

Webb Estate Limited (WEL)

<http://www.webb-estate.org/>

**Draft Minutes of the Fifteenth Annual General Meeting held at Cumnor House
School, Woodcote Lane, on Thursday 4th June 2016 at 8 pm.**

Directors Present:

David Mullarkey - Woodcote Lane - Board Chairman and of Covenants

Owen Kelly - Birch Lane and Farm Drive - Minute Sec.

Russell Pullen - Treasurer

Bob Souter - Rose Walk

Richard Horton - Furze Lane

John Dickens - Furze Hill

Geoff Bassett- Upper Woodcote Village

Tim Haden-Scott - Upper Woodcote Village

Len Porter – Silver Lane

1. Apologies for Absence

Directors:

Alan Clarke - Promenade de Verdun

Greg Scorziello - Briar Hill

Shareholders:

Moira Fraser - Chairman WEL PLanning Committe

Rosanne Hughes

Mrs Samara

Mike and Jill Marsh (Note: The Chairman took the opportunity to quote from a note from Mike and Jill apologising for their absence and thanking all Webb Estate residents for their support during the current dispute over the future of the Lord Roberts Post Office/Shop.)

2. Approve the Minutes of the AGM held on 4th June 2015

After a correction was made where Len Porter was inadvertently shown as absent when he was in fact present, approval of the minutes was proposed, seconded and agreed by a majority show of hands. There were no matters arising.

3. Receive and Approve the Chairman's Annual Report for year ending 31st March 2015

The Chairman introduced his annual report, a copy of which had been sent to every shareholder, and summarised its contents. He then opened discussion on the following topical matters mentioned in his report.

Block of Flats in Woodcote Lane

The Chairman referred to this development, regrettably now in the course of construction, and gave his opinion that it should not be regarded as a precedent as that plot (formally part of a school) is not subject

to the restrictive covenants covering the rest of the estate that would have prevented it.

Article 4 Direction

The Chairman summarised the history of how application of this legislation, which would increase the local authority's conservation area planning powers to the estate was first proposed at the 2004 AGM but not pursued would, if resurrected and agreed, affect future planning applications. There was then wide ranging discussion to which many of those present made contributions. One strong feeling was that more information was required so that further consideration could be given to the issue. The Chairman asked for an informal show of hands as to whether the proposal should be further explored. That showed about 50% in favour, 30% against and 20% abstaining. It was agreed that the Board would do more research and, if necessary, return to seek the wishes of shareholders.

Lord Roberts Post Office and Shop

The Chairman reported that the most recent planning application to redevelop the site has been approved and, as far as he could tell, the Webb family owners wish to retain the shop and post office. There was long discussion and much sympathy expressed on the position of the current tenants, Mike and Jill Marsh (who could not be present at this meeting), in that the planned arrangements may not allow them to continue in residence and/or business. From the floor, Jack Fry, who had attended the Planning Committee meeting, gave his opinion that the reduction in floor and storage space for the shop, with a requirement that it be kept open during the building work, would probably make it not viable as a business. Again from the floor, Leslie Aarons asked that as the agreed development amounts to plot-splitting, maybe the estate's restrictive covenants could be used to stop it. The Chairman explained that for historic reasons the covenants do not apply to that site. Jack Fry wondered what could happen if the site came up for sale but it was accepted that there is nothing current to indicate that is a possibility. There was general agreement that with regret there is at the moment nothing WEL can do to improve the situation.

The Chairman's Report was proposed and agreed.

4. Receive and Approve Directors' Report and Accounts

The annual statutory financial report, prepared by Russell Pullen and already circulated to all shareholders, was proposed and agreed.

Acceptance of the Directors' Report as a whole, also previously circulated, was also proposed and accepted.

5. Approve Directors Appointments

Under the three-year rotational system for re-election of directors, Owen Kelly (Farm Drive), Alan Clarke (Promenade de Verdun), Tim Haden-Scott (Upper Woodcote Village) were elected unopposed. Bob Souter (Rose Walk) was also appointed to replace Shafik Sachedina who stood down during the year.

6. Residents' Handbook and Guide

The Chairman introduced the draft Handbook and Guide, copies of which had already been distributed to shareholders and outlined in detail in the Chairman's Report. Frances Dickens produced a sample copy with pictures which she has kindly agreed to have printed when finally approved. There was discussion on the contents, to which those present again contributed freely, that included amongst other things car parking, nuisance noise, etc. There was general approval that the Handbook be published. A proposal for

this was made from the floor and agreed.

7. Any Other Business

Road Closures

Leslie Aarons raised the problems that can be caused for other roads when some were temporarily closed to through traffic and instanced the difficulty of his wife's carer, being unaware of the closures, had in reaching his home in Briar Hill when Furze Hill was closed. There was general agreement that occasional closing of roads to deter speeding and aggressive drivers using the estate as a cut-through was desirable, especially for Woodcote Lane, Silver Lane and Furze Hill that are worst affected. Although the dates and times for closure were published and followed up by reminders by email in advance, it was agreed that the side effects of the closures on other roads need further consideration and that will be addressed by the Board.

Security

Owen Kelly reassured the meeting that the estate is still a very safe place to live despite the serious armed robbery in Silver Lane a few weeks ago. He stressed that all the evidence points to this being a targeted attack where the culprits knew the victim was carrying a large sum of cash and not at all like the random "mugging" type of street robberies that make streets unsafe elsewhere.

Street Lighting

Owen Kelly reported that although most residents see the new lighting as an improvement, we still await the Council response to a) Whether the level of the new estate lighting matches national standards b) Whether the Council will meet the costs of adding to, repositioning or reducing the height of lamp columns if necessary and c) Who will meet the cost of tree pruning and future maintenance in those cases where the original columns have been replaced by taller ones that place the lamps within the tree foliage thereby making them ineffective.

Geoff Bassett reported that Upper Woodcote Village lamps have not yet been replaced and he is negotiating with the Council to ensure they keep to their promise to replace the existing wooden lamp supports again with wooden columns.

Chairman Standing Down

Johnny Dickens reminded the meeting that the Chairman, David Mullarkey, would be standing down (but remaining a director) after the AGM and proposed a vote of thanks for all the years of most excellent leadership David has provided to the company. This was agreed and warmly applauded.

As there were no other matters to discuss, the Chairman closed the meeting at 9.35 pm and many members stayed to generally socialise, continue informal discussions and enjoy the wine and other refreshments provided.