

# BVRA newsheet

from the Banstead Village Residents' Association

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## CHAIRMAN'S NOTE

Dear Residents,

With the summer now in full flow the activities of the Executive Committee are moving at some pace, with some recent successes. Sadly I have to report the passing of our Secretary John Nichols. John's contributions over the last ten years or so have made the work of the Association seem easier than it really was.

The AGM, sadly, was not very well attended with only 50 residents being able to make the meeting. The presentation by Guy Davies from Reigate & Banstead Development Control of the future changes to the planning regime on the Borough and the Ward was particularly interesting and the matters raised in some parts hotly debated. The meeting saw the re-election of your Executive Committee and the adoption of updated constitution.

Within the Autumn NewsSheet, which I trust you will find informative, there are updates on the work and the valuable contributions that your Committee members continue to make in such matters as Membership, Planning, Town Centre Management, etc. You will see that we wish to engage a greater proportion of the Residents of Banstead in contributing and supporting the Association, so if there are any residents who are able to give a little of their time do please contact David Gradidge.

If there are any matters which you wish to discuss directly, I would be only too pleased to receive a call to discuss it with you.

Regards

**Sam Walsh**

**(01737) 350130**

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## HIGH STREET MATTERS

Following our report in the May edition of the NewsSheet on the outcome of the unsuccessful bid for "streetscene improvements", it is time now to look on the bright side. All except one of the shops and other outlets in the High Street are now occupied and used. The car park behind Woolworths now boasts four new trees (courtesy of the Borough Council) and is due to receive additional lighting for the winter months. And the owner of the "Pizza Express block" has recently installed bollards around the forecourt area which prevents cars parking on the footway. Small steps maybe but all helpful

in making the High Street a better place. The one outlet that is still unused is the former Post Office. Work is currently underway however to convert the building at the back of the Royal Mail site into a new sorting office. This will enable the present sorting office which is immediately behind the High Street frontage to be vacated. A plot for redevelopment will thereby be created, for which the "For Sale" sign is already out. We will watch with interest for proposals to come forward for this important building in the High Street.

## **BANSTEAD VILLAGE RESIDENTS ASSOCIATION**

Following the unsuccessful bid, Banstead's Town Centre Management Group is now concentrating on two main projects. The first, being done in conjunction with the Borough Council, is the development of proposals for enhancing the pavilion in the Lady Neville Recreation Ground. The second is working with Tesco to try and initiate improvements to the parking and loading arrangements in front of the Tesco store, to improve conditions for pedestrians and to enhance the appearance of that area. The investigations for both these projects are at a very early stage, but we hope to be able to report to report some progress within the next NewsSheet.

**Tony Ford**

**(01737) 354757**

### **NEW LICENSING LAWS**

As you may be aware, the government has changed the licensing laws to allow longer opening hours for eating, alcohol and entertainment establishments and made this the responsibility of local councils. All licensed premises have to apply for new licences which will run from 24<sup>th</sup> November. Under this new system if a licence application is opposed a public hearing is held. We have now had our first experience of how this works in practice - with disappointing results.

The recent application for extended hours for food, alcohol sales (both on and off the premises and for live and recorded music, at the Caffe Italia in the High Street produced considerable local opposition. We were asked to represent a number of local residents at the hearing, and objected to the proposals as being inappropriate in a relatively quiet residential High Street - we fear the consequences if the adverse effects of the reported drinking culture of other nearby centres is brought to Banstead. Despite the evidence of the local residents of the problems they already experience, and as the police did not make any representations, the licensing sub-committee had no option but to approve these applications, although they did limit the hours of opening and impose strict

noise conditions.

**Mike Sawyer**

**(01737) 355454**

### **COURTLANDS CRESCENT**

It is only occasionally that the residents of Banstead feel the need to club together and petition against something which is affecting their lives. Most roads in the village will never have the need to raise a petition. But Courtlands Crescent is different. The residents of that road have submitted two petitions in as many months.

At many times of the week the crescent is a relatively quiet road. But the growth in parking by people who work in the High Street, coupled in term time with the thrice daily onslaught by parents dropping off or collecting their children from St. Anne's School, results in traffic chaos.

The first petition is requesting the County Council to make the road one way only. This arrangement would remove the frequent occasions when parking restricts the road to a single line, but traffic is wanting to go in two directions. Congestion, frayed tempers and driving on footways results. This petition is due to be heard by Surrey's Local Committee on 19<sup>th</sup> September (see "diary dates" later on).

The second petition was objecting to the planning application by St. Anne's School for additional classrooms and a relaxation of the present restriction on pupil numbers. The application is dealt with more fully in Mike Sawyer's article, but it is clear that the petition played a part in seeing the application rejected by the Borough Council. Whilst traffic conditions will not change overnight, we are hopeful that this decision will herald a period of more constructive and effective work by the school and the local authorities to improve the situation for residents.

**Tony Ford**

**(01737) 354757**

## **BANSTEAD VILLAGE RESIDENTS ASSOCIATION**

### **PLANNING MATTERS**

**1. St. Anne's Primary School** - the school's three applications (to permit the school roll to rise from 350 to 392 pupils; to retain the temporary classroom that should have been removed in 2000; and to erect two further temporary classrooms near the Holly Lane frontage) came before the Planning Committee on August 10, 2005, having been withdrawn from the June 29 meeting at the last moment. We objected to all three applications on the grounds that the parking and access problems that were supposed to be improved by the school had in fact significantly worsened. As mentioned above, a petition signed by 54 local residents complaining about these problems, was submitted to the council. The officer recommendation was to approve all three applications. Councillor Roger Stamp (and representatives of BVRA and the petitioners) spoke against the proposals. The committee approved the retention of the old temporary classroom for three years but, in recognition of the residents' problems, the other two were refused on parking/access grounds. Whilst it is very gratifying that the committee recognised the scale of the problem, and the strength of local feeling, this leaves the school in a very difficult position - they are currently in breach of the condition restricting the school roll to 350 at a time when they are preparing to increase the intake to 392.

The council (and the local residents) are clearly looking to the school to take much more positive steps to overcome these problems, and we have offered to assist them in devising more effective proposals.

**2. Queen Elizabeth Hospital** - a planning application was submitted by the new owners, Try Homes, for 107 flats and 157 parking spaces. They had purchased the site with the benefit of a planning consent, granted by the Secretary of State (S o S) on appeal, for 75 flats and no more than 146 parking spaces. We

have objected to the plans on a number of grounds - in particular that they are contrary to green belt policy and that the 40% increase in numbers would put undue pressure on a sensitive location (it adjoins a Site of Special Scientific Interest and contains rare shrubs, plants and fauna). It is also our opinion that the number of parking spaces would be insufficient for the number of flats proposed, but to provide enough spaces would seriously damage the site; that the increased traffic would adversely affect the junction of the access drive with Holly Lane, and those of Holly Lane with Avenue Road/Garratts Lane and Outwood Lane. Although the site is not in the Banstead ward, the major effects would be on Banstead. We therefore intend to work with our neighbouring Residents' Associations in opposing the new plans. It has to be said, however, that as the plan for 75 flats was approved by the S o S in 2002, that proposal can still be implemented.

### **3. South East Plan - Part 2**

SEERA has accepted a figure for annual housing starts for the region of 28,900. Whilst this sounds a lot, it is spread over several counties and the figure of 2,360 for Surrey is in line with the present strategy, which for our area is based on re-use of already developed land (albeit at higher densities) and protection of the green belt. The distribution of this figure between the local councils in Surrey is the subject of consultation from 19<sup>th</sup> September to 31<sup>st</sup> October. Consultation leaflets will be available about now from the library and Helpshop, and you are urged to let the County Council have your views.

### **4. Speaking at Planning Committee**

Although we welcome the council's

## **BANSTEAD VILLAGE RESIDENTS ASSOCIATION**

decision to allow members of the public to speak to the committee, we are making representations to change the rules controlling eligibility. As we discovered in the case of St Anne's, the present rules require 25 separate letters of objection, or a petition of 50 signatures before objectors or the Residents' Association are permitted to speak. These thresholds were not reached when the matter was first due to be taken to the committee: fortunately a local petition was signed by 54 residents in time for the subsequent meeting.

**Mike Sawyer** (01737) 355454

### **HIGHWAYS MATTERS**

#### **1. Winkworth Road**

During the spring months, work continued on the new pedestrian crossing of Winkworth Road, just next to the Sutton Lane roundabout. Whilst there were some frustrating periods when the crossing point was totally blocked off for pedestrians, we are pleased to see that the crossing is now finished and open for use. Discussions are continuing with the County Council about the logical next step which is to complement this facility with a crossing of Sutton Lane itself.

**Tony Ford** (01737) 354757

#### **2. The Horseshoe**

In the May NewsSheet I detailed the unsatisfactory situation regarding the very poor state of the roadway in The Horseshoe.

Although the potholes have been patched for a second time this year, it is only a matter of time before the road starts to break up again, as in previous years. The Committee have now written to our County Councillor, Mrs Fraser, with a request to rebuild the 140 yards of 2-way road up to the end of the Day Centre as a first stage priority.

We stress that we are not concerned with Surrey C C departmental budgets. It is for Surrey C C as a whole to find the resources.

**David Gradidge** (01737) 353981

#### **3. Buses**

What a surprise! New bus stops have appeared as if by magic along Croydon Lane. The 166 bus (every 20 minutes between Banstead and Croydon) can now stop in the vicinity of the new Sunrise development and can serve the Fairlawn Grove / South Drive area.

Buses continue to congregate at the west end of the High Street where both the S1 and some of the 166 services terminate. This results in congestion and is not a particularly satisfactory arrangement. At one time, the parking bays outside the greengrocers were proposed for conversion to an additional bus stop area. This was never a satisfactory answer, and the current plan is to lengthen the bus stop outside Marks & Spencer by cutting back the strange "blip" in the kerbline. Although an enlarged bus stop is even more likely to suffer from illegal parking (which is another story!) this should help to ease some of the problems with bus parking and "layover".

**Tony Ford** (01737) 354757

#### **4. Pavements**

Whilst a fine of up to £1000 can be imposed for allowing one's dog to foul the pavement and not clearing it up, no such imposition can be levied for allowing a horse to do the same. This situation regularly occurs in Garratts Lane, Banstead which is a busy thoroughfare for motorists and pedestrians alike, being close to St Anne's School and also the busy A217. Horse riders appear to emanate from the Woodmansterne area, some times using the footpath from Park Road to Lady Neville Park and Court Road. We suffer the indignity of stepping over this mess or worst still finding buggy wheels and children's shoes covered in it. No doubt the problem exists in other roads. Any suggestions?

**John Goddard** (01737) 353843

## **BANSTEAD VILLAGE RESIDENTS ASSOCIATION**

### **LAMBERT ROAD ALLOTMENTS - wake up call!**

Many of you may not be aware that there is a Council owned Allotment site in Lambert Road. The site is not very visible from the road but it adjoins Daniel Way and is at the rear of gardens in both The Oval and Winkworth Road. There is an access track between 50 and 52 Lambert Road.

Perhaps because it is so hidden away, the take up of plots on this site has been very low for some years now. There are currently around twenty plots available and the Council is keen to hear from any local residents who would be interested in taking on a plot.

Allotments are available as full plots (250 sq.m) or half plots (125 sq.m). A full plot currently costs £29.00 per year and a half plot £14.50 per year (£30.00 and £15.00 respectively from January 2006).

Apart from the obvious benefits of "growing your own", this is the last chance to retain this as an allotment site. If there is not enough interest the Council will be looking for other uses - we know not what! Anyone interested in taking on a plot should firstly contact the Council's Parks & Countryside team to get the details of the site Steward.

It is in your hands - if enough people come forward to make it viable the Council will look at ways of helping to bring it back into cultivation. **Over to you!**

**Mrs Jacqueline Hunt (01737) 276136**

### **Xmas 2005**

Yes, no sooner do the schools re-open than we are talking about Xmas! The Village's Xmas lights will again be lit in the High Street from November on. They do, however, need to be upgraded and extended. Fortunately the council is providing £5,000 towards this next year, but more needs to be spent.

This year the council is making Saturday 3rd December a free parking day and it is hoped that local businesses will again join in with promotions and events.

**Brian Cowle (01737) 353631**

### **MEMBERSHIP MATTERS**

1. Over the last few months we have improved our data bases. This has involved obtaining from Reigate & Banstead Council a schedule of all the "dwellings" in the ward. This gave details of house number (or name) within each road.

Within the ward there are about 3400 properties. If you then add in the High Street shops and 8 or so roads outside the ward, the potential total increases to 3730. Currently we have 1990 members, or 53% coverage.

Not surprisingly membership is strongest in established roads dominated by detached and semi-detached houses. Here we have 80% of our members, and 74% coverage. New or more recent properties represent 15% of the total.

Membership is weakest in the newer properties and especially where access is controlled.

The aim this year is to get membership up to 2050. To this end we will be delivering introductory letters to a number of "roads" where membership is either non existent or nearly so - in particular The Fieldings, Holmewood House (on Brighton Road) Dunnymans Road and Diceland Road.

If you can help (or know of anyone who might be interested) in distributing NewsSheets and then perhaps collecting subscriptions, please contact me direct.

**David Gradidge (01737) 353981**

### **2. Road Steward open days**

Recent years have seen some significant changes within the BVRA Executive Committee and we thought that our valued Road Stewards might like the opportunity to see the faces behind the names that appear on the NewsSheet in a more casual atmosphere than the AGM.

We have therefore organised two *informal* Sunday afternoon "get-togethers" at the Village Institute. It's not a meeting, there

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isn't an agenda — just an opportunity for you to meet us and us to meet you, in person. If you are already a Road Steward, by the time you receive this NewsSheet you should already have received a personal invitation.

We have chosen two consecutive Sundays; the second event is intended to give existing Road Stewards a second opportunity and to include anyone considering becoming a Road Steward who wants to find out what is involved. If you are interested in finding out more, come along and talk to us, or some of our existing Road Stewards.

If you have any difficulty with transport, please let us know *in advance* so we can make suitable arrangements to have you collected and returned to your home.

Light refreshments and nibbles will be provided, so if you receive a personal invitation it would be appreciated if you respond because it will help us cater accordingly.

The dates are: Sunday 18<sup>th</sup> September 2005 and Sunday 25<sup>th</sup> September 2005;

The times are: 2.30 pm — 4.30 pm (come and go as you please — no need to stay all afternoon, unless you wish to);

The location is: The Orchard Room at the Village Institute, High Street, Banstead.

Existing Road Stewards are most welcome at both events and if you know anyone who might be interested in becoming a Road Steward please bring them along to either day.

**David Gradidge** (01737) 353981

**Sally Hull** (eve.s) (01737) 370050

### **Subs**

The membership year runs from 1<sup>st</sup> February to the following 31<sup>st</sup> January. So far, however, we have only received 20% of the current year's subs, so must again ask all road stewards to finish their collections as soon as possible!

**David Gradidge** (01737) 353981

## **OTHER GROUPS**

### **1. History of Banstead**

The Banstead History Research Group (BHRG) has just published a book called "The History of Banstead". It consists of two volumes, the first dealing with the history of the village from the early days up to 1841; the second, after a brief summary of the earlier period, deals with the story from 1841 to the present day.

Each volume is self-contained, illustrated and indexed. The books are on sale at The Ibis Bookshop and at the Banstead and Tattenham Corner Libraries. The price of Vol. I is £8.50, the price of Vol. II is £9.50, but bought together the price is £15.

BHRG

**(01737) 353082**

### **2. The Council for Voluntary Services**

The CVS, which was founded over 50 years ago, exists to support the voluntary organisations, community groups and charities serving or involving people in the Borough. There are four paid members of staff covering a diverse range of services such as information and advice, newsletters, lunch meetings and consultation; and representation of the Voluntary Sector to Borough and County Councils, Community Groups, Primary Care Trust. The CVS also holds a library of information on charity law and other topics important to local organisations.

The CVS operates a Volunteer Bureau - a recruitment service - which promotes, recruits, and places volunteers in a wide range of local volunteer opportunities.

Some of our management committee members have now moved to other highly responsible voluntary roles in the community, and they are looking for people who are enthusiasts for their local

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community to join the team. Outgoing vice chairman Liz Campbell said "Being involved in the voluntary sector through CVS has given me enormous pleasure. I have made some really good friends and learnt all kinds of things I would never have realised. I did not know how many local people were quietly busy supporting their local community! I would recommend being on a Management Committee to anyone. It really doesn't need to take up too much of your time!"

CVS wants to hear from people who would like to contribute to and support the CVS Voluntary Services. In particular they are looking for a Chairman and Vice Chairman with good communication, negotiation and organisational skills. The Vice-Chairman will be retiring in September, and the Chairman shortly after.

If you would simply prefer to make a contribution as a Management Committee member without taking on a leading role CVS would be very pleased to hear from you.

**CVS (01737) 763156**

### **OUR COUNCIL'S PRIORITIES**

You may have seen in the "Council News" that Reigate & Banstead Council is consulting all of us on their corporate priorities. Unfortunately there is, again, little of obvious benefit to Banstead. The consultation period is until 16<sup>th</sup> September but the explanatory road show doesn't reach Banstead until the 8<sup>th</sup>. Leaflets should now be available from the library and Helpshop inviting comments. This is not a wasted exercise as the responses should help determine the areas the council concentrates on for the next 3 years.

**Mike Sawyer (01737) 355454**

### **WEB SITE**

We are hoping to create a website for the village with the aim of giving a reasonably up-to-date information and local events service. We would like to hear from any of our members, or their contacts, who have experience of using, designing or running similar sites.

**Sam Walsh (01737) 350130**

### **DATES FOR YOUR DIARY:**

#### **Sunday September 11th - Banstead Countryside day**

This year's open day is to be held in the fields next to Banstead Woods from 11am - access is via the car park at the bottom of Holly Lane.

**Downlands Project (01737) 737700**

#### **Monday 19th September - Reigate & Banstead Local Committee**

A chance to see how local decisions are taken by your county and local councillors - 3pm at the Day Centre, The Horseshoe, Banstead - see Tony Ford's item earlier on Courtlands Crescent.

#### **Sunday 18th and 25th September - Road Stewards' open days**

A chance for existing and prospective road stewards to meet the committee and have your say! - see Sally Hull's item earlier.

**Saturday 3rd December - free parking in Banstead - see Xmas 2005 above.**

**Mike Sawyer (01737) 355454**