

Rowhills Residents Association

AGM

26 April 2023

- Nature Reserve Field Centre
- Presenting: Michael Chapman, John Barnett, John Lewis, John Cleden

Today's meeting

The meeting is expected to last 1½ hours.

Refreshments available from the Nature Reserve.

If you would like to speak, please :-

- Raise your hand
- Stand up
- Introduce yourself and say where you live
- One person to speak at a time.

Agenda

1	Introductions	MC
2	Reason for the meeting	MC
3	Current and recent actions of the Association	MC
4	Road Repairs	JL / MC
5	Removal of abandoned vehicles	JB
6	Jubilee and Coronation Parties	JB
7	Website, newsletter and WhatsApp	MC
8	Treasurer's report	JC
9	Adoption of Constitution	JB
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11	Any other business	ALL
12	Proposed future AGM date	MC

Introductions

Position	Name	House
Chair	Michael Chapman	The Coppice
Treasurer	John Cleden	Chestnuts
Member	John Lewis	Chilton
Member	John Barnett	Wentwood
Member	Mark Hopkins (resigned)	Hazelwood

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Reason for meeting

- **Need for transparency** – Where is your money being spent? Why do you contribute to RRA?
- **Democracy** – Committee should be elected. Vote on constitution. Vote in new committee
- **Openness** – Need to be inclusive and give everyone an opportunity to get involved.
- **Reporting** – Update on activities of RRA including road repairs, finance, liaison with the council, Abandoned cars, Football parking etc
- **Resources** – Web site, WhatsApp
- **Community** – Update on the Coronation Party. Feedback on the Jubilee Party.
- **Have your say** – Any other business

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Recreation Ground Parking Update



- Committee are working on resolving the car parking problem on Saturday mornings
 - Keen to encourage football. We don't want the Recreation Ground repurposed for housing.
 - Working with Keith Leybourne, football organiser,
 - Working with Waverley Borough Council (Matthew Lank, Greenspaces manager) and Catherine Powell (Surrey CC)
-
- 1) Resurface entrance to Upper Weybourne Lane entrance at Council expense
 - 2) Address problem parking on the corner of Upper Weybourne Lane / Rowhills
 - 3) Potentially put double yellow lines 10 metres into Rowhills
 - 4) Waverley will clear some undergrowth around the football field to allow more parking space
 - 5) Waverley / SCC are planning some road works to protect the road edge adjacent to the field.

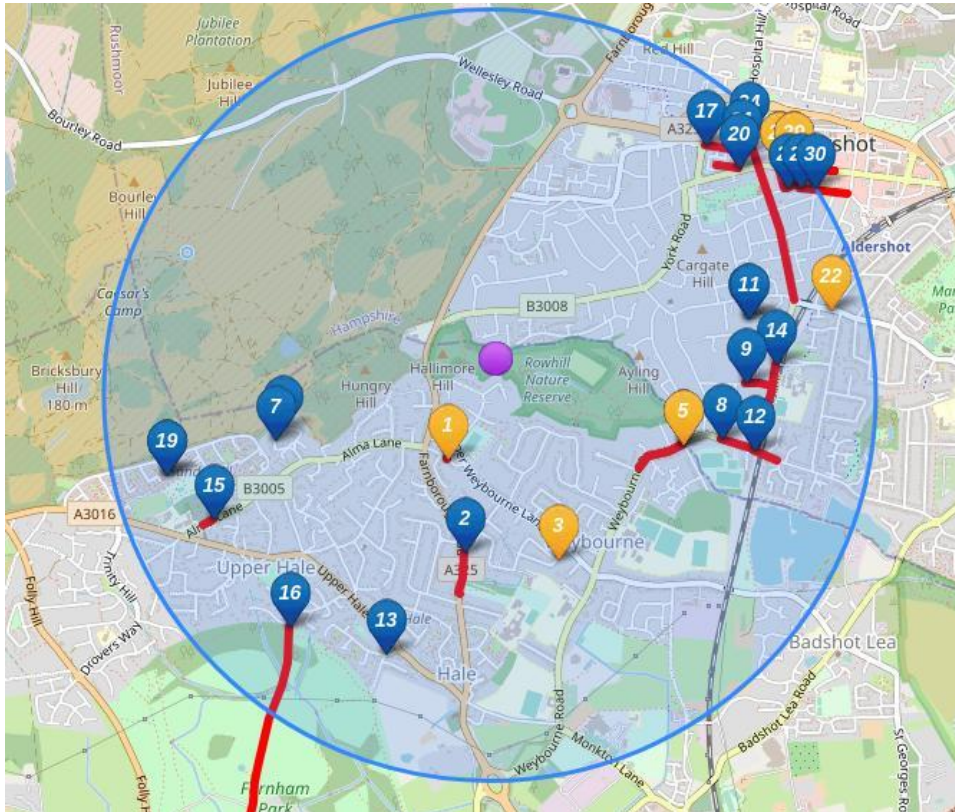
From Matt Lank (Green space manager at Waverley ...

I met with my tree officer last week on site and we have a planned approach to cut back and thin out some of the vegetation and small trees along the scrub edge of the recreation ground that borders Rowhills. The intention of this is to allow a little more width for parking, access through vehicle doors thereby giving a bit more access width along Rowhills. It also helps serves us with a little bit of proactive woodland mgt. We do have a large amount of planned tree safety works for our contractors to complete first, so these will have to happen later in the year, once we have got through the work load. I hope to have it completed before the football season starts again in late August.

I have met with our engineers today to discuss repairs to the road surface at Rowhills and near to the junction with Upper Weybourne Lane. They will be visiting shortly to assess the works required in the entrance area and also the area where we allow some layby parking near to the wooden posts. We will be looking at a combination of tarmac repairs for the potholes and a self-binding porous material along the road edge where it is damaged in the parking layby area. The potential for yellow lines can be looked after these repairs are made,

Toob Internet

- It has come to the attention of the Committee that Toob Internet, a “cable to the premises” company, is currently installing fibre broadband in our area. <https://streetguide.co.uk/roadworks/GU99au>



Toob are doing road works at locations 8,9,12,14 and 15 between 17-28 April 2023

Most of this work is located in Aldershot. They have already visited the box on Upper Weybourne Lane by the Rowhills entrance.

There have been local problem (Copse Avenue) where Toob tried unsuccessfully, to install telegraph poles. We have been told that in Rowhills, they will use existing infrastructure.

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Road Repairs



- Our contractor road contractor is Tidey and Webb of Horsham.
- We have been using them for around 10 years.
- Guarantee work. Fix any problems at no additional charge.
- They have no affiliation with any committee member.
- Specialise in private road maintenance

Update on Road Repairs



- Clearance of broken tarmac and profiling of the road at A325 entrance.
- 66 m² of tarmac laid outside “Rowhills Cottage” and “The Rockery”
AC20mm subbase and AC10mm top dressing. - 80mm overall depth.
- 5 tonnes of “Type 1” applied and rolled over potholes
- Potholes at Upper Weybourne Lane entrance cut out and filled for free
- Price £4420 + VAT

Before



After



A325 end surfacing





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October 2022 to January 2023

Problems with 3 abandoned vehicles and their removal

- Experienced yet again vehicles being abandoned in Rowhills
- The Committee determined the status of Rowhills as a Public Highway
- Using this information, contact was made with Surrey County Council Highways and Waverley Borough Council

January 2023 Clamping in Rowhills



January 2023 at 8.42 am Removal of abandoned vehicles – an Audi





Residents submitted witness statements to Waverley Borough Council

My name is John Barnett. I am a committee member of the Rowhills Residents Association and I live at Wentwood, Rowhills, Farnham, GU9 9AT.

I am aware that the following vehicles have been **abandoned** on Rowhills, [Farnham](#):-

The Audi Q7, Registration Number JP57 PUB was in Rowhills at least by Wednesday 05-Oct-2022 but this vehicle had been there some days previous to this date. This vehicle is still there on 07-Jan-2023.

A DAF truck, Registration Number FJ04 UER, was moved from the Royal Arms carpark to Rowhills. This was about the first week of December and a red VW Polo Registration Number SC54 GZV was parked in front of it. I was aware that landscaping vehicles (and their landscaping materials) had moved into the Royal Arms car park where the Barber Shop DAF had previously been parked for at least the duration of the summer of 2022.

The 3 vehicles are parked in a way that cause obstruction to both vehicles and pedestrians, being mounted with two wheels on the pavement. The area of the road where they are abandoned is utilised, not only for access to Rowhills for residents and visitors but also as an amenity parking area, serving the Local Authority playing fields and children's playground. By being abandoned at this stretch of the road, they reduce the width of the highway and potentially cause obstruction and danger to those parking in this vicinity.

January 2023 Extract from witness statement

The 3 vehicles are parked in a way that prevents residents from utilising the parking space that would otherwise be available and also cause an obstruction to pedestrians using the pavement at that location.

I have investigated with the DVLA and believe that the DAF truck, Registration Number FJ04UER, and Audi Q7, Registration Number JP57PUB are both subject to Statutory Off Road Notices, despite being parked on a Public Highway. Also, that the VW Polo, Registration Number SC54GZV is without MOT and is untaxed.

I contacted two local counsellors for Farnham by email and spoke to one, both on the telephone and at my house. I have advised Waverley Borough Council of these vehicles so that the Council can ensure that they are removed from the Public Highway.

- Vehicles were removed on 8th January 2023
- Since that date, no further vehicles have been left abandoned in Rowhills

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5th June Platinum Jubilee Party in the garden of Diane Cathcarts at Alpine Lodge









Sunday 7th May 2023 – Coronation of King Charles III

- Rowhills Residents Association Party
- At Alpine Lodge (thanks to Diane Cathcart, again)
- We need to know who is coming
- Volunteers needed who can help on both Saturday 6th and early morning on 7th to put up marquees, gazebos, bunting and help move tables and chairs

URGENT

Please return your reply-slip for the coronation party to Susan and John at “Wentwood”, indicating what you can bring to the Coronation party

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Rowhills Residents Association

Private website for residents of Rowhills

Log Out Annual Membership Fee History of Rowhills ▾ Draft Constitution User-Groups Activity-Streams Events-Calendar

Rowhills Roadworks Recommended Traders

Rowhills Residents Association

Welcome to your new RRA website. We would like to encourage contributions from residents.

More information and photos of the road will be published over time.

AGM

Please join your RRA committee for the AGM on Wednesday 19th April 2023 at 7pm at the Rowhills Nature Reserve Field Centre.

Rowhills Roadworks 17th April 2023

The roadworks are now complete. If you would like to see the before and after pictures, please click the [link here](#).

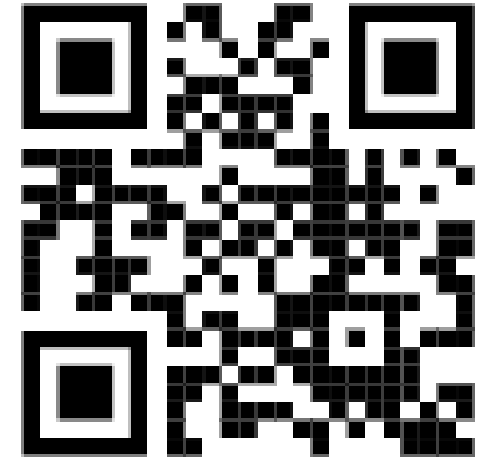


RECENT POSTS

- [Annual Membership Fee](#)
- [Draft Constitution](#)

The Website is now live

www.rowhills-ra.org.uk



Part of it is open to the public, but much of it is private and only accessible by residents of the road. It is moderated by the committee.

History of Rowhills and Henry Wells

Rowhills Residents Association

Private website for residents of Rowhills

Log Out Annual Membership Fee **History of Rowhills** Draft Constitution User-Groups Activity-Streams Events-Calendar

Rowhills Roadworks Recommended Traders Rowhills Newsletters

History of Rowhills



No Ordinary Road!

As the research on the history of Rowhills continued, it became apparent that some earlier perceptions were incorrect. Chapters have been left as they were written at that time and a file called 'Corrections and Additions' made. Further anecdotes, omissions and corrections are welcomed.

RECENT POSTS

- [Annual Membership Fee](#)
- [Draft Constitution](#)

Newsletter

In January this year we had an excellent Rowhills newsletter thanks to Susan Clark and John Barnett.

The newsletter is available on the Rowhills Website.

January

ROWHILLS

Newsletter

2023

Welcome to new residents

When new residents move into Rowhills, we all try to make them feel welcome. This was not easy during a national lockdown of Covid.

The Platinum Jubilee celebration last summer was the first real opportunity for a road gathering and brought together about 90 residents. Not everyone knew their neighbours or even that part of the road, prior to the festivity.

Chris Winfield made a suitably dignified toast to her late Majesty Queen Elizabeth II. He also gave thanks to Diane Cathcart for providing the party to be held in her magnificent garden, to Jo Glover for her large marquee (to her son and grandson for erecting it) and to Roz Croft for her marquee and for her helping the Rowhills team erect it.

There was a team spirit throughout the previous week and the day with generous contributions of food and drink, tables, chairs, games, bingo, flags, bunting and a surprise cardboard visit from Her Majesty.

Mr Fox poked his nose under the marquee because the tagine smelt so good (it was).



Join the Coronation WhatsApp. Send in your ideas on a party to celebrate the Coronation of King Charles III. Join Susan, John & others to help run a party.

Do you have an interest in the history of Rowhills?

Susan Barnett has written chapters on the history of Rowhills from the 1880s through to the 1910s so far. The 1920s will follow this Spring.

The oldest house is Rowhills Cottage that was originally two small semi-detached cottages, dating well before 1841.

If you are not already receiving digital copies of the chapters and would like them, please give your email address to Susan in Wentwood.

Who owns the road?

Thanks go to John Cleden for digging out the deeds of his property, Chestnuts. These included the legal document and map associated with the sale of about 100 acres of Rowhills Copse in 1902 to Henry Wells. The attached map shows clearly that the road Rowhills subsequently belongs to the owner of each section of land and the road as properties were built.



Land Registry do not have this map and nor have solicitors found it, most likely, during conveyancing. The 1896 conveyancing of the land for Wentwood/Bracken refers to a map, which is declared as "missing" by Land Registry. The map has now been found.

Website for Rowhills residents

Michael Chapman has created a draft website for Rowhills Residents. It will include details of payment for the Rowhills Residents Association and a road map of properties. It is intended to include lists of useful names and contact details for utilities, such as for reporting water leaks and fly-tipping as well as recommended contractors and tradesmen. It will have a comments section, and effectively would replace the Newsletter with up-to-date information. See page 4 for more information.

How would you use the website? What additionally would you like to see on the Rowhills website? Please share your views with Michael.

How Waverley Borough Council and Surrey County Council regard Rowhills

Surrey County Council hold a map in which they indicate roads that are publicly maintained and therefore, for which Surrey Highways have responsibility.

Surrey Highways Control Centre has less knowledge about Rowhills, an unadopted road which has public access. Some effort has been made to politely enlighten the authorities.

The Rowhills Residents Association (RRA)

primary role is to manage the upkeep of the road. Since the Local Authority (Weybourne Borough Council) has not adopted this road, it falls to owner/residents to undertake and pay for any maintenance of both the road surface and attendant verges. The RRA also undertakes to keep residents informed of any issues affecting the road such as utilities repairs and upgrades in the road, or of local matters that may be of interest to residents.

During the COVID pandemic much use was made of the RRA WhatsApp to allow residents to communicate with each other or request assistance when required. This has been found to be of great assistance, not only in arranging the Platinum Jubilee party but also with requests for ingredients found to be missing at the last minute during baking. If you want some help from neighbours, go onto the WhatsApp.



WhatsApp group

Most residents are on the WhatsApp group. If you would like to join, talk to Michael Chapman or ask a resident who is a member to ask for you to be added. The group is only open to Rowhills residents.

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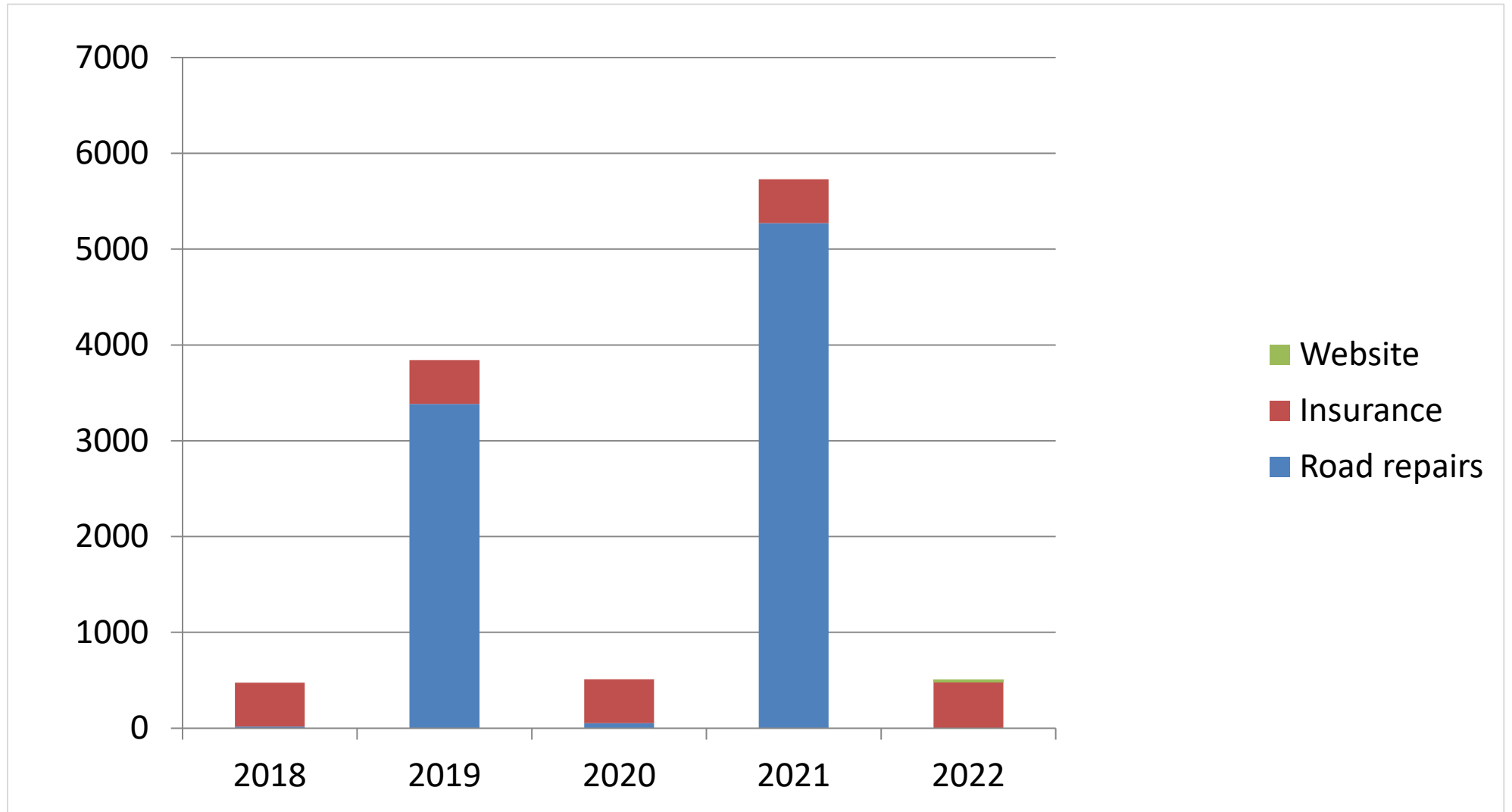
Annual Membership Fee

Rowhills Residents Association is a volunteer organisation that collects an annual subscription, which goes towards maintaining and improving Rowhills from the Upper Weybourne Road entrance through to the A325 entrance, excluding The Warren and Acorn Keep and the Hillcrest flats.

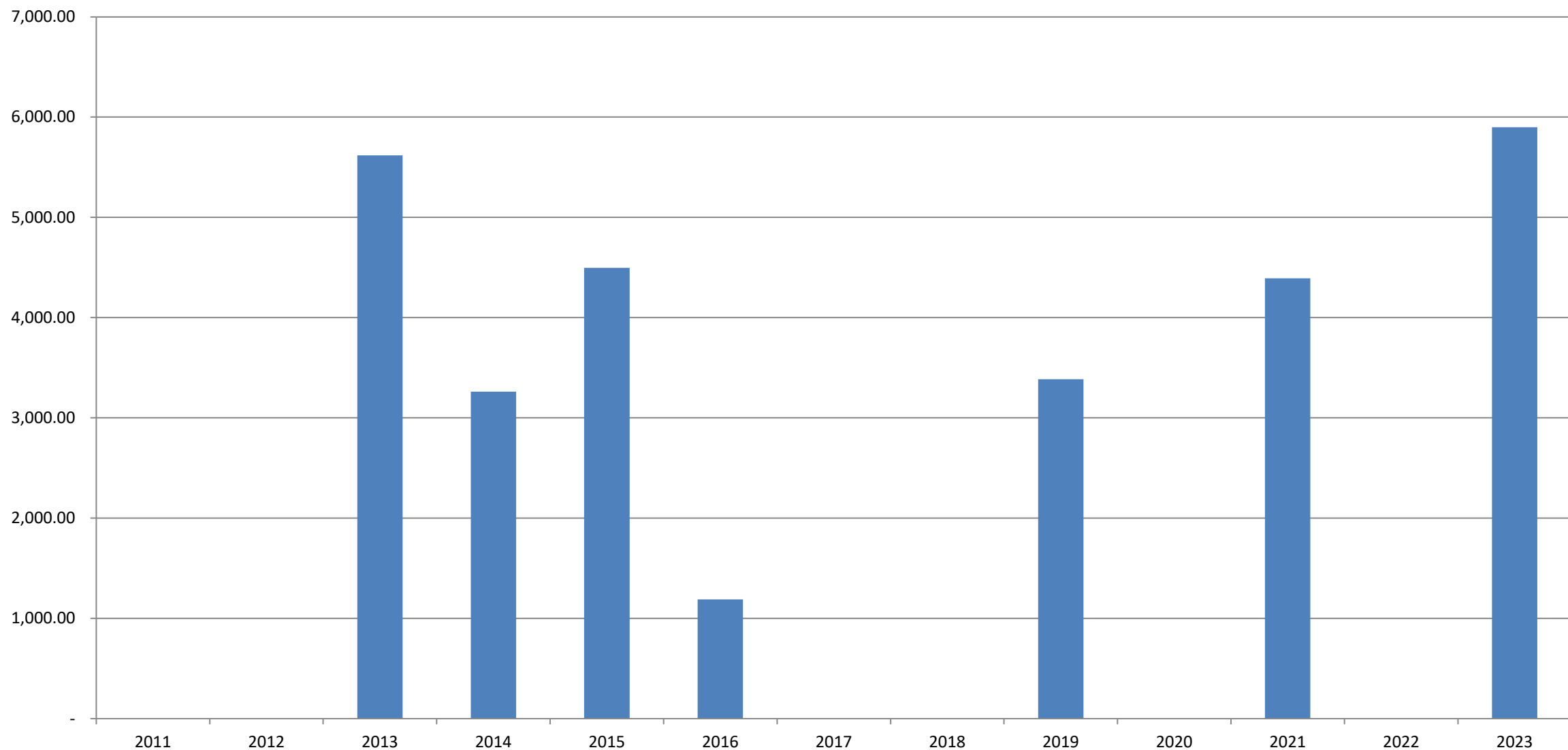
Each household on Rowhills is asked to contribute £95.00 on 1st July each year to help maintain the road. Please pay by standing order to :-

Bank	Lloyds Bank PLC
Account Name	Rowhills Residents Association
Account Number	01824507
Sort Code	30-93-20

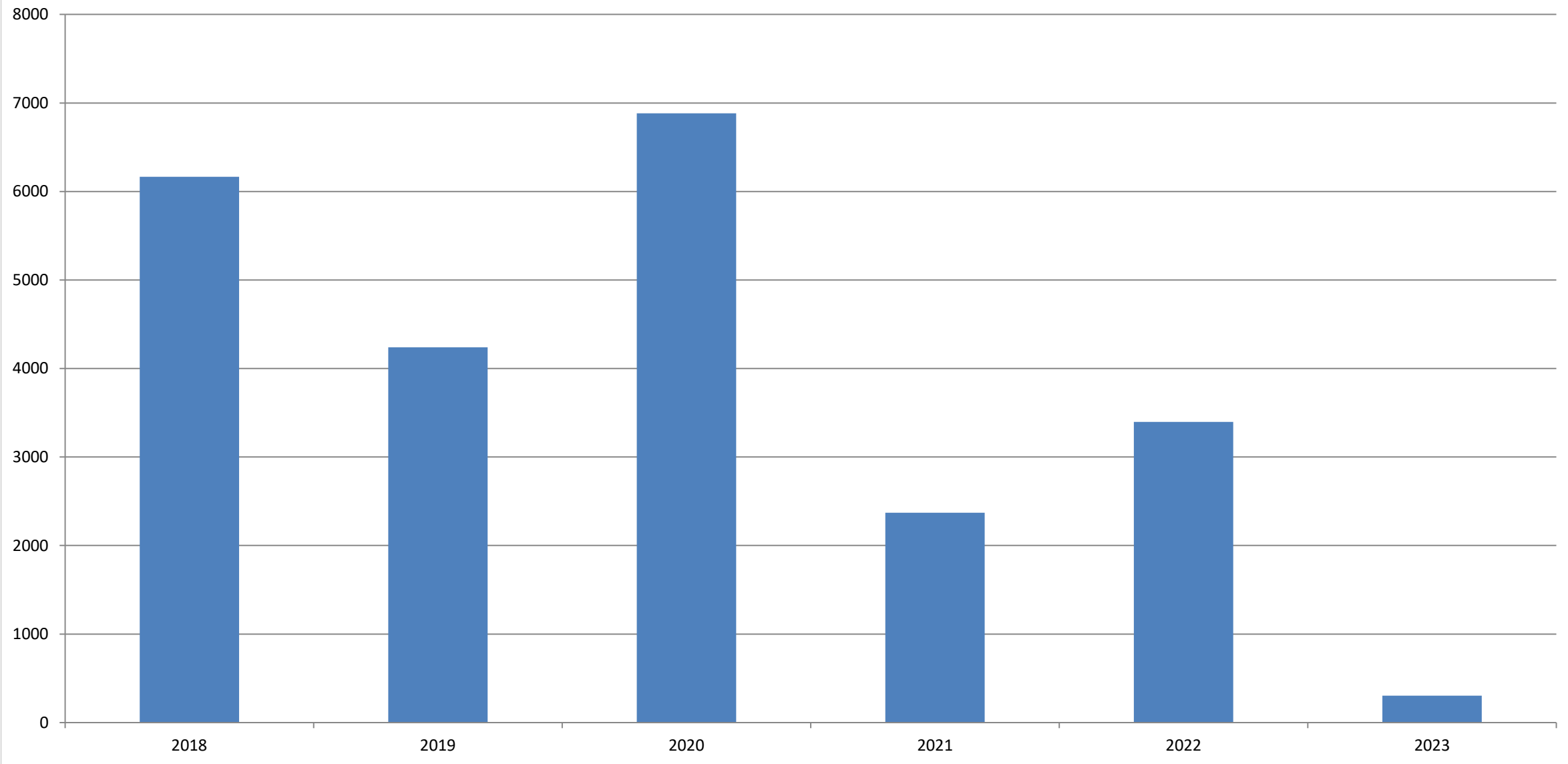
What your money has been spent on



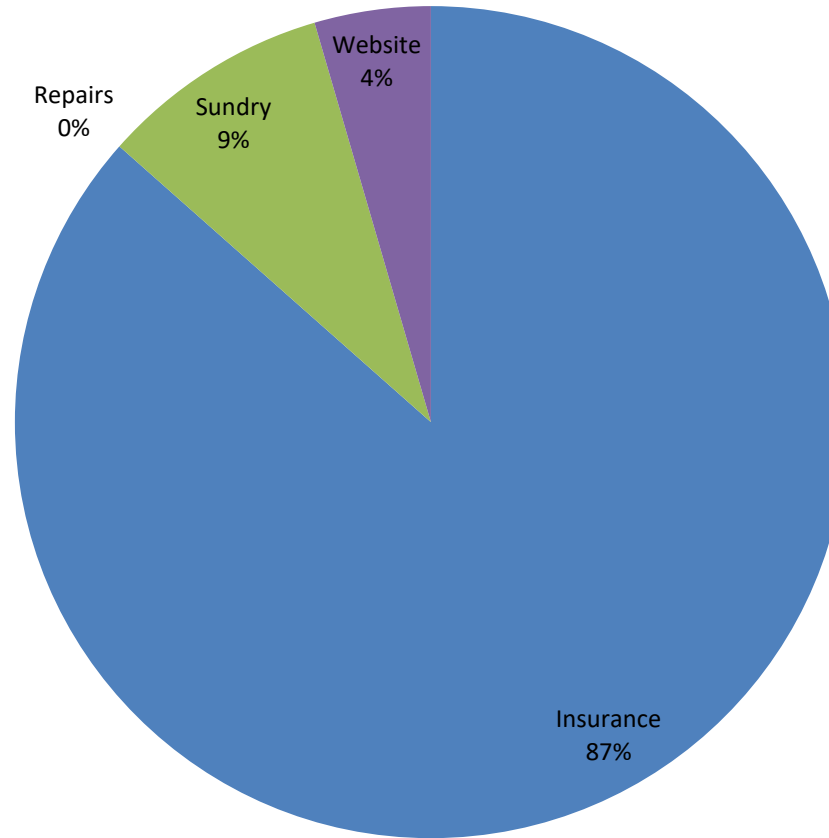
Historical spending on road repairs



Bank balance year by year



2022 expenditure



Rowhills Residents Association							
Receipts and payments account							
For the year ended 31 December 2022							
			2022			2021	
			£	£		£	£
Income		Residents' contributions		2,850			2,945
Expenses		Insurance	483			458	
		Posts	0			752	
		Road repairs	0			4,392	
		Signs	0			127	
		Sundry	50			0	
		Website	25			0	
				558			5,729
Net surplus/(deficit) for the year				2,292			-2,784
Bank balance				3,397			2,370

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Adoption of the Constitution

- The proposed constitution has been submitted on <https://rowhills-ra.org.uk/>
- And is for adoption today



Rowhills Residents Association

Private website for residents of Rowhills

[Log in](#) [Register](#) [Privacy Policy](#) [Membership](#) [History of Rowhills](#) [Rowhills Residents Association](#) **[Draft Constitution](#)**

Draft Constitution

Constitution of Rowhills Residents Association (RRA)

Adopted on(date)

1. Name

The name of the group shall be: Rowhills Residents Association

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Retiring committee members



*Thank
you*

John Cleden – Treasurer

Mark Hopkins – Committee Member

Election of 2023 committee

Nominations received by 23 April 2023

Position	Nomination
Chairperson	Michael Chapman
Treasurer	Katrina Duddridge
Secretary	John Barnett
Committee Member	Dave Everitt
Committee Member	John Lewis
Committee Member	

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Any Other Business



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Proposed future AGM

Probably November 2024 but will be announced by letter.

November 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30