

## MITCHAM COMMON CONSERVATORS

A meeting of the Conservators was held at the Mill House Ecology Centre Windmill Road Mitcham on Tuesday 19 June 2007 when there were present:

Councillor R Bailey  
Councillor A Caldara  
Dr D Coleman  
Councillor T Godfrey  
Mr P Harper  
Ms D Hyatt  
Councillor J Leach  
Mr M Welbank

1. Appointment of Chairman RESOLVED that Mr Paul Harper be appointed Chairman of the Board for the ensuing year  
  
(Mr Harper in the Chair)
2. Appointment of Vice Chairman RESOLVED that Councillor Timothy Godfrey be appointed Vice Chairman of the Board for the ensuing year
3. Appointment of Conservators  
  
London Borough of Croydon Councillors Jonathan Driver, Timothy Godfrey and Tony Harris, and Mt Peter Hopson are appointed until April 2008. Councillor Driver is a new appointment.  
  
London Borough of Merton Councillors Angela Caldara, Barbara Mansfield and Ian Munn, and Mr Paul Harper are appointed until April 2009  
  
London Borough of Sutton Councillors Richard Bailey and John Leach are appointed until April 2009, and Ms Dee Hyatt and Dr Derek Coleman are appointed until April 2008  
  
Corporation of the City of London Mr Michael Welbank is appointed until April 2009. Mr Welbank is a new appointment, and was welcomed to his first meeting by the Chairman
4. Apologies for Absence Received from Councillors Mansfield and Munn
5. Minutes The Minutes of the Meeting held on the 14 March 2007 were approved and signed by the Chairman

6. Matters Arising

(Item 7) The Warden reported that the new Litter picking programme by London Borough of Merton seemed to be going well.

(Item 14) The Warden reported that £6000 has been promised by Merton's Joint Tasking Group for the motorbikes, but this sum is only half of what was requested and needed in order to implement this initiative. Matter now with Police Borough Commander. The Warden will pursue the matter with police if no reply received within two weeks.

(Item 15) The Clerk updated the Board on the situation regarding the possible borehole on the Golf Course. As result of the earlier meeting with the Golf Club it is proposed that the Chairman, Vice Chairman, Warden and Clerk will be meeting officials of the Golf Club in the future to review issues of joint concern.

RESOLVED that the report be noted

7. Croydon Road/Carshalton Junction Improvements

The Board received a presentation by Mr Pete Thomas, Traffic Engineer, from London Borough of Merton. He gave a general explanation of the background to the proposal, which is a TfL scheme. The object of the improvements is to give greater access for pedestrians. The roundabout will be replaced by traffic signals. In traffic terms this not critical junction but is linked with other junctions etc in area. The implementation date is proposed as summer 2008.

The Board then discussed the proposals at length. Questions were raised as to background to the proposals including traffic surveys, traffic signals, the role of TfL and the impact on other schemes in the area including the rebuilding of Hackbridge Road Bridge being rebuilt at he same time.

After dealing with questions Mr Thomas asked the Board for their support for the proposals. The Board was unable at this stage to give its support.

RESOLVED to further debate the proposals in Committee.

8. Report of Director of Environment and Regeneration

(1) Management Plan The Warden introduced the plan and identified the background to the items. In particular the Warden identified the possibility of applying for entry into Higher Level Environmental Stewardship (paragraph 14). The plan will also form the work plan/objectives for the Warden in connection with London Borough of Merton. The Board commended the work to produce the plan.

- RESOLVED
- 1). The Board adopt the Mitcham Common Management Plan 2007-2012
  - 2). The Board notes the comments of paragraph 14
  - 3). The Board receives a monitoring report on the Management Plan and implementation of Key Projects in March and September of each financial year.
  - 4). The price for hard copy of the Management Plan be fixed at £7. 50.

(2) Fun Fairs

The Warden reported that the Easter Fair operated by Monty Hammond passed without incident.

The Warden also reported on the Fun Fair held on Mill Green (Sutton) in May. There were a small number of complaints about the Fair but these were resolved at the time. In addition the Warden undertook that in future local Ward Councillors would be notified of these Events, as is the requirement in Sutton.

The Clerk referred to the previous decision of the Board that the same Operator could operate a Fair in September on Mill Green if the Board were satisfied with this report.

RESOLVED In the event of a further application to hold a Fair on Mill Green this year permission is given for its operation.

(3) Mitcham Common Wildlife Watch Group

This group has operated on the Common for some years. Recently their funding has been removed. It is recommended that Board provide this funding support to enable the Group to continue to operate. This support to consist of a modest financial contribution towards expenses and insurance cover.

RESOLVED The Board will support the Mitcham Common Watch Group by providing insurance cover for group's activities and ad support service for group's leaders.

(4) London's Heathland Recovery Strategy

The Warden reported verbally on this project, which will benefit the Common. Topsoil will be removed down to the mineral layer and then the area will be re-seeded with heather. This project will be funded by SITA (Landfill Tax), and GLA/Natural England. Cost £30,000.00. The Warden identified on the map the actual location on the Common.

Work will commence in September. Contractors are appointed. The Car Park will need to be closed during the work. There will be a Press Release nearer the time.

RESOLVED The Board will monitor progress on this project

9. Report of Clerk

(1) Mitcham Golf Club The Clerk reported on the informal visit to the Mitcham Golf Club by Councillors Caldara and Mansfield, and himself. The report was noted.

(2) Southern Gas Works – Mill Green The Clerk reported on the lack of progress in resolving the outstanding ground maintenance issues.

RESOLVED The Officers take appropriate legal action to resolve this issue

10. Budget A Statement of Expenditure and Income to the end of May 2007 was submitted.

11. Investments Mr Richard Auld, the Board's Investment Advisor present for this item

(1) Portfolio Valuation (Circulated Separately) The total value of the Portfolio is now £951,000.00. The Portfolio is in good order. Mr Auld gave general outline of its contents. He answered specific questions on ethical investments. A copy of the ethical investment list will be sent to Councillor R Bailey. The Clerk will meet Mr Auld in the autumn to discuss these issues.

(2) Sales and Purchases Mr Auld recommended the following sales and purchases:

Sales; 5600Bae Systems, 2200 Scottish and Newcastle, 1562 Sainsbury.  
Purchases: £1500 Standard Chartered, £15000 prudential, £10000 toBP, £10000 to Royal Dutch, £10000 to Forth Ports. Further purchase will be considered in Group\$ Security, Friends Provident, JP Morgan Mid Cap, and Cobham.

RESOLVED that recommendations of the Board's investment Advisor be agreed

12. Merton Local Development Framework

This document is currently out for consultation. The contents may affect the Common as it deals amongst other areas with "Open Spaces". The deadline for initial responses is before the next meeting of the Board. It is, therefore, recommended that the Chairman and Vice Chairman be delegated authority to reply on behalf of the Board if necessary

RESOLVED that delegated authority be granted to the Chairman and Vice Chairman to reply to the consultation document if necessary.

13. Annual Spring Inspection 2007

The inspection took place on Sunday 13 May.

There were present the following Conservators:

Councillors Caldara, Godfrey, Leach, Mansfield and Mr Harper, Ms Hyatt and Dr Coleman.

Apologies were received from Councillors Bailey and Harris.

The inspection party visited the following locations on the Common:

Mill House Public House, Red House Road, BP Garage and the Windmill Trading Estate

Conservators on the inspection party expressed concern about the general condition of Red House Road. This road is on the boundary of Sutton and Croydon. It is dirty and covered in litter. Officers will meet appropriate local authority Officers with view to exploring long-term solutions to the problems. A further report will be submitted at the December meeting of the Board.

RESOLVED the Officers will report to the Board in December on any progress regarding the condition of Red House Road.

14. Mitcham Common Open Day

The Clerk outlined the general background to this event, which is being organised in conjunction with Friends of Mitcham Common. Should it prove successful it was proposed, subject to Board approval, to hold a similar event in 2008.

The Warden outlined the programme and listed the other organisations expected to attend. . They are:

Police, Fire Service, Scouts (Catering), Tree Wardens, and Mitcham Common Nature Club,

Conservators were asked to assist by staffing a stall with details of the Common and Board of Conservators on display.

RESOLVED the Open Day to be supported, and report on the day submitted to the next Board Meeting.

15. The Mill House Public House

The report on the developments at the Public House was received. The Board noted that the work being carried out by the new owners impacted on the Common in two areas. These have been the subject of planning applications to Merton Council.

The first development relates to a reduction in car parking spaces in the Public House.. This may have an impact on the Conservators Car Park, which is often used by customers of the Public House. As the Conservators Car Pak closes at 5.00pm, the new owners have been requested by a Section 106 agreement to provide appropriate signage to warn the public of the closure times.

The second issue relates to signage relating to the Public House situated on Common Land. The former owners held a Licence for similar signage. It is proposed that the new owners will be permitted to use similar signage, on Common Land subject to fee of £8,000.00 for 5 signs sign for 5 years

RESOLVED that consent fee for new signage at the Mill House Public House be agreed at a fee of £8,000.00 for 5 signs.

16. Windmill Trading Estate

The Warden reported verbally on the outcome of the Public Inquiry, by reference to the Inspectors Report. This report having previously been circulated to Conservators.

The Warden identified in particular paragraph 208 dealing with pets, paragraph 219 dealing with Section 106 monies, paragraphs 211–213 that deal with open space contributions. Section 106 money can be paid as soon as work starts on site.

The advice of the Board's Consultant is not meet with the developer at this stage but to bring to his attention the issue relating to access etc over the Common land on the north boundary.

RESOLVED

1. The report is noted with disappointment as to Inspector's decisions.
2. The Clerk writes to the developer reminding him of the ownership of the lands on the north boundary.

17. Way leaves

The Clerk introduced the report on Way leave payments. He explained that his research with fellow Clerks of Conservators in similar positions. This had not produced much in the way of new information on fees and payments etc. The figures used by the Conservators were broadly in line with going rates.

However an indirect consequence of the inquiries has been the formation of an information network amongst the various Clerks. This will be useful in sharing information, checking individual prices and as general support network The Clerk is now a member of the network

RESOLVED that the report be noted

18. (a) Mitcham Common Education Trust

Received a report on the background and future of the Education Trust. The trust has been dormant in the recent pass. It has in fact cost money to administered it whilst not being used. After debate it was agreed that Clerk will review the aims and objectives of the Education Trust in conjunction with Environment trust and report back to the Board on the best practical way to forward education issues on the Common.

RESOLVED a further report on the Education Trust will be made to the board on its future.

(b) Bank Account-Mitcham Common Education

In view of decision in item 18a it was agreed that Clerk will place the monies for the Trust in interest receiving account until its future is decided.

RESOLVED the bank account for the Education Trust be moved to an interest receiving account until further notice.

19. Friends of Mitcham Common

Mr Roy Dennis, Chair of the Friends, stated that most of his items had been dealt with earlier in the agenda, including the Open Day

However he wanted to bring to the attention of the Warden problems with work on Commonside East. The Warden responded that work to level the ruts was currently underway. Mr Dennis also requested that any consideration of the Carshalton Road/Croydon Road roundabout take into account weekend traffic as well as that in the week.

20. Date of Annual Inspection 2007

RESOLVED that the Annual Inspection will be held on Sunday 9 September

21. Date of Next Meeting                      Wednesday 19 September 2007

22. Any Other Business                      None

Signed.....Chairman.

## In Committee

### 22. Croydon Road/Carshalton Road Junction Improvements

The Board discussed the presentation earlier in Meeting on the above proposal. Concern was expressed at the lack of a traffic model from TfL, and lack of information of parts of the project. In particular the position of cycle lanes was not satisfactory.

It was emphasised that Conservators have wider remit than just in connection with the roundabout and this should be brought attention of the Merton Council's officer.

A further written report was requested. This to be available for Conservators in sufficient time to be read before the next meeting.

**RESOLVED.** A letter is sent to Merton Council giving details of the views of the Board.