

## **CORNER GREEN RESIDENTS SOCIETY LTD**

### **MINUTES OF EGM –Wednesday February 3 2010**

Meeting convened to consider request for access from 59 Blackheath Park, authority for spending on tree works, and authority for installation of a handrail on the steps at the south east entrance to the Green.

Members present:

Mark Helm (Director and Gardening Committee) (8)  
Biddy Macfarlane (Treasurer and Director) (16)  
Mac Cochrane (Director) (10)  
Dan Radcliffe (4)  
David Howes (Secretary) (7)  
Juliet Cairns (11)  
Neil MacCormick(20)  
Rosie Hewson (21)

Members represented by proxies:

Member	Proxy
Khalid Khan (2)	Mac Cochrane
Tom and Angharad Smith (22)	Mark Helm
John and Kate Sabapathy (19)	Juliet Cairns
Jonathan Burton (12)	David Howes

Members not represented:

Arum Sivanayagam (1)  
Stanley Lee (3)  
Peter Ruthen (5)  
Simon Tilford (6)  
Andrew and Diane Sim (9)  
Natasha and Wing To (13)  
Stewart and Christine Macfarlane (14)  
Ray and Nadine White (15)  
Alison Rivers (17)  
Claude Perera (18)  
Janet Parrott (23)

Apologies for absence

Others present

Julian Salisbury

59 Blackheath Park

## **Request for access from 59 Blackheath Park**

1. Mark Helm chaired the meeting. He welcomed Julian Salisbury of 59 Blackheath Park to the meeting. Julian had asked Corner Green Residents Society to grant access over its land to enable access to his rear garden through a temporary hole in the boundary wall to drain and fill in the lake. Julian set out his wider plans for works to his house and garden which included interior refurbishment, removal of the skylight housing above the under-garden pool, and removal of a number of conifer trees, including those along the southern boundary with the Corner Green estate. These works did not require the consent of CGRS Ltd.

On the request for access rights from CGRS Julian explained that, although his original plans had envisaged access solely for the purposes of getting a small digger into the garden, this had been predicated on their being sufficient spoil from the pond's original creation still in the garden to allow its infill. This had proved not to be the case and there would therefore be a need to bring a number of truckloads of soil into the garden through the temporary access to provide sufficient material for the infill. Trucks would also be needed to remove debris from the removal of trees. Julian had provided a schedule of deliveries which envisaged 31 deliveries during the first week and a further ten deliveries during the remainder of a seventeen week period. Julian advised members that the access would be locked when not in use, that it would only be used for access for delivery and removal of materials and plant, and that it would not be used as a general access for contractors performing any work on site. He also advised members that contractors would not park vehicles in Corner Green. In response to questions from members it became evident that:

- there was alternative access from Bernersmede which had not been explored
- it was intended that the water and biomass from the pond would be deposited on the rear garden of 59 Blackheath Park - members were concerned about the effects of saturation and runoff into Corner Green
- soil would be delivered by 20 ton trucks (unladen) which would be 25-30 tons laden. These would be substantial vehicles. Their manouvering into a narrow gap (specified at 2.5 metres in the planning application) would prevent parking behind Nos 19-23 if damage to parked vehicles were to be avoided. Even without parking there was a risk that lorries would mount and damage the kerb or hit and damage or demolish the rear garden walls of Nos 19-23.
- the principal reasons why Mr Salisbury wished to drain the lake were:
  - it is leaking
  - it is untidy, smelly and generally unattractive
  - it is a risk to his children
- the ramp proposed to facilitate vehicular access would be entirely within the garden of 59 Blackheath Park
- Mr Salisbury had not approached Corner Keep or The Keep regarding rights to use the road between Corner Green and Morden Road Mews, hence trucks would need to both enter and exit the garden via the CGRS access

road and Pond Road. The exit manoeuvre would be especially tight.

- Mac Cochrane had been advised that the cost of resurfacing the access road would be £1000 per square metre.
- Mr Salisbury advised that he would be living in the property from March, and that he would promptly return calls to his mobile asking him to control his contractors if the need arose during use of the temporary access

Throughout his presence Mr Salisbury offered no payment for the access rights and did not indicate that such an offer might be forthcoming. Nor did he suggest measures by which the number of trucks might be substantially reduced.

Having explained his request and answered members' questions Mr Salisbury left the meeting.

On the basis of and having considered all the information made available to them by Mr Salisbury, including that set out above, members resolved:

- that this request from the owner of 59 Blackheath Park for temporary access rights over CGRS land be refused.

### **Authority for Spending - Urgent Tree Works**

Mac Cochrane advised that the cost of works to trees including works in line with a recent survey were estimated at £3,100. Members resolved:

- that Directors be authorised to spend up to £3,500 on works to trees

### **Authority to Install Handrail**

Members discuss a proposal to install a handrail on the north side (right-hand side when descending) of the steps between numbers 18 and 19 Corner Green to assist older residents in particular. Two designs were presented - one based on that used in The Hall and one prepared by Neil McCormack. Members agreed that the detailed design decision could be left to Directors and resolved that:

- Directors be authorised to install a handrail on the north side of the steps between 18 and 19 Corner Green to a design to be agreed by them and at a cost not exceeding their delegated authority (£1,000)

### **Car Parking (not an EGM decision item)**

Members present indicated their support for Directors' intention to write to residents, including residents of the bungalows, reminding them of restrictions on parking.