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MINUTES OF JRRA COMMITTEE MEETING

ON 31st JULY, 2017, 8pm AT BRAESIDE

Present: Chris Lovelace (CL) - Chairman, Linda Bennett (LB) - Secretary Steve Bull, (SB) –Treasurer
Trevor Sykes (TS) Allen Moat (AM),

		Action
1.	Minutes of Meetings held on 3 rd and 10 th July were agreed and signed by Chairman.	
2.	Financial situation – SB confirmed that our balance is now £1264.50.	
3	<p>42 Paynesfield Road – Application for Certificate of Lawfulness to enable owner to go ahead with Permitted Development and build garage in back garden and access onto Johns Road.</p> <p>(Permitted development must not be more than 50% of the property and Planning Officer only needs to look at its lawfulness and not its appearance. The application must show a plan identifying the development and a statement setting out anyone with an interest in the land. The right to build is subject to conditions and limitations to control impact and to protect local amenity.)</p> <p>Section 7 on the application form - Grounds for Application cites Planning Application No PO/2015/1283. This is a house in Hookwood Park, Limpsfield, so it would appear to be irrelevant.</p> <p>An application for a Certificate of Lawfulness must state the name & address of any other person known to have an interest in the land and if that person has been notified. The people living opposite the layby have not been notified.</p> <p>All plans and documents are on the Tandridge Council's Planning website, No. 2017/1190.</p> <p>Discussion on how access to this garage from Johns Road would affect residents:</p> <ul style="list-style-type: none"> > Mr Newman wrongly states that Johns Road is a "right of way for vehicles". SCC confirms that Johns Road is a Private Road with Bridleway access for Horses, Cyclists, walkers and residents' cars only. > There is no garage there at present so no precedent has been set. > By making an access to this garage it will be limiting parking spaces for Johns Road residents. > If the garage is situated alongside the left fence and the doors open directly onto Johns Road this would use up 2 parking spaces and one space in this layby has to be left clear for turning Ambulances, Residents, and Delivery vehicles etc > The garage entrance would necessitate the removal of the Buddleia etc. > Access to the proposed garage would prevent residents and visitors to Johns Road from parking in a safe place which does not block the carriageway for larger vehicles and emergency vehicles. > Parking outside Nos. 14 – 22 will be extremely difficult. > The building line of this garage will be forward of the bungalow Windy Ridge. 	

	Action: > In the Council's letter dated 9.10.15 Johns Road is classed as an "X" road – ascertain what this means. > Photos of layby space > Inform Council that the builders of this garage have no right of access over Johns Road with building deliveries. JRRA residents have spent a considerable amount of money repairing the road and large delivery vehicles would ruin it. > Seek advice from the Citizen's Advice bureau. > Write to residents asking for their comments by Sunday, 6 th August, and, depending on those comments, write to Tandridge DC and Tatsfield PC > SB to speak to terrace residents opposite layby.	LB Comm LB Comm LB SB
4.	Council's Private Road Policy - AM reported back from the Parish Council meeting as follows: David Hodge presented the details to the Parish Council of the County's private road policy exactly as our meeting on 3 rd July. Apparently, the Parish Council already have several groups looking into our Neighbourhood Plan and this includes a Roads and Transport Section which will be developed and report back to Tatsfield PC. AM said to Council that JRRA would like to be represented in discussions which could affect our roads and this was agreed. AM said that he is happy to represent JRRA – LB to inform TPC.	AM LB
5.	Overhanging Trees - David Hodge has written to the owners of woodland asking them to prune the overhanging branches but, as yet, has not received a reply.	
6.	Section 5 concreting – John White has only recently returned from his cycle marathon and we will invite him to a meeting to discuss these repairs when convenient to him.	LB
7.	Road Signs – We will let David Hodge know that we will arrange for this sign ourselves, rather than pay SCC £320 for a new sign. We have not yet heard from i-Pave regarding the cost of moving the signpost to other side of road, but he thought it would only take a couple of hours. Write to Tatsfield PC and Mary-Ann Edwards, Surrey CC, informing them. By putting the Hydrant sign onto the Bridleway sign we will need to alter the distance number. We are not sure exactly where the Hydrant is and will contact the Fire Service and Thames Water to see if they know – they might provide a new Hydrant sign.	TS LB LB LB
8.	No Cold Caller Zone – Leaflets to be distributed by DW	DW
9.	Future Grants – Apply to SCC Countryside Access for a grant for this year	LB
10.	Water - The lack of water recently was due to the drying up of the 2 reservoirs which supply Tatsfield and needing water diverted into them, plus tankers to deliver water to affected areas and water tanks put in Tatsfield.	
11.	Any Other Business a. We need a more permanent sign by the layby as the present one keeps fading. Same size as at present. b. Planning Application by No. 2 Limetree Mews for front dormer window. Are nearby residents aware?	Comm LB
12.	Date of next meeting – 4 th September 2017	