



**Meeting 591 of the BANSTEAD COMMONS CONSERVATORS
held on Saturday 17 April 2021**

MINUTES – Part 1

Present:	Mr. J Peacock, Chairman	Cllr. P Harp
	Mr. N Cull	Mr. V Broad
	Mr. D Atkins	Mrs. L Shea, Clerk
	Cllr. N Moses	Warden

Apologies: Mr. J Mill

Public [Cllr Mark Brunt](#)

Bob Welfare

Gallery: [Cllr Jill Bray](#)

Lindsay Cole, Kingswood Village
Community Association

Ian Mockford, [Tattenham & Preston](#)

John Darter

[Resident Association](#)

Gillian Hein, Tadworth Residents
Association

Peter Matthey, Chairman, Belmont,
South Sutton and South Cheam

David Talbot Banstead Village Residents

Neighbourhood Forum

Miriam Maxim, Banstead Heath

Consultative Group

1. Election of Chairman

John Peacock was nominated as chairman for the forthcoming year by Nick Cull and seconded by Vic Broad. The vote was in his favour and John Peacock was duly elected.

Reigate and Banstead Borough Council are currently receiving applications for Conservators, closing date end of July and election at Executive Meeting on 24 June.

2. Minutes of the last meeting

The minutes were agreed as circulated and signed by the chairman.

3. Matter's arising

The issues with the temporary surface which RBBC laid on the track at The Green in Tadworth are ongoing and still a cause of concern to local residents. Cllr Mark Brunt suggested Cllr Harp and Moses follow up with portfolio holders Cllr. Dan Jones and Tim Archer.

Public Guided Walk dates have been confirmed and will be advertised shortly.

Action:

Cllrs Harp and Moses to make further enquiries regarding the track on The Green.

Who:

Cllr Harp and Moses.

Circulate guided walk promotional text once confirmed.

Clerk

4. CIL Funding Bid NW94 – clearance and habitat management on Burgh Heath

The recent local improvement project to be funded by the Council's Community Infrastructure Fund (CIL) Funding Bid was approved by the local Council. The Conservators will receive £15,880 to carry out improvement works on Burgh Heath. Works will commence this year and will be carried out over an 18-month period.

Cllr. Bray shared pictures of the Chetwode Road entrance of Burgh Heath and expressed concern regarding the erosion of the bund. John P and Warden to meet Cllr. Bray on site to discuss remodelling of the bank.

Action:

Clerk to organise a site meeting at Burgh Heath Chetwode Road entrance.

Who:

Clerk



Withybed Corner proposal

Residents at Withybed Corner have written to advise that the public access track which is maintained by RBBC is in a poor state of repair due to heavy vehicles' usage. They would like to the Conservators to introduce new restrictions to prohibit heavy goods vehicles using the track. A discussion related to the historical issues with the track was had, including a suggested land exchange to remove the track from the common, which was declined by RBBC at the time. It was decided that the suggestion was impractical and could make life difficult for residents in the future.

Action:

Clerk to send Conservators response to local residents.

Who:

Clerk

5. Tadworth Cricket Club proposal

Jo Stilwell at RBBC is producing a licence for Chinthurst School and Tadworth Cricket Club however they have not produced paperwork yet. The Club would like a definitive decision regarding the three artificial pitches. Chair took advice from the Open Spaces Society it was suggested that under section 16 of our Act the term 'free of all encroachment' would imply the works are illegal. The 2006 Commons Act insists that any sports facilities on common land can only be temporary. If the Conservators refuse to allow the works the Cricket Club could appeal directly to the Secretary of State under section 38/39 of the 2006 Act. Chairman received a letter from the Club yesterday (16 April), they advised that the Club is aware of the legal obligations of the Conservators and would like to organise a meeting to address a possible way forward. Suggested course of action is to write to the Cricket Club informing them that we view the works as prohibited under the commons act and we welcome a meeting with the three parties (RBBC, Tadworth Cricket Club and BCC) to discuss the license, their proposal and future relationship.

Action:

Chairman to respond to Cricket Club and accept the meeting invitation.

Who:

Chairman

6. Annual report

Annual report was circulated to the Conservators. This year was overshadowed by the pandemic. Chairman noted that following Brexit our Rural Payment Agency funding will be phased out over the next few years. Two weeks ago, the new Sustainable Farming Incentive to replace it was launched. Pilot scheme starts this year, the full scheme will start in March 2022 when funding criteria will be heavily directed towards changing farming practices. Unfortunately, Common Land applications are excluded until 2024. Cllr. Mark Brunt has agreed to meet with BCC to discuss future funding.

Peter Matthey highlighted London Borough of Sutton CIL money for improvements on Banstead Commons and offered to provide contact details of local Councillors.

7. Warden's report

The Warden reported that spring is normally the quietest time a year when the focus is on maintaining banks and ditches, posts and general security on the Commons. Ash Die-Back is widespread on Banstead Commons and the team are prioritising the felling of trees that are likely to cause damage, injury or obstruction to roads, people or property. In some areas we have combined forces with the Greenspaces Team at Reigate and Banstead Borough Council (outside Chinthurst and on Dorking Road) to work on stands and individual trees which are beyond our resources, either due to the road network or the risk the tree works pose to neighbouring properties. Footfall on the commons is much higher due to the pandemic. Some visitors of the Commons continue to ignore the safety signage when erected during tree safety works on the Heath – on one occasion someone cut through the safety tape. The team take pictures of taped off areas and signage before the works start. CIL funding NW92 work at Burgh Heath was



completed this winter, final task is the pond clearance, which will be carried out late summer. Grass cutting season will commence soon.

Miriam M, gave thanks to Richard for maintaining the Commons.

8. AOB

1. **Dog Walkers Leaflet** – due to the unprecedented increase of dog walkers on the commons Nick Cull shared the draft Dog Walkers Leaflet that was developed previously. David Atkins circulated the National Trust Dog Walkers Code poster. Nick Cull will update existing leaflet and circulate at July meeting.
2. Local habitat improvements at Tadworth was raised by David Atkins. Local resident John Darter has suggested the common and Tadworth could be improved along the stretch of Mere Road south of the Tadworth crossroad, suggested work includes the scrub and deadwood clearance to increase the diversity of ground flora. Would like the Tadworth sign to be cleared. Warden highlighted it is the job of the Council to clear the sign. Cllr. Bray suggested BCC could submit a CIL bid for improvement works. It was suggested this item is held until after the removal of the ash this year (planned for July/Aug) which will significantly change the area.
3. The Coach parked on Mill Road was raised by TWRA. The coach is legal and is still in place, the police and RBBC JET enforcement team are monitoring.
4. Peter Matthey who is Chairman, Belmont, South Sutton and South Cheam Neighbourhood Forum addressed the Belmont and South Cheam Residents Association Neighbourhood Development Plan which was discussed at January's quarterly meeting. Discussion was related to the issues surrounding the London Cancer Hub and the traffic movements in the area and the widening of Downs Road and re-routing the road behind the cottages. In 2016 the request to widen Downs Road was approved by BCC, however plans did not progress further than Sutton Council who wouldn't support the land exchange. Peter will write up proposal and send to the Clerk for consideration.

Action:

Nick Cull to update Dog Walkers leaflet and circulate prior to July meeting.

Peter Matthey to provide project proposal to the Conservators.

Who

Nick Cull

Peter Matthey

Meeting closed at 12.10pm

Dates of 2021 meetings:

- 17 July 2021
- 16 October 2021

Belmont and South Cheam Residents Association Neighbourhood Development Plan