visit the row of shops but not travel through the traffic calming barriers without being fined. Mr Cox and Dr Kane pointed out that the signage warning drivers is almost non-existent and does not appear to be representative of the Highway Code. Cllr I George said when he brought this up with the council, they stated the signs were in fact sufficient.

Mr Cox raised the matter of the Annual Contributions and asked attendees to encourage and ask neighbours to pay the small fee. Mr P Coia reiterated that members must stick car permits to their windscreens. He mentioned some residents have been abusive to the gatekeepers when asked to fix their new permits in their vehicles, but the men are trying to do their job in controlling the traffic on the estate and that members should adhere to the rules. He also said the use of old stickers is not permitted.

Mr Cox also introduced and welcomed Ms K Allen to the committee as a director, adding as a lifelong resident of George Road, she brings lots of local knowledge and property experience.

Mrs A Kurkjian, Warren Road, drew attention to the issue of balaclava-clad youth riding bicycles around the estate in an intimidating manner. She asked what the consensus was about having a deterrent to stop these teens stealing phones and threatening residents. Mr Cox mentioned that Mrs Kurkjian had recently reported a security issue and video of a man watching her children. Mrs Kurkjian added that the police said they'd put the incident on their records. Cllr I George said reporting any and all incidents is very important to do, even if it's an email or an online report as the police monitor crime in the area and can patrol problem areas at specific times. He added reporting crime builds up a picture and Mr Cox said that residents can also report incidents to the MCRA secretary, who will circulate security incidents to keep members aware.

There being no other business Mr Cox thanked Coombe Wood Golf Club for hosting the AGM and thanked everyone for attending. The meeting was closed at 7.38pm.

*MCRA/AC/MINUTES/AGM2025*