

**MINUTES OF DEEPDENE VALE PROPERTY OWNERS PROPERTY ASSOCIATION (DVPOA) HELD AT
PIXHAM OLD SCHOOL ON SUNDAY 10 MARCH 2019 AT 2.00pm**

Present: representatives from

Fergus Craig, Treasurer and acting Chair	No 67
Tom Smail, Committee and Trustee	No 23
Tim Hodges, Committee member	No 59
Hamish Cameron, Secretary	No 46
No 2	No 13
No 20	No 36
No 1	No 11
No 34	No 55
No 54	No 21
No 34	No 8
No 25	No 29

Apologies:

No 45	No 38
No 12	No 17
No 43	No 3
No 55	No 4
No 7	

ITEM ONE: WELCOME AND INTRODUCTIONS

Introductions were made. Tea and coffee would be offered at the end of the meeting. Thanks to those who had brought cakes.

ITEM TWO: HISTORY OF DVPOA

Tom Smail introduced the background to DVPOA. Deepdene Vale was part of the Deepdene Estate. The ground around the vale was bought by Maurice Chance in 1923. He sold land to various builders who built houses along the Vale. The Property Owner's Association was formed in 1931. Maurice Chance retained the freehold to the road itself. In 1981 ownership of the freehold was transferred from the Chance Estate to the Association and its trustees. The trustees have no beneficial ownership in the Vale – their role is as custodians. Tom's only recent role has been to sign a letter to solicitors that property owners have a right of access along the Vale. It was noted that most deeds referred to this right of way, but some do not.

ITEM THREE: REVIEW OF MINUTES

The minutes of the meeting held on 23 March at 2015 were agreed. The action to install a further speed sign had not been completed but this was not considered to be an issue.

ITEM FOUR: ROAD SURFACE

Background The road is based on a former track owned by the Deepdene Estate. DVPOA has been responsible for its maintenance since 1981. The Vale is not built to local authority standards so achieving a good surface can be difficult.

Surface Dressing A dressing was applied to the surface in 1991 and 2006 by a local contractor, Tidey and Webb. Residents complained about the quality of the work in 2006, the focus being excess gravel and untreated areas. Tidey and Webb sought advice from the Asphalt Association which said that the work had been completed to the expected standard.

Repairs Potholes developed after 2006. These reflect increased traffic, more deliveries, heavier vehicles and the use of power steering. The potholes were repaired to an acceptable standard by another local contractor, Jennings. It was noted that the surface required repair and further dressing more frequently than in the past – the most recent surface only lasting eleven years.

2017/18 Further potholes developed and the committee recognised that a further dressing was needed. The committee obtained quotes from local contractors. These were broadly similar and a contract was given to Jennings to repair any potholes and apply a dressing to the surface. Although Jennings had submitted a quote for the work it did not have the equipment for the surface in the Vale. It arranged a sub-contractor to do the work in August 2017. Excess stones were swept up in November 2017 and it quickly became clear to residents, the committee and Jennings that the work had not been completed to a satisfactory standard. Untreated areas were obvious and gravel did not stick to the surface. After long discussion between the committee, Jennings and the sub-contractor, a further dressing was laid in September 2018 and excess gravel was swept in February 2019.

Resident's views Residents at the meeting complained of poor air quality because of excess gravel, the poor look and feel of the road and the quality of the work. It was noted that the surface was better after the turning circle and this could reflect reduced traffic in this section of the Vale.

Update The committee reported that other than funds for routine maintenance, there were insufficient to apply a further dressing. Although residents were concerned at the quality of the work in 2018, this had been carried out at the contractor's expense. There is no possibility of repeating this.

Future Different options were considered. In 2017 the Committee had received a quote for a resurfacing (planeing, then application of tarmac, more like Deepdene Avenue Road). It was agreed that professional advice should be sought before any decision is made. Factors which would affect any decision include:

Life The current surface may last less than ten years. More traffic could reduce this. Potholes will develop sooner and there will be regular outgoings for repairs. A better quality surface could last for 25 years and should have reduced outgoings for repairs.

Cost The 2017 quote for a full re-surface was approximately £50,000, almost three times the cost of the current approach. The treasurer suggested that to this would mean a contribution of £734 per property – or £100 per property if spread over ten years. Some residents were uncomfortable with this cost, others recognised that private roads elsewhere in Dorking have higher annual contributions.

Look and feel Many residents like the “rural” image of the Vale and would like to keep it. There are different types, and colours, of tarmac and technical advice is needed.

Action: Committee to seek technical advice on different options for the surface of the road then report back to residents.

ITEM FIVE: COMMITTEE REPORT ON ON-GOING CONCERNS

Discussion covered:

Verges DVPOA owns the freehold to the verges. These are a key feature part of the Vale. There is a balance between the needs to residents to park cars on their property and to maintain verges. Anyone seeking to modify the verge should seek advice from the committee. Key is that as much of the verge is kept as is possible. The use of kerbstones should also be avoided.

Parking Residents were asked to, as far as possible, park on their property and to avoid parking in such a way that the road becomes impassable to other vehicles.

Speeding Many people walk on the road, and children and animals are often present – residents were asked to drive at a safe speed at all times.

ITEM SIX: REVIEW OF PLANNING APPLICATIONS

Discussion considered planning applications affecting the Vale:

Deepdene Avenue Application to build six houses to the West of Deepdene Vale. Mole Valley Planning Reference MO/2019/0226. Consultation ends on 14 March 2019. The proposed development may affect some properties on the Vale in terms of terms of amenity and inconvenience when being built. The Committee will not make formal comment on the application because it does not affect the freehold nor all residents.

Oldenwood The Council approved the change of use for the property. Discussion considered legal and other issues arising from the decision, in particular the Covenant affecting the property and contributions to DVPOA. Concern was expressed around the management of parking during building works and in the future. The delivery of scaffolding in the previous week blocked the road, raising concerns around road safety. It was noted that hoarding had been erected around the site.

Action: Committee to make contact with the owners of Oldenwood to raise concerns about road safety and parking with a view to establishing a longer term relationship.

ITEM SEVEN: FINANCIAL POSITION

The treasurer briefed on the current financial position (see statement as at 30 Apr 18). Regular outgoings included:

- An estimated £700pa for pothole repairs
- Insurance – reduced to £347pa after a new insurer had been identified
- Maintenance of verges near Reigate road – £320pa

Thanks were noted for Esther who had audited the accounts

ITEM EIGHT: ELECTION OF NEW COMMITTEE

The current committee consists of four representatives. Wider representation from the Vale would ensure a better reflection of resident's views and encourage community spirit. Anyone wishing to

join the committee should speak to a committee member. The Chair and other Officers were confirmed. The current trustees were confirmed.

AOB

Website Thanks were noted to Bernard who maintains the site

Newcomers Some years ago newcomers were given an information pack. Although information is on the website and there is an occasional newsletter the Committee was asked to consider the issue. Ownership of the verge by the Association is a particular consideration.

Action: Committee to consider arrangements for welcoming newcomers to the Vale.