

MITCHAM COMMON CONSERVATORS

A MEETING of the Conservators was held at Mill House Ecology Centre Windmill Road Mitcham on 8 March 2006 when there were present:

Mr P Harper (Chairman)
Councillor R Bailey
Councillor Maria Gatland
Councillor T Godfrey
Councillor P Hopson

- 1... Apologies for Absence Received from Councillors Cole and Hall, Dr Coleman, and Messrs Everett, Hodge and Spalding
2. Minutes The Minutes of the Meeting held on 31 January 2006 were approved and signed by the Chairman
3. Report of Director of Environment and Regeneration, London Borough of Merton

Former Maurice Stacey Allotments: GoKarting Circuit Further to Minute No.8 of 1 December 2004 reported that the site owners had submitted a planning application to Sutton Council for the retention and continued use of the circuit. Sutton Council had failed to make a decision on the application, in consequence of which the applicants had submitted an appeal to the Planning Inspectorate. But shortly before the Appeal hearing was due to take place the applicants had withdrawn the appeal. It was understood that the applicants would be submitting a new planning application which would be accompanied by information on matters sought by Sutton Council from the applicants, the non supply of which had resulted in that Council's failure to make a determination on the original application

Land Adjacent to 329 Galpins Road, Mitcham In January last Merton Council had notified receipt of a planning application to erect a terrace of three houses on the parcel of undeveloped land adjacent to the boundary with the Common. The propose design of the terrace was such that the south facing flank wall of the building would become the boundary with the Common. With the approval of the Chairman, a representation had been submitted to the Council recommending that the boundary with the Common should be defined by a wood panel fence and that the flank wall of the terrace should be situated not less than one metre away from that fence line.

Merton Council – Draft Supplementary Planning Document on Planning Obligations The Board had been invited to comment on this document by 9 March. The Warden outlined the comments which had been submitted on behalf of the Board with the prior approval of the Chairman

Merton Council – Local Development Framework The Planning and Compulsory Purchase Act 2004 requires the Council to replace its current Unitary Development Plan with a Local Development Framework by 2008.

The LDF will consist of a folder of documents, each being termed a Local Development Document. These will include Statement of Community Involvement, Core Strategy, Site-Specific Allocations, Proposals Map, Local Development Scheme, Supplementary Planning Documents, Area Action Plans, Development Plan Documents and an Annual Monitoring Report.

Identifying Key Issues and preparing Policy Options is the first stage in the preparation of the LDF. Over the past few months, the Council had been consulting community groups and other organisations on a broad LDF vision for the development of Merton

The Chairman and Officers had discussed the Key Issues and had submitted representations on behalf of the Board, copies of which had been circulated to Members

Desilting Seven Islands Pond Further to the report on the condition of the Pond made to the Board at its last meeting, enquiry had revealed the possibility of funding towards the cost of desilting and enhancing the Pond by Viridor Credits from Land Tax Credits arising from Viridor Waste's operation on the Beddington Landfill Site RESOLVED that application be made to that body accordingly

Management Plan It had been the intention to submit the Draft Revised Management Plan to this meeting, but that had not proved possible. It would be submitted to the next meeting of the Board

4. Budget A Statement of Expenditure and Income to 28 February 2006 was submitted

5. Revenue Estimates 2006/2007 RESOLVED that the Revenue Estimates, as submitted, be approved

6. Investments (i) Reported that the following dealings had been approved by the Chairman:

<u>Sold</u>	<u>Bought</u>
343 Rio Tinto Ord	8750 HBOS 9.75%
3167 Tate & Lyle Ord	4150 City of London Inv Trust
9250 Aegis Group GBPO.05	2500 Merrill Lynch
7500 P&O Dfd	1050 HSBC Holdings 550 Royal Bank of Scotland Ord 2200 United Utilities

- (ii) RESOLVED on the advice of the Investment Adviser Mr Richard Auld, present at the meeting, that the following dealings be effected :

<u>Sell</u>	<u>Buy</u>
6250 BT Group Ord	6600 Anglo Pacific Group Ord
5000 Compass Group Ord	4000 GKN Ord 10000 General Accident Ord

7. Spring Inspection of the Common RESOLVED that this take place on Sunday 14 May commencing at 10.30 a.m.

8. Meetings RESOLVED that the quarterly meetings of the Board in the ensuing year, be held on the following dates :

Wednesday 14 June 2006
 Wednesday 13 September 2006
 Wednesday 13 December 2006
 Wednesday 14 March 2007

9. Application for Wayleave Easement – Southern Gas Networks Ltd Mill Green The Company wished to lay a new gas main beside an existing main in Mill Green, the existing main ultimately to be abandoned. The new main would be in two sections of a total length of 50 metres, with a required easement width of 6 metres
 RESOLVED that the Company be offered the requisite easement on payment of a lump sum of £1,250 (£25 per linear metre), plus the Board's legal and

administrative costs and subject to such conditions as regards methods of working and other safeguarding arrangements as the Warden may specify

10. Application for Wayleave Easement – EDF Energy Networks plc The Company wished to lay a low voltage underground electricity cable in Mill Green, of a total length of 122 metres

RESOLVED that the Company be offered the requisite easement on payment of a lump sum of £610 (£5 per linear metre) plus the Board's legal and administrative costs and subject as in 9 above

11. Honorary Conservators The Chairman briefly outlined a proposal for the establishment of an award of the title of 'Honorary Conservator' to retiring Conservators with 12 or more years of service (not necessarily consecutive) on the Board. The award would involve the presentation of certificates of service to qualifying candidates, the establishment and subsequent updating of a Listing Board in the Ecology Centre and the extending of certain privileges to such persons

RESOLVED that the proposals be approved in principle, the Chairman indicating that he would circulate members with further details at an early date

12. Environmental Stewardship Scheme The Warden recalled, as reported to the Board last September, that the Conservators had secured registration under the scheme. The relevant maps having now been digitised, it was open to the Board to make a bid for funding

RESOLVED that a bid be made accordingly

013. Watneys Road Reported that following the period of temporary closure, Merton Council had made the requisite statutory order permanently closing this road

14. Filming on the Common Reported that a Facility Licence had been granted to Mr Graham Gussin for filming on the Common on 8 May at a fee of £400

15. Councillor Cole – Illness Reference was made to the continued serious illness of Councillor Cole in hospital. The Chairman reported that on behalf of the Board he had transmitted to the Councillor the Board's sincere wishes for his complete and early recovery

IN COMMITTEE

16. Windmill Trading Estate The Acting Clerk recalled that the Planning Appeal in this matter was due to commence on 28 November next, and that the Board had resolved to be then represented by Counsel in support of the representations concerning the proposed development which had already been submitted by the Board to the planning authority

And that concurrent with the submission of the planning application and subsequent pending Appeal the developer, Industrial Holdings, had sought to open negotiations with the Board for the opening of new accesses to the site, over Common land, in substitution for the four accesses which it already enjoys, as of right, also over Common land

With regard to the accesses, in March last year the Board indicated its preparedness to proceed by obtaining a preliminary report from its surveyors, as the developer's expense, following receipt of which it would decide on the question of opening negotiations. The developers agreed to this. Accordingly a report was commissioned from the Board's surveyors

The surveyors forwarded their report on 31 May last year but it had not been placed before the Board until now

In September last the developers had written asking for an indication of the Board's intentions and receiving no reply, wrote further in October stating that they had instructed their architects to re-plan the proposed development making use only of the accesses to which they were entitled

The surveyor's report was now considered by the Board

RESOLVED that (1) the extremely late submission of the surveyor's report to the Board was much to be regretted, as was the failure to respond to the developer's subsequent enquiries

(2) although recognizing that the developer had probably re-planned the proposed development as referred to above, it be informed, albeit belatedly, that the Board was prepared to open negotiations regarding the accesses

(3) a copy of the surveyor's report be circulated to those members of the Board not present at the meeting, together with an explanation of the circumstances surrounding its delayed submission