



[www.johnsroadra.org.uk](http://www.johnsroadra.org.uk)

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## **MINUTES OF JRRA COMMITTEE MEETING**

**HELD ON MONDAY, 20<sup>TH</sup> JUNE, 2016 AT 8PM AT BRAESIDE**

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

Apologies: Dotty Davis (DD), John Howard (JH), Lee McDermott (LM), Dave Wood (DW)

1. <u>Minutes of Meeting</u> held on 23 <sup>rd</sup> May 2016 agreed and signed by Chairman	
2. <u>Matters arising from Minutes</u> – It had come to our attention that someone had taken the Minutes into a Saturday Parish Council Surgery. Therefore, because our actions could affect other Tatsfield roads and it was possible that we may ask TPC for a grant, an item was put on the Agenda of the Parish Council meeting held on 13 <sup>th</sup> June. CL and LB attended that meeting and explained that SCC now confirms that we are a private road, but that we would not be asking for a grant. TPC asked us to keep them informed.	
3. <u>Finance Situation</u> - SB confirmed that he has now received a paying in book from HSBC, along with several booklets on using an online account. However, he suggested that we use the account as a cheque account rather than an online account at present.  As agreed at the previous meeting, the Committee and Sub-Committee will pay an initial £50 each into the account to cover any expenses. If anyone has any expenses, eg printer ink or paper etc, please let SB know. It was agreed that this initial contribution would eventually be shared amongst all residents.	All
4. <u>Private Road Status</u> - LM and LB had looked into the advantages of living on a Private Road. A private road with public rights of way is called a 'Private Street'. An estate agent confirmed that "I would suggest that a more customary road surface would hopefully produce more conducive circumstances to properties being sold more quickly and potentially at prices closer to their guide".  'The Land Registry office in London underlines the importance of asking a solicitor to look very carefully at a property's title deeds to ensure that potential purchasers are happy with rights of access and maintenance obligations. Some private roads may have covenants that restrict redevelopment.'  'Depending on the particular area, advantages can include the possibility of less traffic,	

<p>more security, more control over the surroundings, greater community spirit, perhaps including the ability to regulate development by granting or refusing new rights of way and/or to control parking.'</p> <p>'If there is an active and well run residents' association or company you can usually buy with confidence.'</p> <p>We will also have the advantage of belonging to the Neighbourhood Watch scheme when we are officially set up after the meeting with the Police Co-ordinator .</p>	
<p>5. <u>Update on Signage</u> - AM has obtained prices for various road signs with fixings. LB has asked a company for prices and is awaiting these.</p> <p>Discussion on whether we should advertise that we are private. Would it be difficult to stop nearby residents parking in the road if it does not say Private Road.</p>	<p>AM LB</p>
<p>6. <u>Update on Land Registry</u> - LB has ascertained that part of the woodland alongside the road is owned by people in Barnes and has written asking if they would prune overhanging branches to enable access by emergency vehicles. No reply as yet.</p>	<p>LB</p>
<p>7. <u>Update on Road Surfacing prices</u> - We are still awaiting a reply from SCC with their views on the suggested surfaces and how much they will contribute.</p> <p>Improving the road surface is an investment for the future. In its present state the condition of the road could create difficulty in selling a house. Suggestion that, as a trial, we should purchase some Type 1 material and tarmac and fill in some potholes to see how long it remains. This may need 3 layers and then compacting. Are there enough residents able to help or should we get outside help. One reason for our road deteriorating quicker than others is that, due to parked cars along one side, we only have one strip to drive along. AM will find out costs.</p> <p>Ask JH if he knows of a workforce.</p>	<p>LB     AM   JH</p>
<p>8. <u>Approaching Residents</u> - CL suggested that we hold a general meeting of all residents and regular users of the road to discuss road surface, contributions, and signage etc. He will send a sample letter to the Committee for comment.</p> <p>Surrey Police have offered to attend this meeting to talk about Neighbourhood watch and give out leaflets etc.</p> <p>Date suggested is Monday evening 1<sup>st</sup> August in the WI Hall – if available.</p>	<p>CL   DW  LB</p>
<p>9. <u>Any Other Business</u></p> <p>- Suggestion that we could make the turning layby wider – this was discussed, but no decision reached. Agreement that we need a No Parking sign.</p> <p>- Suggestion that we add a covenant to the road to stop any future development and destruction of road surface – this was discussed, but no decision reached.</p>	



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# **JRRA SPECIAL COMMITTEE MEETING**

**HELD ON 4<sup>TH</sup> JULY 2016 AT BRAESIDE**

Present: Chris Lovelace (CL) Chairman  
 Steve Bull (SB) Treasurer  
 Linda Bennett (LB) Secretary  
 Trevor Sykes (TS) Allen Moat (AM) Dotty Davis (DD)

Apologies: Dave Wood (DW)

1. Matters arising from Minutes of Meeting on 23.5.16	
Item 2 – It was felt that, although Tatsfield P.C. grants usually apply to clubs this should not stop us applying in future. This item to be raised at a future meeting.	LB
2. It was agreed that we will invite all residents and users of Johns Road to a General Meeting on 1 <sup>st</sup> August to discuss the main issues of road surfacing, signage, and financial contributions. Possibly 1.8.16 in WI Hall. Other matters will be dealt with in due course.	CL LB
3. We need to explain to the General Meeting the background for the investigations, the reasons for improving the road, the options of road surfaces, signage and Neighbourhood Watch. Everyone will then be able to vote on the options given.	
4. Discussion on the middle section of the road as, due to it being on a slope, a different surface will be needed to that at the top of the road.	
5. TS and AM had been investigating alternative ways of repairing the potholes to those already quoted for. AM can find no-one who will deliver hot tarmac. Wickes will deliver Type 1/tarmac in bags and it can be made malleable by pouring on hot water. We will need to find a workforce and DW has a roller we can use. Suggested that we build up the layers of material in potholes.  Other options are: to paint bitumen paint into the potholes before putting in material; use bigger chunks of material; fill the holes with resin but this will be expensive.  All this work needs to be done on a dry day and compacted.	TS and AM Will arrange if this option is used.
6. It was agreed that a future meeting will be held regarding Neighbourhood Watch.	DW
7. Mention was made of a horse-rider having an accident on the rough section of Maesmaur Road where it joins Georges Road. The horse slipped on the rough surface and it proved difficult for an ambulance to reach the injured rider. As horse-riders have previously asked SCC to improve a bridleway, perhaps they could sign a petition about our road.	
8. Any Other Business	
i) TS asked that we put the JRRA website details on all communications to enable people to easily access any news and historical information about Johns Road and the JRRA.	LB