



Minutes of the Annual General Meeting
held at Warren House Hotel, Warren Road
on Thursday 12th October, 2023

Committee members present: Mr R Cox (Co-Chair), Dr J Kane (Co-Chair), Mr R Fletcher, Mr J Greaves, Mr P Coia, Mr J Coghlan, Mr P Greenhalgh, Ms P O'Driscoll, Ms A Castle (Secretary)

The meeting commenced at 7.00pm.

Opening Remarks

Mr Cox opened the meeting by welcoming all those present and thanked Warren House for hosting the meeting. He then thanked Coombe Hill councillor Ian George for his attendance.

Ordinary Resolutions

1. To approve the Minutes of the Annual General Meeting held on 12th October 2022.

Mr Cox asked for any comments. There were none.

The Minutes were approved.

2. To receive the Accounts for the year ending 30th June 2022.

Mr Cox asked for any comments. There were none.

The Accounts were approved.

3. To elect to office the following Directors:

Ms P O'Driscoll

Mr J Coghlan

Ms P O'Driscoll was duly proposed by Ms A Morris, The Watergardens, and seconded by Mr P Greenhalgh, Golf Club Drive.

Mr J Coghlan was duly proposed by Dr J Kane, George Road, and seconded by Mr R Fletcher, Renfrew Road.

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

To note the retirement from office of the following Directors:

Dr J Kane
Mr R Fletcher

The retirement of the above-named Directors was duly noted.

Dr J Kane was duly proposed by Mr P Greenhalgh, Golf Club Drive, and seconded by Mrs W Maslowicz, Ballard Close.

Mr R Fletcher was duly proposed by Dr S Kane, George Road, and seconded by Mr B Kinchin, Coombe Neville.

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

4. To receive the Report of the Directors.

Mr Cox asked for any comments. There were none.

The Report of the Directors was approved.

Other comments

Before Mr Cox invited questions from attendees, he stated that committee business over the past year has been one of total frustration. He listed the ongoing issues with Glendale and Veolia who are not doing the work residents pay a considerable fee for; the long-running planning struggle with the schools, including what MCRA regards the illegal operation of their nursery provision at Holy Cross Prep School, and the planning application, to increase in pupil capacity by 72, from Rokeby School, when they are already operating above the legal limit. He added that the single point of contact process put in place by Royal Borough of Kingston Council (RBK) for the Coombe estate has not worked at all and at times has been incompetent. He added, as an example, the issue with installing humps, which has been a two-year struggle, including the installation and removal of humps in Warren Cutting that had not been appropriately approved by the council. Mr Cox added that MCRA has had several meetings with RBK over the past two months including a visit to the estate from the Sarah Ireland (CEO), Louise Footner (Communities) and Matt Hill (Highways) which was very positive and MCRA hopes will force much needed action and change.

Mr R Walesby, The Drive, asked whether there is a requirement for new humps when the local council will be putting a 20mph speed limit across the whole borough. Mr Cox responded that estate roads are already 20mph and drivers do not adhere to the limit. Dr Kane added that there are no speed cameras on the roads and therefore drivers know there is no threat to their speeding. Mr Walesby then asked if there is legal authority to issue speeding fines on the estate. Councillor Ian George responded that there is legal authority to issue tickets, and Mr Cox added that these are scheduled roads, adopted by RBK, and as such are subject to the same rules applied across the borough. Cllr George added that the 20mph limit will be in place across the whole of the borough with only a portion of Kingston Hill towards the A3 which will remain at 30mph.

Mrs W Maslowicz asked whether anything can be done about the school parking on George Road at the weekends, highlighting two occasions where vehicles have been parked on both sides of the road owing to Rokeby and Marymount events, making driving along it very difficult. Dr Kane replied there's little MCRA can do about school parking at the weekends but that Matt Hill visited the estate and has been asked to look at an appropriate traffic management scheme. Mr Cox added that there has been an increase in the frequency of Parking Enforcement Officers (PEOs) operating on the estate which is a good deterrent. Mr S Shah, Stoke Road, said that at an earlier AGM, installing speed cameras was discussed. He asked whether this could be revisited for George Road and Warren Road as this would help with the congestion on the corner of Warren Road and George Road. He added a PEO is not enough of a deterrent as drivers continue to park illegally once the PEO has left the scene and that they are not on the estate at the right times. [Mr Shah will send Ms Castle photographs of the parking issues]. Ms O'Driscoll mentioned that it is Rokeby School parking that is the most problematic as, unlike Holy Cross Prep and Marymount, there is not space in the school for staff parking nor is there a system in place to manage the school traffic. She added, however, that she had seen that the school has had a representative in a high visibility jacket directing the school traffic in the past few days. Mr Cox added that the school bursar is also present at drop off and collection times. Mrs Maslowicz mentioned that when she complained to a school security officer on a weekend when Marymount parents were parked either side of George Road, that he had laughed at her. Dr Kane added that the situation is made even worse by large school coaches. Mr S Ludlow, George Road, expressed a concern that the traffic is so bad that someone will end up having a terrible accident.

Mr Ludlow also raised that a similar problem occurs when filming production crews are on George Road when filming in properties on Stoke Road, adding that the last time, the crew and resident didn't alert MCRA to the filming. Mr Cox replied that MCRA agreed that this poses a problem and it is why the committee charges production companies a fee, adding that this helps a little. Mr Shah asked if MCRA must give permission to the production crews and what would happen if the committee refused filming on the estate. Dr Kane said that the first couple of productions were acceptable as productions worked closely with us to ensure they obeyed estate rules (*added later* - around noise pollution and estate access and exit timings), and we were grateful for the contribution, however it has become of nuisance for many on the estate.

Mr Walesby asked Cllr. George when he thinks RBK will make a decision on the Rokeby Planning Application which he said was a horrendous plan, and whether there will be modifications. He added that all residents on The Drive are very concerned that drivers will start to park on their road. Mr Cox said that MCRA had written to the planning office with serious objections relating to traffic, the legal limit of pupils and urging for a traffic study to be done. Cllr George said he understood the decision would be taken reasonably quickly but that he is not allowed to comment too much as he may sit on the deciding committee. He did add that the planning officer is taking the matter very seriously but that the application is unlikely to be turned down on traffic issues alone. Mr Kinchin asked if the breach of the pupil limit would be a reason for RBK to refuse the application. Cllr George said while MCRA has strongly pressed this issue, he has a strong impression that RBK will not enforce the pupil limit. Mr Cox added that the application may go to the Neighbourhood Committee to

determine the outcome. Mr Kinchin added that it is important that the ways to object to the application and complain to RBK should be available for residents. Mr Cox said Miss Castle circulated the form [Miss Castle added the information here]

- Where to complain:
<https://www.kingston.gov.uk/applications/comment-planning-application/1>
- The Rokeby School planning documentation:
Three classrooms at first floor level - <https://publicaccess.kingston.gov.uk/online-applications/applicationDetails.do?keyVal=RX0VCRNHGUN00&activeTab=summary>
Electrical sub-station building - <https://publicaccess.kingston.gov.uk/online-applications/applicationDetails.do?keyVal=RX871INHGX000&activeTab=summary>

Mr J Giles, Paget Place, raised the question of whether double yellow lines can be added to the southern end of Warren Road, as has eventually been done at the north end. Mr Cox said MCRA is still investigating single yellow lines with RBK for the issues relating to school hours, but that with the humps taking 18 months to be installed, and then removed, this too is taking a frustratingly long time. He added that this was reiterated to Matt Hill that action had to be taken.

Mr G Lewis, Paget Place, asked if anything could be done about the estate's resident vagrant, saying the chap is sleeping rough in his garden and was aggressive towards him recently. He said he would report the rough sleeper to Shelter, but because he moves away when confronted so quickly, it is difficult to give a precise location for him to the charity. He added that Mr S Thompson, MCRA Lead Gatekeeper, had wanted to help trace him, but it had not been possible. Mr Greenhalgh said that he too has had experience with a rough sleeper who resided in the doorway of his church. He said the man was respectful and tidy but that he couldn't stay in the doorway for a long period of time so he was reported to charities who specialise in the plight of homeless people. [Ms Castle will send Mr Lewis the details for Streetlink suggested by Ms Mandi Foster, Coombe Ward Chair and SPEAR, suggested by Cllr George]. Mr Coia said Mr Giles could ask the gatekeepers to take a look as the presence of a man in a high visible jacket might help deter the rough sleeper, although they do not have the skills or training to deal with this particular issue.

Mr Coia reiterated that recruitment for gatekeeper staff, particularly on weekends, is still extremely difficult. He explained that because of some issues with the weekend recruitment, MCRA now outsources the role to Surrey Security explaining that if there's an absence due to holiday or sickness, Surrey Security have to provide cover, which is reassuring.

Cllr George updated that the proposed boundary changes to Coombe Hill ward are no longer happening (and that Wimbledon will take a separate part of south New Malden in the new boundary amendment). He also reiterated that he and Cllr Bass run the Saturday morning surgery on first Saturday of the month at WH, to whom they are very grateful, and that residents are welcome to drop in to discuss issues and concerns or can contact them via email at any other time.

Mr Giles raised the question of the proposed Heathrow flight path changes that signal the end of the Cranbrook Agreement and will bring 60,000 flights a year over Richmond Park. RC said that MRCA will write to Sarah Olney MP to object to the proposals during the consultation process.

Mr D Wilson, Brook Gardens, asked whether estate security and CCTV were on the MCRA agenda. Mr Cox said that MCRA has always invited our local police team to this meeting, but that we haven't had a representative attend for several years but that we always log alerts and notify residents. He reiterated that residents should always call the police immediately if a crime is or has taken place. He added this is due to the fact that the police need to have the correct timings, as they'll view the two hours around an offence. Dr Kane said that unfortunately it is difficult to get any response from the Neighbourhood Policing number which is very frustrating. Ms M Foster, Coombe Hill Ward Panel Chair, said that within her role, she has regular and good contact with the local police team. She added that using X (formerly Twitter - using the handle @METCC) is an effective way of getting hold of the police and they will respond within a few minutes. Ms Foster went on to say that she would speak to PC Simon Stamp regarding carrying out a mobile speed camera visit to George Road and Warren Road. [MCRA to confirm to Ms Foster which days and times would be most effective for the speed camera visit]. She added that she has access to signage that could help be a deterrent, such as No Speeding and Police Monitoring signs. Of the rough sleeper in Paget Place, Ms Foster said she's knows of the man, who is ex-military and moves around especially into empty homes. She said she will speak to PCSO Vanessa Carby about patrolling the area and urged Mr Lewis to contact Streetlink. Ms Foster asked Mr Lewis if he is on a street WhatsApp group and he said no. *[Ms Castle later said she would set up a tech session for those residents wishing to join a WhatsApp group and X/Twitter so that they can be connected to neighbours and contact the police as suggested by Ms Foster]*.

Mr Cox thanked those who had paid the Annual Contribution for this year and asked attendees to please encourage neighbours who haven't yet paid to so. He announced that Renfrew Road is the first fully paid road for 2023-24. Mr Wilson asked if it was possible to not bother sending permits to non-payers? Dr Kane agreed this would be a good idea, stating however, that MCRA is unable to do this owing to the the High Court judgement. Mr Cox added that due to the judgement each household is entitled to four permits and the reasons for this are on our website. Mr Lewis asked why MCRA doesn't publish non-payers. Mr Cox responded that MCRA is unable to do this, unfortunately, owing to GDPR. Mr Lewis then asked if MCRA would consider publishing the payers instead. *[Later: Ms Castle will bring this suggestion to the December committee meeting.]*

There being no other business Mr Cox thanked Warren House once again and everyone for attending. The meeting was closed at 8.00pm.

MCRA/AC/MINUTES/AGM2023