

MINUTES OF VINTERS PARK RESIDENTS' ASSOCIATION ANNUAL GENERAL MEETING HELD AT VINTERS BOYS' SECONDARY SCHOOL, HUNTSMAN LANE, ON THURSDAY, 28TH APRIL, 1977, AT 8.00 P.M.

1. Chairman's Opening Remarks

The Chairman, Mr. Ian Chittenden, introduced himself to the meeting and welcomed everyone present. There were about 100 people at the meeting. He then introduced Committee Members with him on the platform:

Mrs. Lilian Wilson	Secretary
Mr. Andrew Newman	Treasurer
Mr. Alec Lanford	Vice Chairman
Mr. Phillip Hill	Committee Member
Mr. Stephen King	Committee Member

2. Chairman's Report

Mr. Chittenden reported that this was the end of his first year as Chairman and it had been a hectic year for all the Committee Members. He informed the meeting that the membership for 1976/77 was 482 residencies which was not as high as he would have wished, but as a result of the progress made by the Committee during the year he anticipated that this would be substantially improved in 1977/78. Three newsletters had been issued during the year which hopefully kept members reasonably up-to-date with the Association's major activities. The main Committee had met twelve times during the year and two Sub-Committees had been formed, one to concentrate on the newly-formed Woodlands Playgroup in conjunction with a possible community centre, and another to concentrate on social activities. Both Sub-Committees had also met separately on several occasions and had reported back to the main Committee where all final decisions had been taken. The Chairman would go into the activities of these Sub-Committees later and considered it appropriate to outline some of the matters that had been or were being pursued by the Association. Before doing so, he pointed out that success is achieved in some matters tackled but not in all and some matters take a great deal of time to resolve. There was also the problem of conflicting interests

within the Association, in which cases the Committee had tried to be equitable in reaching a decision.

Playgroup. Conflicting interests had had to be considered in this matter which had been raised at the E.G.M. last year, when discussion took place on the hut which had been erected adjacent to the play area in Bedgebury Close. On the one hand residents in the vicinity of the building had objected to it partly because they considered it to be unsightly and partly because they feared it would become permanent. On the other hand many residents with children had put forward the view that such a large estate desperately needed a playgroup in the area. It had therefore been agreed that the new Committee would look into the problem and consequently a Sub-Committee had been formed to do this as a matter of priority and also to consider the possibility of erecting a community centre. The resulting recommendation had been that support should be given to the playgroup in view of its benefits to the estate as a whole and the fact that the hut had already been erected. £25 had been donated for fittings and a further £25 for large equipment. However, the Committee agreed with local residents that the hut should not be permanent and to this end had pursued the matter of a community centre (item 8).

The Church of Jesus Christ and Latter Day Saints. An application had been submitted to the Borough Council for the development of a very large Mormon/^{district}centre with a high tower. On behalf of the residents the Committee had made a formal objection to this as it was considered that this large development ~~far~~ would create traffic, noise and environmental problems for the local residents, following which the application had been refused.

Driving Schools. This problem had been pursued extensively, and the Chairman pointed out that the aim had been to reduce the large numbers of learner drivers using the estate and not to ban them

as many residents had benefitted from the driving schools and from having a test centre in Maidstone once again. The Association had initially organised and sent a petition to the South Eastern Traffic Area of the D.E.O. against the use of the estate for a test centre as it was considered to be unsuitable and encouraged excessive use of the area by driving schools. The reply received emphasized the need to use Vinters Park if a test centre were to be retained in Maidstone because of its proximity to the test centre and the difficulty of access to other areas in the time available. However, the Traffic Area had offered to assist in reducing the number of driving schools using the estate to a reasonable level if proof could be given. Accordingly a series of surveys had been carried out giving registration numbers, times and dates, and following this some action had been taken, the results of which were to be noted. The Association had also contacted one or two driving schools to discuss the problem directly with them and they appreciated the problem. This approach would be continued with other schools if the numbers of learner drivers did not drop.

Telephone Box. Further representations had been made to the G.P.O. requesting another telephone kiosk on the northern part of the estate but after carrying out a survey of the number of private telephones in the area they ^{had} turned this down, and it had then been decided not to pursue this in the difficult economic climate but to look into the situation again when the minor centre and/or community centre were developed.

Mobile Library. After some correspondence with the Divisional Librarian the Association had heard that a mobile library service would be provided for half a day per week in the near future. This matter had been persevered with particularly in the interests of the elderly living on the estate and those who cannot get about very easily.

Local Authority - Maidstone Borough Council. A great many matters had been taken up with the local authority - too many to go into in detail. They included such items as the condition of roads, landscaping and safety, and many of them had been or would be reported in rags.

Social Activities. At the E.G.M. it had been agreed that the Association should consider organizing social events, and subsequently a sub-committee had been formed for this purpose. Two very successful supper-dances had been held already and for the Queen's Silver Jubilee a children's party with entertainments was being arranged followed by a supper-dance for the parents. It was hoped to arrange further activities in the future.

Thanks to Committee Members. Finally the Chairman thanked all the Committee Members for the hard work they had put in during the year.

3. Minutes of Last General Meeting

The previous chairman had been unable to produce minutes of the last general meeting for this meeting. In view of this, minutes of the 1975 A.G.M. were available for consideration but it was generally felt that it was not worth spending time reading them out when most of the matters would now be out of date.

4. Matters Arising

As a result of the above, there were no matters arising.

5. Treasurer's Report

The Treasurer referred to the copies of the Statement of Accounts for the year ended 30th September 1976, which were available for inspection, and time was given for consideration of this.

Because of the change of date of the A.G.M., he then went on to give an informal verbal Statement of Accounts from September 1976 to April 1977, which would be formally included in the audited

Statement of accounts at the next A.G.M. the following April.

Treasurers Report to A.G.M.
28 April 1977

1. Position at Statement of Accounts (30.9.76)

Current Current Account	£ 25.22
Deposit Account	£ 318.20
Cash in Hand	£ 7.99½
TOTAL	£351.41½

2. Income 1 Oct 1976 to 28 April 1977

Subscriptions from 1976-77	£ 15.00
Disco, Oct 1976 (net profit)	£ 45.09
Summer Dance, Feb 1977 (net profit)	£ 77.36
Donation from 2 Hanover Court	£ 1.00
Interest on Deposit Account	£ 11.83
Unknown Error	£ 0.89
TOTAL	£ 151.17

3. Expenditure 1 Oct 1976 - 28 April 1977

Insurance	£ 12.50
2 Residents Rag Gashes	£ 53.42
Donation to Woodlands Playgroup	£ 25.00
Auditor (1975-76 accounts)	£ 5.00
Parvo Trip, Dec 1976 (net loss)	£ 20.92
Stationery (paper & materials)	£ 45.40
Notes Secretarys expenses	£ 5.24
Treasurers expenses	£ 0.69½
Hire of Hall for AGM	£ 5.62
Prizes for Jubilee Party	£ 6.38
Rag Prizes	£ 3.00

4. Position at 28.4.1977

Current Account £ 15.86

Deposit Account £ 301.75

Cash in Hand £ 1.80

TOTAL £ 319.41

Net loss 1.10.76 to 28.4.77 = £ 32.00±,
but this is without any collection of subs.

Andrew S. Newman 28/4/77

The Treasurer then proposed that the 1975/76 Statement of Accounts should be adopted, and this was seconded and agreed unanimously.

6. Proposed Amendments to the Constitution

Mr. Newman referred to the proposed revised constitution which was available for inspection. He said that because of the number of amendments a completely new constitution had been prepared which had been guided by a model constitution received from the National Federation of Community Centres (or Associations?).

One of the main reasons for having the constitution changed was to give the Residents' Association charitable status so that tax would not have to be paid on large sums of money collected for the proposed community centre and also to change the date of the A.G.M. from September to April.

He then explained the changes in the proposed revised constitution clause by clause.

To sum up he said that the revised constitution had been unanimously approved by the Committee and that a letter had just been received from the Charities Commission approving the constitution, and therefore he proposed that the former constitution be withdrawn and be replaced by the constitution as drafted. This was seconded by Mr. Rodney Freakes and the motion was carried.

Clause 3(b) of the revised constitution states that the annual subscription for each ensuing year shall be determined by the A.G.M. Mr. Robin Powell proposed that the annual subscription should remain at 50p. per household, and this was seconded by Mr. Fred Burns and carried unanimously.

7. Election of Officers and Committee.

The following people had been proposed and were formally accepted:

Mr. Ian Chittenden - Chairman
Mr. Alec Lanford - Vice Chairman
Mr. Keith Branley - " "
Mr. Andrew Newman - Treasurer
No Secretary yet

Committee Members - Mr. Graham Cooper
Mr. Allan Blake
Mrs. Janet Skinner
Mr. Richard Humphrey
Mr. Colin Jeffrey
Mrs. Lilian Wilson
Mr. Richard Bird
Miss Angela Knoll
Mr. Phillip Hill
Mr. Stephen King

Co-opted Member - Rev. Kenneth Barham

8. Community Centre

Mrs. Wilson reported the current position on the proposed community centre, referring to the previous report and questionnaire delivered to all the houses on the estate setting out the main facts and finding out residents' views of the proposed community centre, while at the same time finding out whether they were interested in a shop or small shopping centre on the Northern part of the estate.

On this latter point she explained that this possibility appeared to be extremely unlikely now as Taylor Woodrow and other developers were not interested in such a venture, and even if they were, neither they, the builders, nor we, the residents, would have any control over the type of goods the shops would sell.

Unfortunately the type of local shops that the residents wanted did not appear to be economically viable so that any shop built would be more likely to be a specialist one drawing traffic to the estate.

She then went on to analyse the questionnaires returned by the residents giving their views. There were 1,050 houses on the estate, and 648 questionnaires were returned, which is 62% and a fairly good percentage on which to base results.

Of those who had returned questionnaires,

77% stated that they would like a community centre,
11% stated that they would not like one, and
11% stated that they were not sure.

Again of those who had returned questionnaires,

6% stated that they would like shops on the northern part,
20% stated that they would not like shops, and
11% stated that they were not sure.

If it came to choosing between a community centre and shops,

50% stated that they would prefer a community centre.
35% stated that they would prefer shops,
7% stated that they were not sure, and
8% did not answer the question.

On the strength of these results, Mrs. Wilson proposed that the best course of action would be to proceed with the community centre.

There was some discussion on the size and cost of the building and Mrs. Wilson referred to the original report and questionnaire. During the discussion at the meeting there was considerable consensus of opinion that the Committee should continue to proceed with negotiations concerning the community centre but that the residents would like the final decision.

Mr. Geoff Tucker put forward the proposition "that the Association proceed with the raising of money for the community centre and that the Committee continue with negotiations concerning a site and report back to a general meeting before commitments are entered into".

This was seconded by Mr. Moore, 36 people voted in favour and 6 voted against it, and therefore the motion was carried.

9. Any Other Business.

(a) Mr. Whitehead enquired about the proposed extension to the estate. The remainder of the Taylor Woodrow development up to the Bearsted Road was discussed and ^{also} the proposed area of development by Appin Estates to the North of the estate parallel with Alkham Road where plans had been submitted for forty-five houses with access from the estate via Northfleet Close and Bargrove Road. As well as this, Percy Barden through his agent E. Fisher, had submitted an application to build four houses to the west of the above-mentioned and twenty-eight houses to the east of it. The Committee agreed to keep a watch for the commencement of actual building or any proposed changes and also for any further proposed development adjoining the estate.

(b) Mr. Geoff Tucker enquired whether anything had been said about the proposed country park to the North of the estate, and this was discussed but it was not known when it would be available for public use.

(c) Mr. Jarratt enquired about the previously-mentioned blockade for one end of Commodore Road to prevent the estate being used as a short-cut by through traffic. The Chairman would investigate the matter further. (Was this the intention?)

(d) Mr. Powell raised the question of when the play area at Upper Fullingpit Wood would be landscaped and the Chairman said that Bovis would be doing this at the earliest possible date. Mr. Powell also said that he was concerned about the water settling there and the Chairman agreed to investigate the matter.

(e) Mr. Young raised the question of the hazards of horses using the footpath behind his house where children play and it was agreed that the Committee would write to the Council about this.

(f) Graham Cooper suggested that it would be useful to have "No Through Road" signs in Warston Drive at its junction with Commodore Road, and it was agreed that the Committee would contact the Council again.

(g) Mr. Costello wondered if the Association could do anything to provide more large trees on the estate but it was considered that the Council were doing their best to provide as many trees as possible.

(h) Mr. Whitehead enquired whether a litter bin could be provided in Play Area A, and the Chairman said that one had already been promised by the Council, but he would again enquire when it would be arriving.

(i) Mr. Stratton suggested that there should be a cheche provided for the children of people who attended the A.G.M. and that it should be held at the week-end to enable more people to attend. These matters were discussed but most people felt that they were not practicable or desirable.

(j) Mr. Tueler made the point that when the rubbish skips were provided on the estate they were considerably over-filled and rubbish was sometimes left behind. It was agreed to publish in the next "Rag" the rubbish collection services of the Council and the positions of their tips.

(k) Mr. King wondered what impression the "Rag" made on the residents and whether it would be improved by having larger print. XXXXXXXXXXXXXXXXXXXX

(l) The problem of children using their kites on footpaths was once again raised. On the one hand people felt that they were a hazard to pedestrians, particularly the elderly, but on the other hand parents of young children did not consider them safe to be on the roads. It was decided that a reminder would be put in the "Rag" some time in the future asking people to use their common sense about this.

(n) Mr. Tucker enquired about the temporary support structure for the shops in Snowden Parade and the Chairmen assured him that a permanent structure would soon be erected.

SIGNED AS A TRUE RECORD

CHAIRMAN - *L. Butterfield*

Secretary - - - - -