

KEMNAL ROAD RESIDENTS ASSOCIATION

Minutes of the Annual General Meeting held at The Library,
Red Hill, Chislehurst, on 18th June, 1973.

1. The Chairman opened the meeting by stating that he was pleased to see so many present on such a pleasant evening.
2. Apologies were received from Mr. Suckling and Mr. Harding.
3. The Minutes of the previous meeting were then read and the following matters arose.

Miss Allison James read the following:

"It was decided at the last annual general meeting that Mr. Dunn would get information about the road ramps and that when he had gathered his information there would be an extraordinary general meeting to discuss it".

This amendment was proposed by Miss Allison James and seconded by Mr. Walker, to which Mr. Dunn replied that he had obtained legal advice on the ramps to the effect that these should not be proceeded with and therefore no further action was taken. The minutes were then agreed to and adopted.

4. The Secretary reported that during the year there had not been a great deal of correspondence, and most of it had been dealt with by the Chairman - in particular with the Ryco development. The committee had met once to discuss what had, and what had not been done and also to discuss the present A.G.M. The Secretary thanked the various representatives, and in particular Mr. Taylor who had spent a great deal of his time canvassing his neighbours to join the Association.
5. TREASURER'S REPORT. The Treasurer explained the various items in the accounts, and this was followed by an explanation given by the Chairman that Mr. Harding had been of considerable help in proceeding with the care of trees in the road and he had saved the fund several hundreds of pounds. It was considered that the sum of £30 presented to him was indeed good value and that the word "gift" was a misnomer.
6. Mr. Shearing then addressed the Chairman and the meeting by raising the question as to what the insurance held by the Association covered, and was this full Third Party cover. The Chairman replied that he was almost certain that it did comply with Mr. Shearing's point, but to make sure the matter would be investigated. Mr. Shearing then asked as to who are the owners of the road, to which the Chairman replied that this was indeed a long and involved matter and explained things as they now stood. Mr. Shearing then enquired as to the administrative machinery undertaken by the Association and was this a voluntary body. This was again explained to Mr. Shearing by the Chairman. Again in answer to further queries by Mr. Shearing the Chairman explained why certain developers had made a contribution for making connections with the existing services and others had not. Also the compensation for the bad state of the road caused by the developments of the houses along Dickens Way and Cascades was being negotiated in legal hands at the present time.
7. ROAD SURFACING. The Chairman explained that tenders had been invited for additional surfacing to the road and it would appear from the prices already received that this work, due to the escalation of costs and the addition of VAT would be over £3,000 and even so difficulties are being experienced in getting people to tender. It was pointed out to the meeting that it was essential that the surface be maintained in a waterproof condition before the onslaught of winter conditions.
8. Mr. Shearing again addressed the meeting regarding compensation for connections to public services. The Chairman explained that the ownership of the amenity strip at the southern end of the road was privately owned by a number of trustees of whom he was one. The Chairman also explained that there are no deeds as far as he knew to the ownership of the road, and that the responsibility had solely been adopted by the period of time. The main services in the road, particularly the sewer, is public and maintained by the Council. Mr. Shearing.

pointed out that Ryco had no right to connect to the sewer in question without permission, but the Chairman pointed out that this was a matter with which he was acutely aware and is now indeed past history. Mr. Shearing stated that he held copies of title deeds appertaining to this area dating back to 1824 and he would be very pleased indeed to lend them to the Chairman and would arrange accordingly.

9. FUTURE OF THE ASSOCIATION. The Chairman explained that each year it became more difficult to run the Association, as more and more people came to live in the road, and it also became more and more difficult to get in the money. The Treasurer should only know what is coming in and to keep the accounts in order; people should pay up promptly, and soon even the present £3 would not be sufficient.
10. A general discussion on the ramps and the footpath followed, and several suggestions were put forward which included "replica speed signs" and private road signs and posts to remind the residents and visitors that they were in a private road. The Chairman agreed the bushes at the junction with Ashfield Lane would be cut down to a reasonable height to facilitate the sight line. It was also agreed that the extension of the footpath would be discussed at the next committee meeting, and these findings would depend on funds being available.
11. ELECTION OF OFFICERS. The Chairman, Treasurer and Secretary were returned to office. Mr. Dowle proposed that the committee should not be voted in 'en bloc' to which the Chairman pointed out that the committee was a fairly large one and consisted in the main of representatives from each of the residential blocks, less Westerlands, who were not represented at the meeting. At this stage Mr. Walker proposed and Mr. Barker seconded that all officers and the committee be returned, and this was carried unanimously.
12. Mr. Shearing proposed a vote of thanks to the officers of the committee and this was carried.
13. ANY OTHER BUSINESS
 - (a) The Chairman stated that he had received a letter from the London Borough of Bromley with reference to the refusal of building houses at Foxbury.
 - (b) Line of sight - Ashfield Lane: Some members considered that this was still unsatisfactory; the Chairman proposed to cut down the extra growth and invited members to telephone him if they were not satisfied.
 - (c) Trees at Mapledene: The developer had offered to subscribe to make good any damage done to the road and that he would keep as many of the trees as possible.
14. The meeting closed at 10.00 p.m. Fifty residents attended the meeting.

24/4/74