

VINTERS PARK RESIDENTS ASSOCIATION

Minutes of the Annual General Meeting held at the Eastborough Primary School on the 22nd April 1986.

1. Apologies for Absence

Apologies were received from Bob and Ingrid Wilcockson, Sue Fry and Mrs Birch of 7 Birchington Close.

2. Minutes of the last A.G.M.

The minutes of the last A.G.M. were agreed by those present to be a true record.

3. Matters Arising

There were no matters arising.

4. Chairmans Report

Yet again Community Centre matters occupied most of the executive committee's time. There is a report on this as a separate item No 10.

Other matters dealt with during the year:

Northfleet Close -Invalid Carriage

The planning committee refused permission for hardstanding which means that the resident cannot drive along the footpath on to his front garden. The police have advised us that he has now replaced his invalid car with a four wheel vehicle, and if he attempts to park this in his front garden, action may be likely against him.

Newnham Court Farm

The Residents Association was represented at the planning appeal on 22.10.85 and evidence was given mainly regarding possible traffic hazards on the estate and also comment was made on the loss of visual aspects from the north of the estate. Mr Chittenden spent some considerable time putting together a document with his 'action group' and presenting the contents before the inspector. No decision has yet been announced.

Sittingbourne Road Re-alignment

The Residents Association made several protestations to the Kent County Council which were all to no avail. Plans were approved as submitted. The only benefit to the estate appears to be a right hand facility when approaching Claremont Road from the town. A pedestrian crossing is proposed between the southern edge of the estate and Holland Road.

Fetes

The Residents Association were represented at Eastborough School Fete and Penenden Heath Fete. £23,50 was raised in all - mainly from a game devised by Ian Chittenden, whom we thank.

Chinese Take-Away

On a free vote, the executive Committee supported unanimously the application by Mr Nai to open on Sundays and a strong letter of support was sent to the Department of the Environment. Happily Mr Nai's appeal was successful and the Chinese take-away is now open on Sundays.

Refuse Collection

The Residents Association wrote to the Council asking that refuse sacks not be stacked across pavements causing an obstacle to pedestrians. This was followed up by several telephone calls, and the position has generally improved.

Refuse Skips

Objections from some residents were received concerning rubbish being blown into gardens and not all being cleared up after collection of skips. After complaints to the Maidstone Borough Council, the sites are now being left tidier.

Trees near Hanover Court

A resident of Hanover Court complained about trees dropping pine needles and causing slippery conditions when wet. Shortly afterwards Kent County Council cut back the overhanging branches, which alleviated the situation.

Bus Fares

Reports were received of some residents being overcharged on the bus journey between the Stoneborough Centre and Snowdon Parade. This fare had been reduced from 35p to 27p, but not all the bus drivers were charging the reduced fare. The manager of the bus company has apologised and reminded his drivers of the fare reduction.

Kent Village Halls Conference

Last year the Residents Association joined the Kent Voluntary Service Council and this year the association was represented at the Village Halls and Community Centre Conference. This was very informative, particularly regarding the operation of a Community Centre.

Executive Committee Membership

Keith Andersen resigned as an executive committee member after serving ably for many years. Thanks were given to him. Bob Wilcockson is seriously ill at present and all good wishes are sent to him for his recovery. David Evans took over as Honorary Treasurer.

Conclusion

It has been another active year for the Association, and members of the Committee especially Sheila Chittenden and David Evans, have worked very hard. A considerable amount of John Stubbins time has been spent on Community Centre matters forcing him to give up a branch union position he had held for the last 10 years. Peter Lott and Ian Chittenden have been very helpful regarding design and building matters. Thanks was given to all of them.

Questions from the floor were invited and one resident remarked on rubbish from the newsagents being blown along Birchington Close. Councillor Mrs Shaw replied that two additional bins will soon be provided nearby and old bins replaced. Mrs Shaw also commented that work should start this summer on improvements to the car park. This news was well received.

5. Statement of Accounts

The accounts were taken as read and agreed.

6. Election of Officers

Chairman - John Stubbins
Treasurer - David Evans
Secretary - Sheila Chittenden.

The above were all proposed and duly elected.

7. Election of Executive Committee Members

The executive committee will be as follows:

Connie Davis, Sue Fry, Jean Low, Ingrid Wilcockson, Neil Sinclair, Peter Lott.

The above were all proposed and duly elected.

8. Appointment of Honorary Auditor

It was agreed to retain the services of Mr Westcott as Auditor and that an honorarium of £10 be paid to him.

9. Annual Subscription

It was proposed ^{and seconded} to set the subscription at £1 per year per household regardless of age. This was passed on a majority vote.

10. Community Centre

Cheques were received from T.V.S. and St. Lukes Church for £2,000 each. This money has been used to pay initial architects and contractor's invoices. It is hoped to persuade the Maidstone Health Authority to use the common room for clinic sessions. Confirmation of this is awaited. It is also hoped that Kent County Council will use the Community Centre for child guidance activities. Maidstone Borough Council will be approached to use the Centre for a Polling Station.

A valuer from Ward and Partners did the valuation of the Community Centre site free of charge in view of business they have received from residents. Taylor Woodrow have sold their half of the Community Centre land to Larkstore Ltd. and have agreed to pay for the foundation work rather than do it themselves. After negotiation, a figure of £16,500 was agreed upon. The Residents Association supported the planning application by Larkstore Ltd. for ten two-storey town houses on their site in order to avoid any delays to the commencement of the Community Centre.

The lowest quote for the complete building of the Community Centre was £87,000 which will leave a short fall of funds. Bovis Homes were approached for a donation, but they refused.

Unfortunately, 'Fullers Earth' has been found in the foundation trenches and in order that the Building Inspector will give his approval, a raft-type foundation will have to be used. This will cause further expense and a delay of a month or so to building operations.

The land conveyance has been finalised and it is now ours in the names of two trustees. The Association's insurers have valued the Community Centre at £110,000 (on completion).

Prospective users of the Community Centre are now being sought besides the playgroup and the toddler group. Approaches have been made by Studio 3 keep fit and a lady who wishes to run language classes for Asian children. More users are needed.

Mr Wallace of Commodore Road will do the Community Centre signwriting and it was agreed to call it 'Vinters Park Community Centre'.

An appeal was made for suggestions for fundraising/donations. A Building Society mortgage may have to be taken out for any short fall in funds.

Questions from the floor were invited and a resident asked about the cost of furnishings etc. for the Community Centre. Mr Stubbins replied that funds would have to be found for this and perhaps local firms could be approached for donations.

Another resident asked a question concerning a branch or mobile library being situated at the Community Centre and it was agreed to approach the Kent County Council to have the mobile library call.

It was also suggested that the Maidstone Council lotteries department be approached for possible donation for equipment.

Since Woodlands is in the Boxley Parish, it was suggested that Boxley Parish Council be asked for a donation towards the Community Centre.

11. Constitution

Proposals to amend the existing constitution were presented & agreed following advice from the charity commissioners.

12. Any Other Business

Hedgerow at Weyhill Close

Bovis have offered to sell the land concerned to the Residents Association for £1. It was agreed by a majority vote to decline this offer as owning the land would be an extra responsibility to the Association and could cause unwanted legal costs.

Neighbourhood Watch Scheme

P.C. David Smith suggested that residents may wish to start a neighbourhood watch scheme and invited anyone interested to approach the police on this.

Health Authority Houses

Concern was raised by a resident about some houses on the estate being used for mentally handicapped people. Councillor Mrs Shaw replied that there are three houses in question and these will be used as homes in family units. Eight people in all will use the three houses and they will be given help and support. Some residents expressed concern about the types of people who are to live in the houses and the amount of supervision they will be given. It was agreed that Mrs Shaw would contact the health authority to find out more details on this.

David Evans thanked John Stubbins for all his hard work throughout the year.

There was no other business and the meeting closed at 9.49 p.m.

41 Members of the Residents Association were present.

There followed a short talk and film given by the Dog Warden.