



**MINUTES OF MEETING**

REF: PNFAGM27112017

**SUBJECT:** Pyrford Neighbourhood Forum AGM Meeting

**DATE:** 8pm Monday 27 November 2017

**VENUE:** Main Hall - Pyrford Village War Memorial Hall

**PRESENT:** Geoff Geaves (Chairman) Ian Whittle (Vice Chairman)  
Martin Doyle (Vice Chairman) Ian Mills (Treasurer)  
Joy Sachak (Treasurer) Yvette Bolton (Secretary)  
Yvonne Geaves ( Membership Secretary)  
Cliff Bolton Andy Grimshaw Brian Dodd Pauline DeMarco  
**All identified by initials**

Total of 84 persons present

**APOLOGIES:** Carole Gale Pat Barnes Graham Christie (Councillor)

ACTION	BY	MINUTE
	<b>1.0</b>	<b>Welcome &amp; Introductions</b>
	1.1	MD welcomed everyone present and indicated the whereabouts of the toilets and fire exits.  In addition, MD explained his role as chairman for the evening and introduced speakers. In particular he introduced the guest speaker for the evening, Steve Conisbee, who has taken a 10 year lease on the adjoining fields in Upshot Lane. GG, who is the current chairman of the Pyrford Neighbourhood Forum, would take the meeting through the reports and issues.
	1.2	<b>Summary of Progress in 2017</b> <b>Plan</b> - MD confirmed that the Plan had been formally adopted by WBC on 9 February 2017. <b>Martyrs Lane Consultation</b> - In February/March the Forum campaigned for the inclusion of Martyrs Lane in the Site Allocation process currently under way with WBC. GG will be talking about the councils' housing requirement up to 2027 and the site north of Martyrs Lane. <b>Fundraising</b> – MD thanked members for their generous support whilst raising funds to pay for professional assistance with the Martyrs Lane Consultation. Currently we have some campaign



funding, but we will need to raise more once the next stage of the Site Allocation process gets started. Membership of the Forum is free and there is no formal income available to cover operating costs. However, an agreement has been reached with the Byfleet, West Byfleet and Pyrford Residents Association (BWB&PRA) to cover such costs. Thus £1 of your BWB&PRA subscription will be coming back to the Forum to ensure the Forum can continue to operate.

**The Constitution** – a new constitution has been drafted to govern future activities now that the plan has been completed.

**Traffic** - Ian Mills has been doing a lot of work on traffic and infrastructure.

**Conservation Area** – the committee is looking to expand the conservation area.

1.3

**2018 Aims** – MD went on to say that the meeting need to agree the new constitution and activities for the coming year:

- Agree a new constitution.
- Continue to protect the Upshot Lane fields.
- Monitor how the Plan is used in reaching planning decisions.
- Determine the process for extending the conservation area.
- Traffic and infrastructure issues
- Extending the conservation area.

2.0

**F Conisbee & Son Farming** – Steve Conisbee told the story of his family business which opened in 1760 at East Horsley explaining he was the 9<sup>th</sup> generation of butcher/farmers.

The main landholding is in Fetcham Village. In total more than 1500 acres but the fields double up for turkeys/cows/lambs. Fully diversified on site, Lady Place farm has grown maize for the past 15 years this will change moving forward. They also have a National Trust tenant farm at Polesden Lacey.

An extensive slide presentation illustrated the scope and extent of his farming activities:

Lady Place farm – approx. £30K has been spent repairing and improving fences across the whole property in readiness for more stock than seen in recent years. As part of a land regeneration scheme the land has been ploughed, fertilised and sown to grass, for grazing/silage and winter barley. Sheep will not be put on this land as there are too many dogs around.

He mentioned he will be diversifying and is thinking about Equestrian use for some of the buildings. The barn has been rebuilt which will house 60-80 cattle. Also considering outdoor pigs.

It is hoped that his son will be joining the family business as the 10<sup>th</sup> generation of butchers/farmers.



**Q & A**

**Q:** Is the meat organic? – **A:** no, it's catchment sensitive farming in order to meet grants for the field margins but fully organic.

**Q:** Native hedging was planted by the Forum lining the fields on Sandy Lane. Will this be affected by chemicals? **A:** Roundup weed killer used on the fields before planting, but new field margins will gradually be introduced.

**Q:** Would you consider opening a Farm Shop? **A:** No because they open on a Sunday!!!

**Q:** What is the Equestrian opportunity? **A:** Looking at putting up stables and letting out as a yard.

**Q:** In the photograph who is the only lady? **A:** Kathy who comes from Weybridge and works in the kitchen with the chef.

**Q:** How many turkeys this year? **A:** Only 3000

**Q:** Do you have Social media contact? **A:** I'm afraid I don't, probably something I need to get involved in.

**Q:** Would you help promote owl boxes? **A:** We do have some.

Steve's talk ended at 8.45pm and he was thanked for the quality sausage rolls that he brought with him for the meeting and which were enjoyed by many of those present.

**3.0 Formal AGM Business**

**3.1 Previous Minutes of AGM on 28 October 2016**

No comments, accepted as read.

**3.2 Matters arising from Minutes**

Nothing to report.

**4.0 Financial Report**

Fully audited accounts were circulated and **IM** went through them.

It was noted that the fundraising evening was very successful and might be a model for the future.

Main account balance was £2500 and there the Campaign Fund balance was £3K at year end on 31 August.

IM advised that Andrew Miller wanted to step down as the Forum Auditor and therefore a volunteer replacement needed to be found.

Questions were invited – Nothing to report.

Cliff Bolton proposed acceptance of the accounts and David Askew seconded.

**5.0 New Constitution**



GG explained that the original constitution was put in place for preparing a Plan and now this has been completed we needed a new Constitution, as agreed at last years' 2016 AGM. Last year it was felt that we should be apart from the RA, but supportive of each other. A new a new constitution had been drafted to cover activities for the future and is available on people's seats after being available on the website for the last 3 weeks. The RA has agreed to fund £500 per year for ongoing administration which together with the £1 per member equates to approximately £1500 per annum.

Acceptance of the new constitution was proposed by Tony Pratt and seconded by Cliff Bolton. The motion was unanimously approved and it was recognised that very recent comments about membership and voting clauses would need to be reviewed and modifications proposed at a later General meeting.

## 6.0 Election of Committee

MD thanked those retiring from the current committee i.e. Carole Gale, Yvonne Geaves, Yvette Bolton and Pat Barnes.

Nominations for re-election to the 2017-18 Committee have been received from:

Geoff Geaves	Andy Grimshaw	Graham Christie	Joy Sachak
Ian Mills	Cliff Bolton	Ian Whittle	Martin Doyle
Brian Dodd	Pauline de Marco		

Tim Matthews has volunteered to stand on the committee and there are a further 3 vacancies. If anyone would like to help please speak to us after the meeting. Or come along to our first Committee meeting on 8th January 2018 to 'try before you buy'.

The eleven above were voted onto the committee unanimously. They were proposed by Brian Wilson and seconded by Judith McKnight

## 7.0 UPDATE REPORTS

7.1 **Neighbourhood Plan** – The Plan is adopted. GG explained how the Community Infrastructure Levy (CIL) will arise from significant building development in the area. In conjunction with WBC 25% of this money will be spent on local infrastructure projects if/when this arises.

### 7.2 Upshot Fields & WBC Site Allocations

GG reported that there was as yet no news on final proposals for Site



Allocations. So we still don't know whether Martyrs Lane will be included in proposals. It should be noted that the requirement for safeguarded development land for use between 2027 and 2040 has not changed and still stands at 1024. Critically there is more than enough space on land in Martyrs Lane and to the north of New Zealand Golf Course to accommodate all reasonable requirements for safeguarded development land. There is no need to build over New Zealand Golf course or land in Pyrford.

However there is no sign of revised proposals from WBC at this stage and no news is expected before Easter/spring 2018.

**7.3 Traffic Analysis and Infrastructure**

IM went through Reg 18 responses available and gave detailed account of the work he had undertaken showing several slides and tables and his concerns. He added that if any more information required please do not hesitate to contact him.

**7.4 Extended Conservation Area**

GG explained that Historic England set the rules for declaring a conservation area but that local borough councils are responsible for defining, creating and maintaining conservation areas. The Forum intend to meet with WBC to determine the process and if the community can undertake a Heritage Assessment. Assistance with this activity has been sought from LDA consultants.

**8.0 Raffle took place**

Organised by Yvonne Geaves and caller was Cliff Bolton.

**9.0 200 Club Draw – drawn by Martin Doyle**

Winners were:

- 1<sup>st</sup> - M Rapps
- 2<sup>nd</sup> - Pauline De Marco
- 3<sup>rd</sup> - Amanda Turner
- 3<sup>rd</sup> - Gavin Smith

*Meeting closed at 9.40pm*