

RESIDENTS ASSOCIATION OF WEST WIMBLEDON (RAWW)

MINUTES OF THE ANNUAL GENERAL MEETING OF THE RESIDENTS' ASSOCIATION OF WEST WIMBLEDON HELD AT ST. MATTHEW'S CHURCH HALL, SPENCER ROAD, RAYNES PARK ON TUESDAY 16 OCTOBER 2018 at 8.00 PM

Present: Committee members and 40 residents.

1. WELCOME AND INTRODUCTION

- a. Max Gladwyn (MG), Chair of RAWW, welcomed the residents and gave apologies for absence from Sarah Field, Pat Keith, Marilyn Frampton, Keith Thomas, the Bleasedales and the Tomlinsons.
- b. MG introduced the Committee members present: Jane Barnes, Nigel Ware, James Oliver, Myfanwy Morgan. He also welcomed Council speakers Tara Butler and Paul McGarry and Stephen Hammond MP and Councillor Stephen Crowe.
- c. The following were thanked: the RAWW Committee and Road reps., David Magee for website support, Simon Bartlett for editing the newsletter, Frances Appleby and Myfanwy Morgan for serving the AGM refreshments and Ruth Edmonds and Marguerite Vaughn Payne for looking after the membership desk.
- d. MG read out a statement from TfL saying that they have now postponed proposed changes to bus routes (200, 219, 131). It is planned to review these routes in mid 2020 with any proposed changes being put to public consultation.

2. LOCAL PLANS – Guest speakers

- a. *Merton's New Local Plan (Tara Butler).*

A new Local Plan is currently being prepared for adoption in 2020 (renewed every 5 years), with the aim of guiding how the borough develops and providing a basis for planning decisions. This follows an initial consultation period from October 2017. The new draft plan will be put on the website by 31 October 2018 for further consultation and will have sections on both Raynes Park and Wimbledon. The emphasis for Raynes Park will be to improve the public realm and the shops.

A public enquiry will be held in winter 2019 with adoption in 2020.
(www.merton.gov.uk/planning-and-buildings/planning/local-plan/newlocalplan)
- b. *Future Wimbledon Masterplan (Paul McGarry).*

This Masterplan complements Merton's Local Plan to provide a long term 'vision' for Wimbledon town centre up to the 2040's. Whereas Croydon, Kingston and Wandsworth are expanding their residential and retail offerings, the aim is for Wimbledon to be a premier business location and Metropolitan Centre (reflecting the good transport

connections and prime office rents). These changes could happen with or without Crossrail 2.

Development is envisaged as including mid-rise (up to 12-14 storey) urban blocks at the Station (spanning the railway tracks) and on St George's Road and Broadway East. The possibility of an upmarket hotel and multi-purpose cultural venue is being explored.

Views

are welcome and should be submitted online up to 6 January 2019.
(www.merton.gov.uk/futurewimbledon)

A few questions were asked about the plan including why this was required. Paul McGarry responded by describing this as providing an important framework for planning applications until the 2040's and maintaining a coherent development that also fulfils national requirements.

3. WOLFSON PLANNING APPLICATIONS (Jane Barnes)

a. Flats and tree protection approvals

Jane Barnes (JB) informed the meeting that approval was granted to Berkeley Homes (BH) in October 2017 for 75 flats in 7 blocks up to 5 storeys high but BH are also required to submit plans on how the construction will take place and gain approval for them before construction commences. Plans have been submitted but important plans have still not been approved although construction of some blocks is now up to 4 storeys.

BH submitted an application for a tree protection plan but this included errors and inconsistencies. RAWW and others objected and the plans have still not been approved.

b. Site access

A construction management plan was submitted for approval last spring which showed one access off Atkinson Close. This access has been in use since construction commenced last spring. The plan has not been approved.

In July BH opened a second site access adjacent to the 200 bus stop and removed a section of footpath. This has led to a dangerous mix of pedestrians forced to walk on the road, 200 buses and construction vehicles. RAWW approached the Council highways section and TFL. This resulted in a planning enforcement investigation into the site access but this could take many months. Meanwhile the second site access remains in use.

c. Inclusion of areas of Morley Park in development site

Some areas of Morley Park have been enclosed within the construction site without formal approval and all have been stripped of vegetation.

4. MORLEY PARK (James Oliver)

James Oliver (JO) first provided some brief history to Morley Park which forms the south western area of the Atkinson Morley site to be gifted to the Council for use as a public park as part of the planning consent. Under the terms of the planning consent, BH were

obliged to restore the playing fields, replace the old pavilion and cottage, improve the meadow, construct paths and importantly eradicate the Japanese Knotweed.

a. *Completion Certificate for works*

The Council signed off the works as complete on 7 September 2017 by issuing a Completion Certificate to BH who were obliged to transfer the park to the Council within 28 days of the Completion Certificate being issued. This has still not happened. However, by issuing the Completion Certificate the restriction on BH selling more than a certain number of properties on the AMH site fell away.

b. *Outstanding work and park handover*

The official line why the park has still not opened is that the Council and BH have been trying to agree ongoing liability for the Japanese Knotweed which may result in the Council negotiating a 10 year indemnity/guarantee. However, this may also reflect BH's desire to retain ownership while construction works on the Wolfson site are ongoing and there may be unresolved differences on the extent of public access to the park. There is also still work to be done before the Council would wish to take over responsibility for the park, including restoring the boundary between the park and the Wolfson site in the correct position and making the sloped path linking the playing fields and meadow usable by those pushing buggies.

The various problems and delays have resulted in a totally unsatisfactory situation with the public still not having a park and the Ursuline High School still not having its playing fields. In addition, although the planning consent stated that the public will have access to all areas of the park during normal park opening times except for the playing fields when they are in use, no reassurance has been received from the Council that there will be this level of public access.

c. *Friends of Morley Park (FOMP)*

A group of local residents set up FOMP in August 2017 to protect and improve Morley Park as a public park for the benefit of the whole community. Over the last year, the Friends have campaigned tirelessly to ensure the prompt transfer and opening of the park consistent with the terms of the planning consent. If you would like to become a Friend, or would like more information, details can be found in the RAWW newsletter (Sept 2018) or on the web (<https://friendsofmorleypark.org.uk>).

5. **CROSS RAIL 2 UPDATE (Stephen Hammond MP)**

Stephen Hammond gave an update on Crossrail 2. He stated that little progress had been made in the last 2 years. The focus had also been on an affordability review rather than on a route solution.

6. **FINANCIAL REPORT (Nigel Ware)**

Nigel Ware (NW) presented the accounts for the year ended 5 April 2018 to the meeting. Income in the year to April 2018 of £3,433 was slightly higher than the previous year of £3,364.

Expenditure this year of £1,385 was lower than for 2017 as there was no cost for planning advice. The surplus of income over expenditure was £2,048 in 2018 with an accumulated fund carried forward of £26,866.

MG commented that the surplus would rapidly diminish if we had to employ consultants for planning applications or legal advice.

There were no questions raised and the accounts were adopted by the meeting.

7. QUESTIONS FROM THE FLOOR ON OTHER ISSUES

- a. Concerns were expressed about the lack of clearing of gullies at the side of roads and the problem of parked cars limiting access was noted.
- b. It was reported that some households in Panmuir Road have been allowed to use plastic bags rather than wheelies. This is a positive achievement and other roads with difficulties were encouraged to also contact the Council.

8. CHAIR AND ELECTION OF COMMITTEE MEMBERS

Max Gladwyn stood down as Chair as from the end of the meeting but will remain as a member of the RAWW Committee. A new Chair will be appointed at the next committee meeting.

The Committee was re-elected en bloc for a further twelve months term.

9. CLOSE OF MEETING

Max Gladwyn thanked everyone and declared the meeting closed.