

**MINUTES of the 571st Meeting of the BANSTEAD COMMONS CONSERVATORS
held on Saturday 16th January 2016 at Banstead Centre, The Horseshoe, Banstead.**

Present: Mr. J Peacock Chairman
Mr D Atkins
Cllr. V Broad
Cllr. R Mantle
Mr. J Mill
Mr. J Milner Clerk

Also present were David Gradidge – Banstead Village RA., Linda Mount – Birds & Flowers, Patricia & Alan Sherren – Burgh Heath RA., Ralph Maciejewski – Nork RA., Peter Matthey – Belmont & South Cheam RA., Adam Fowler – The Cutting, Banstead.

Part 1

1. Apologies for Absence

Mr. J Harris, Mr. N Cull, Cllr. J Clarke, Mr. R Knights (Warden).

2. Minutes of last Meeting

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

3. Matters Arising

i. Environmental Stewardship

- i. Grazing/Cut & Collect.** Two pens on Park Downs have been grazed and the sheep now moved to graze a pen on Banstead Downs. Another pen on Park Downs was being prepared for them to graze before the end of winter. The benefits of grazing, type of sheep used, costs etc. will be considered after the sheep have been removed from the commons.

It was pointed out that the notices regarding control of dogs at the Banstead Downs site are flimsy and blow away easily. They need to be more secure.

- ii. Natural England.** There has been no specific contact with Natural England during the last three months.

- ii. Travis Perkins** – The issue of Travis Perkins building over part of the common and part of RBBC land is being progressed by Jane Kostelnyk RBBC. Travis Perkins has requested formal determination of the boundary by Land Registry and Jane has submitted the papers and we await further developments.

- iii. Summer Walks** – Conservators Walks will commence at 6.30pm on the first Tuesday of the months June, July, August and September and member of local RA's and similar groups are invited to join them. The dates and locations will be:

Tuesday 7th June 2016 – Banstead Downs. Meet halfway along High Down Road.

Tuesday 5th July 2016 – Park Downs. Meet at Holly Lane Car Park.

Tuesday 2nd August 2016 – Banstead Heath. Meet at Mill Road Notice Board.

Tuesday 6th September 2016 – Burgh Heath. Meet at the Notice Board by the pond.

Details to be passed to Catalina-Vassallobonner for circulation to RA's.

- iv. Personal Cameras** –Codes of Conduct as used by RBBC have been adapted and cameras are now in use by BCC staff.

- v. **Intrusion onto Burgh Heath** - As a response to our complaint regarding the inaction of Surrey Police at the time of the travellers incursion onto Burgh Heath the Chairman and Clerk had met with Chief Superintendent Twiss at Reigate Police Station. He apparently had not been fully apprised and thought it was only our bye-laws that empowered positive action when, in fact, it was our primary legislation. Having taken legal advice his response had been limited to the application of the bye-laws and he would now take further legal advice with respect to the primary legislation.

The Clerk will enquire if there is any progress on the issue.

Cllr. Broad had attended a meeting with other local authorities in Surrey where the issue of illegal encampments was discussed and it appears that the police response across the county has been for local Inspectors to determine with the general strategy being one of 'softly-softly'.

John Peacock had enquired of three other commons governed by legislation similar to ours, two of which rely on court orders to remove illegal camping travellers from their commons.

4. **Wardens Report** – The staff have been busy with the sheep, as mentioned above and although clearance of additional parts of Banstead Downs and Park Downs has commenced it has had to stop due to the very wet weather not allowing machinery onto the Downs without causing damage. It has, however, provided an opportunity for banks and ditches to be built or reinforced to prevent unlawful intrusions. Several trees have come down in the windy conditions which combine with the wet ground to blow them out by the root. Where urgent these are removed quickly but where not urgent will be dealt with in drier conditions to prevent further damage to the ground. Some new notice boards will go out when conditions are drier but some horse riders are currently riding off bridle paths which are very muddy, much to the annoyance of dog walkers.

5. **Use of Sports Field**

Reverted to Part 2.

6. **Forthcoming Events**

There were no events scheduled for the next three months.

7. **Any Other Business**

- i. A request had been received for Banstead Commons Conservators to be involved in the proposed North Downs National Park. The Clerk will circulate the relevant papers for further discussion by the Conservators.
- ii. The Conservators had previously given reasons why a land exchange at premises known as The Cutting, A217 Brighton Road, Banstead, should not go ahead. It was made clear at the meeting that as it was of no added value to the Conservators and had not been requested by Highways Department despite it being promoted as a safety factor, it was unlikely to succeed under the Commons Act, 2006, without the consent of the Secretary of State. After further discussion the Conservators agreed to a site visit.
- iii. There was a suggestion that Downs Road at Belmont would need to be widened as it was a bus route and provided an entrance to the Royal Marsden Hospital. It was thought that the way forward was for a case to be made by Highways Department but, if completed, land of the same area would have to be provided for the commons.
- iv. Since the Blue Ball public house has re-opened it appears that there is insufficient parking in the area for both the pub and the Spaghetti Tree restaurant and their customers are parking on the entrance track to the common at Withybed. A local resident, Mr Justice, has suggested that if we authorised him in writing he would be prepared to speak to the drivers of such vehicles and try to prevent them parking there. The Conservators declined such a request but would look to resolve the problem by other means.

- v. David Atkins was corresponding with a local man regarding the flooding of Winkworth Road where there was a blocked culvert causing a build-up of road and other noxious substances where it exits onto the common which is designated SSSI. There was also a tree down blocking the exit of the culvert so the water is not running away. Discussion centred on the fact that the drains are not regularly cleared by SCC which is the main problem and the Clerk will write to them with a view to clearing the drains and providing proper drainage.
- vi. David Gradidge said there was a finger post down on Park Downs at the bottom of Park Road which had been down for over 2 years. The chairman thought that it was not one of ours. *It belongs to the Downland Trust and was there to point out the Downland Walk. Downland Trust is aware that it has fallen over.*
- vii. Gillian Hein asked if the Coal Tax Posts could be spruced up. She had done some research and found the body responsible for them is The City of London Corporation Heritage Estate and had received their colour codes and instructions for cleaning and repainting. Cllr. Mantle reminded the meeting that he had £500 set aside for this purpose and thought the Warden would ensure the task was completed in the spring. Gillian thought that if extra money was required to complete the task the City of London Corporation could be approached.
- viii. Patricia Sherren said there was a lot of litter on Burgh Heath, particularly around the footpath. The meeting was reminded that during the Preston Regeneration planning RBBC accepted responsibility for clearing away litter in the area of the footpath.
- ix. Belmont Festival will be held on Sunday 3rd July 2016 and John Peacock thought the Conservators could man a stand and assist in a walk across the Downs. Nick Cull would probably be the best contact.
- x. Walton Heath Forum wish to reintroduce swans back onto the Mere Pond and may make contact as they wish to be clear on ownership and boundaries.

8.

Date of the Next Meetings

16th April 2016

16th July 2016

15th October 2016

**MINUTES of the 572nd Meeting of the BANSTEAD COMMONS CONSERVATORS
held on Saturday 16th April 2016 at Banstead Centre, The Horseshoe, Banstead.**

Present: Mr. J Peacock Chairman
Mr D Atkins
Cllr. V Broad
Cllr. R Mantle
Mr. J Mill
Mr. J Milner Clerk

Also present were David Gradidge – Banstead Village RA., Linda Mount – Birds & Flowers, Alan Higgs – Reigate.

Part 1

1. Apologies for Absence

Mr. N Cull, Cllr. J Clarke, Mr. R Knights (Warden).

2. Appointment of Conservators and Election of Chairman

Notice had been received from RBBC that John Peacock had been re-appointed and John McCrea of 132 Holly Lane East, Banstead, appointed as Conservators for the next 3 years. John McCrea had not been informed of this meeting as the notification of his appointment had only been received the day before and not opened until the morning of the meeting.

Victor Broad proposed and John Mill seconded John Peacock as Chairman for the next year and he was duly elected.

3. Minutes of last Meeting

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

4. Matters Arising

i. Environmental Stewardship

a.i.i.a. **Grazing/Cut & Collect.** Three pens on Park Downs and one on Banstead Downs have been grazed and the sheep ceded into the ownership of the shepherdess. This method was cheaper than previously and more efficient as we were able to graze several areas.

a.i.i.b. **Natural England.** There has been no specific contact with Natural England during the last three months. The area for Higher Level Stewardship had been re-mapped resulting in our losing £2,000 per annum for land which they had previously categorised wrongly.

ii. **Travis Perkins** – Jane Kostelnyk, RBBC Commercial Property Solicitor, emailed that attempts to resolve this matter by negotiation, and

subsequently via determination by Land Registry, have not resulted in the resolution of the issue. The file will now be passed to Alan Parr to ascertain whether the council should bring proceedings against Travis Perkins.

- iii. **Summer Walks** – Conservators Walks will commence at 6.30pm on the first Tuesday of the months June, July, August and September and members of local RA's and similar groups are invited to join them. The dates and locations will be:

Tuesday 7th Downs. Meet halfway along High Down Road.

Tuesday 5th July 2016 – Park Downs. Meet at Holly Lane Car Park.

Tuesday 2nd August 2016 – Banstead Heath. Meet at Mill Road Notice Board.

Tuesday 6th September 2016 – Burgh Heath. Meet at the Notice Board by the pond.

- iv. **Intrusion onto Burgh Heath** – Chief Superintendent Twiss was now on an extended course but his response to an email was that he has required that all police internal policies be updated to reflect the most up to date legislation and interpretations as given by the Home Office. He believes that the individual case which did not go as well as we all have liked, was based on the fact that the damage to property was not identified at the time, and when it was the borough council had already started proceedings. He will later clarify the point of the police position if proceedings have been started by another authority.

Cllr. Broad has discussed various matters surrounding this issue with Chris Grayling and other local authorities but it appears that action at the time of notification of intrusion is the best way forward.

- v. **North Downs National Park Proposals.**

A proposal had been received to form a North Downs National Park for which purpose an inventory of existing protected areas, including Banstead Commons, was being collated. It was determined that if an approach was made for us to be included the Chairman and Clerk would meet with the proponents to discuss the issue.

- vi. **Request for Exchange of Land.**

A site visit had been made to The Cutting, Brighton Road, Banstead, and to allay concerns of safety for traffic accessing and egressing the main road had determined that there should be a hard surface at the point where the track joins the A217 Brighton Road. The following email string gives full details of the concession and the agreement by Mr Fowler and is included here as a permanent record.. The site will be inspected to ensure that the works comply with the agreement, particularly the strict condition of the hard surface being no more than 12 yards from the kerb.

Dear Mr Milner,

Many thanks for your approval and we acknowledge the new surface dimensions permitted.

Kind regards

Adam Fowler

On 14 Mar 2016, at 09:25, bansteadcommons@aol.com wrote:

Dear Adam,

I confirm that the plans are satisfactory but as they do not show measurements I stress that the new surface commences from the extent of the current dropped kerb and the distance along the track is no longer than **12 yards** from the roadside kerb.

John Milner

Clerk to the Conservators

-----Original Message-----

From: Adam Fowler <adamjhfowler@gmail.com>

To: John Milner <bansteadcommons@aol.com>; Alison Peet <alison.peet@reigate-banstead.gov.uk>

CC: Dr john Peacock <bansteadcommonsconservators@gmail.com>

Sent: Fri, 4 Mar 2016 11:21

Subject: Re: Access Safety Improvements, The Cutting.

Dear Mr Milner,

Alison Peet has kindly approved the drive alterations on behalf of Reigate and Banstead Borough Council.

We are now working with the council's engineering department to confirm the specifications and standard of the resurfacing.

In accordance with your request, please find attached a plan drawn up by our Highways Consultants, Mayer Brown, as to the changes we will make.

Please can you confirm if these plans are satisfactory and that we may proceed with the work?

Kind regards

Adam Fowler

On 25 Feb 2016, at 11:24, bansteadcommons@aol.com wrote:

Dear Adam,

Many thanks for your proposals which have now been considered by the Conservators who are pleased to allay your fears. Accepting that there is a potential road safety problem if two vehicles are accessing and egressing the track at the same time the Conservators feel that there is a solution without the need for exchange of land. The kerb onto the A217 already has been dropped over a distance that would comfortably allow two vehicles to pass or a refuse lorry to enter; this appears to have been done a considerable time ago. If you took a line from the southern edge of the dropped kerb in a curve to the track adjacent to the Blackthorn bush, and took a yard off the northern side in

similar fashion then there would be space for two vehicles to stand side by side, off the road, and therefore being out of danger from other traffic.

Furthermore, we are agreeable to you tarmacking this area up to a maximum of 12 yards from the kerb so that there is a hard standing for vehicles both entering and leaving the track without the possibility of wheel spin on a loose surface at a crucial time. This would be conditional to you using a Reigate & Banstead Borough Council approved contractor to lay the surface. To accommodate this you would most likely have to remove the said Blackthorn and the gorse bushes on the northern side of the track which would also slightly improve lateral vision. As an additional safety factor you could also clear a passing place on the area of the track that you own so that if two vehicles meet on the track the one leaving can reverse to the passing place thus obviating any such manoeuvre close to the Brighton Road.

As owners of the land Reigate & Banstead Borough Council will need to agree to these alterations on the common and you may need to check with Surrey County Council Highways to see if they need to be involved.

We would need to see a copy of your plans before you go ahead but hope that this accommodation is sufficient to allay your fears of safety at this junction.

With Best Wishes,

John Milner

Clerk to the Conservators

vi. Blocked Culvert Winkworth Road.

SCC Highways claim they are not allowed to carry out any work on the commons. Clerk to contact and arrange for culvert to be cleared and possibly a ditch dug.

vii. Belmont Festival – 3rd July 2016

John Peacock will contact Nick Cull with a view to possible joint attendance.

5. Warden's Report

As well as the grazing mentioned above The Warden reported that some winter tasks had not been completed as the ground had been too wet to accept heavy machinery. Where possible they would be completed soon but some would wait until next winter. Staff were currently making sure that all road sides were secure from illegal intrusion by reshaping banks and ditches which have settled down through time and erosion and become less of a barrier, and replacing posts and installing new ones. Storms over Easter had caused trees to come down, all of which had been made safe and there are others which require attention. No damage had been caused to people or property. Coal tax posts are being cleaned and re-painted and are looking much better.

There has been some fly tipping, mostly garden waste (this is probably by one contractor and the Conservators authorised the use of a portable cctv to be used as necessary to collect evidence of such activities) and a car had been cut up and left on the common. A cable had been wire to a lamp post and ran 100 yards through the woods to an aerial up a tree to be used as a pirate radio station. This had been dismantled and was at the depot awaiting possible enquiry.

The new regulation introduced by Epsom Council that dogs being walked on Epsom Downs before 12 noon must be on a lead has led to a large increase in the number of

dogs being walked on Banstead Heath, This situation will be monitored to see if it is temporary or not and if it brings other issues with it.

6. Forthcoming Events

Burgh Heath Dog Show – Sunday 31st July 2016

7. Any Other Business

- i. RBBC were planning a Local Nature Reserve for the Banstead Woods, Chipstead Bottom area and had asked if we wished to include Park Downs in the planning. After considerable discussion it was considered that it would change the character of the commons and be more like a country park. With our own Act, SSSI and Stewardship grant there would be no benefit to Park Downs in LNR.
- ii. John Peacock said that we usually have about 50 – 100 views per month on our Facebook page but since he had put on an article about adders on Banstead Heath we had received 2,500 view and shares. He had also contacted vets in the area to ask them whether they carry anti venom serum. Most do not stock it as it is expensive and has a short shelf life but one vet in Dorking stocks it.
Victor Broad mentioned that there is a very useful App named Streetlife which breaks down information into very local areas which could be useful for this and other messages.
- iii. Richard Mantle apologised in advance for his absence from the July meeting and said that he missed the presence of Richard Knights at the meeting. It was explained that Richard had gone to Exmoor on invitation to view heather regeneration.

8. Date of the Next Meetings

16th July 2016

15th October 2016

**MINUTES of the 573rd Meeting of the BANSTEAD COMMONS CONSERVATORS
held on Saturday 16th July 2016 at Banstead Centre, The Horseshoe, Banstead.**

Present: Mr. J Peacock Chairman
Mr. J Mill
Mr. N Cull,
Mr. J McCrae
Mr. J Milner Clerk
Mr. R Knights Warden

Also present was Linda Mount – Birds & Flowers,

Part 1

The chairman welcomed John McCrae and congratulated him on his appointment as a Conservator.

1. Apologies for Absence

Cllr. V Broad, Cllr. R Mantle, Mr D Atkins, Cllr. J Clarke.

2. Minutes of last Meeting

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

3. Matters Arising

i. Environmental Stewardship

- a. **Grazing/Cut & Collect.** The grazing on Park Downs last winter is showing benefits and will be repeated again this year but starting at the end of August. The shepherdess has indicated her willingness to participate so we will follow the same format as last year, i.e. we will purchase the sheep and she will accept full responsibility for them, there will be no payment to her but the sheep will cede to her ownership at the end of the grazing period. During this period the sheep will also graze the same area on Banstead Downs as they did last winter as well as the area of the old cricket pitch. Cut and collect will take place on areas not grazed.
- b. **Natural England.** There has been no specific contact with Natural England during the last three months but we have received the first tranche of the 2016 fee.

- ii. **Travis Perkins** – Enquiries to be made with Alan Parr, RBBC, to see if this issue has moved on. Clerk to speak to Cllr. Broad. Also mention that the access drive is part of the common and may be used as a negotiating factor.

- iii. **Summer Walks** – Two have been completed and there are two more scheduled for August and September. More may be arranged depending on demand.

Tuesday 7th June 2016 – Banstead Downs. Meet halfway along High Down Road.

Tuesday 5th July 2016 – Park Downs. Meet at Holly Lane Car Park.

Tuesday 2nd August 2016 – Banstead Heath. Meet at Mill Road Notice Board.

Tuesday 6th September 2016 – Burgh Heath. Meet at the Notice Board by the pond.

- vi **Blocked Culvert Winkworth Road.**

Enquiry to be made with SCC Highways to see what if anything has been done as John Peacock saw them working in this area recently. Residents of The Warren have also highlighted pooling at the junction with A217. Although not strictly a BCC issue, water being directed off the junction will invariably be onto the common.

4. **Warden's Report**

The Warden reported that due to exceptional weather conditions a lot of time was being spent in cutting grass and vegetation but there were areas that, because of the wetness of the ground, heavy machinery could not access. Work completed earlier in the year on bracken rolling is paying dividends as the bracken is now under better control than usual.

Sheep pens are being erected on Park Downs in anticipation of grazing commencing in late August and the fly tipping problem seems to have moved to the Nork area.

John Peacock asked that the congratulations of the Conservators to the Warden and Keepers be recorded. The commons are looking exceptionally good and, bearing in mind there are only three of them, their hard work is very much appreciated and showing value for money.

5. **Burgh Heath Notices**

Following the Preston Regeneration and Burgh Heath Management Plan RBBC have some money left in the budget and would like to place interpretation boards on Burgh Heath. They suggested an A3 board by each of the four ponds and an A1 board at both ends of the new path. These would be educational and informative and give an overview of Heathland, particularly Burgh Heath, as well as information on wildlife and flowers in the area. They also suggested indicative walking routes with wayfinding signage.

The Conservators agreed that such interpretation boards would be acceptable on Burgh Heath on condition that RBBC maintained them to a good presentational standard and that BCC are able to preview and approve the information they will carry. Only the ponds by The Green and Chetwode Road should be included as the other two are away from distinct footpaths and there is no reason to disturb them.

6. **Banstead Pedestrian Cycle Route**

Due mainly to difficulties for pedestrian and cyclists crossing at Banstead Cross Roads on their journey from Banstead High Street area to the Railway Station an

alternative route is being sought. This alternative link includes the push button crossing across the A217 near Burgh Wood, Green Curve, Eastgate and then across the common where two tarmac footpaths already exist. SCC would like to upgrade and widen the path surfaces, preferably with tarmac, and would increase the number of street lights. The proposal is that the upgrades would be undertaken using a section 38 Commons Act, 2006, application for works.

After considerable discussion the Conservators determined that this was very similar to the path across Burgh Heath under the Preston Regeneration Scheme and that this path also cannot be relayed and enhanced. Both paths should therefore be taken out of the commons and replaced with land elsewhere.

(A further aggravating factor is that we already have problems with fly tipping in this area and to widen and enhance the footpaths would make them more accessible to tippers vehicles).

N.B. SCC still owe us 75 square yards for the works on the railway bridge just south of Tadworth roundabout.

7. Forthcoming Events

Burgh Heath Dog Show – Sunday 31st July 2016

8. Any Other Business

- i. RBBC have written to residents of both tracks at Withybed Corner with a proposal to maintain the tracks in return for an agreed annual payment by all residents. The cut-off date for responses is 1st August 2016.
- ii. RBBC has taken the treatment of Japanese Knotweed in-house and trained personnel accordingly. Richard Knights to provide details of patches of Knotweed requiring treatment which will be added to RBBC's list.
- iii. Clerk to enquire into status of 'forest school' that has requested permission to take children onto commons and build a shelter in case of inclement weather. It is thought 'forest schools' are a commercial organisation.

9. Date of the Next Meetings

15th October 2016

**MINUTES of the 574th Meeting of the BANSTEAD COMMONS CONSERVATORS
held on Saturday 15th October 2016 at Banstead Centre, The Horseshoe, Banstead.**

Present: Mr. J Peacock Chairman
Mr. J Mill
Cllr. V Broad,
Cllr. R Mantle
Mr D Atkins
Mr. J Milner Clerk
Mr. R Knights Warden

Also present was Alan Higgs, Reigate – and Mr & Mrs Reynders and Frances Smith from Winkworth Road & Greenhayes Avenue area.

Part 1

1. Apologies for Absence

Mr. N Cull,
Mr. J McCrae
Cllr. J Clarke.

2. Minutes of last Meeting

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

3. Matters Arising

i. Environmental Stewardship

a. **Grazing/Cut & Collect.** Pens on Park Downs had been erected and 20 sheep were already grazing one of them. The plan is to graze them on various areas of Park Downs and Banstead Downs before turning ownership of them over to the shepherdess.
All of the major fields had now been cut by our staff or contractors.

b. **Natural England.** There has been no specific contact with Natural England during the last three months in respect of Higher Level Agreement.

ii. **Travis Perkins** – The following had been received in email from Alan Parr, RBBC Legal Dept. – *“Travis Perkins have failed to respond to the Community Protection Notice Warning Letter which required compliance by 09 October 2016. I have therefore issued, today, Travis Perkins with a Community Protection Notice, (CPN), requiring compliance by 23rd October 2016.”* We await further developments.

iii. **Summer Walks** – It was agreed that the arrangements for Conservators Walks on the commons would be discussed at our meeting on January 2017.

- iv. **Blocked Culvert Winkworth Road** - This matter was now being dealt with by Mark Davies, SCC Highways, and a site meeting has been arranged on Monday 17th October at which John Peacock and Richard Knights will attend. Residents of Winkworth Road area present at the meeting stated their concerns with flooding of their houses if the present drainage system was not improved or maintained while BCC was concerned about the amount of “toxic Waste” off the roads that was being deposited on the common.
Hopefully there is a solution to both problems that can be identified on Monday and implemented as soon as possible.
- v. **Pedestrian & Cycle Connection from Banstead High Street to Railway Station** – Our request that if this plan goes ahead the area around the footpaths near Banstead Railway Station be taken out of the commons and replaced elsewhere had been passed to Justin Chatfield. An acknowledgement has been received but nothing further.
- vi. **Status of Forest Schools** - An email to Forest Schools asking if they were a commercial organisation had not received a response and there had been no further request from them to use the commons.

4. **SCC Highways Works on A217**

SCC Highways have received £10 million specifically to improve the A217 and A23 north from Gatwick and a meeting had been held in respect of their plans to improve the A217 at the “Mad Mile”. This would commence by them improving the footpath on the verge adjacent to the southern bound carriageway, which had fallen into disrepair, and bring it up to a standard that could safely be used by pedestrians and cyclists. Also, on both sides of the carriageway, the trees and shrubs needed reducing both in height and depth to which they would undertake as nightwork commencing on 13th October. This would give clearer vision, particularly of road signs on the verges. The road surface was being lifted by rainwater getting underneath the surface and would have to be replaced but in doing so they needed to ensure that improved drainage would prevent a recurrence of the problem. They therefore proposed putting in 5 double drains on each side of the carriageway which would filter the water through a large sponge then through into another filter and then through another filter into the aquifer. Both filters would be on the verge and would not drain water onto SSSI. On the northern verge at the Belmont roundabout an existing drainage filter would be removed for maintenance and then replaced. A more permanent surface would be required at the entrance to the golf club maintenance area and across the road at the point where golfers crossed.

Each drain would be 8 yards by 1 yard into the verge which totals 80 square yards and is in the de minimus range for replacement of commons but would be added to the 75 square yards SCC already owe us for work on the Kingswood railway bridge. It is our intention to charge SCC for working on the commons at a rate of £500.00 per drain and they will be sent an invoice for £5,00.00. Work on the roads and drains is not intended to start until January 2017.

We need to point out that the Heritage Site and an area of SSSI come very close to the road on the north bound carriageway.

5. **Warden’s Report**

The Warden reported that there had been no particular problems during the summer and grass cutting had gone well. The sheep were grazing Park Downs and it was

intended to graze a total of 5 areas, 3 on Park Downs and 2 on Banstead Downs but we could graze more if we needed to and keep the sheep until they had met all of our requirements.

There was the usual end of summer dumping of garden waste on the commons and Cllr. Broad explained RBBC tipping policy which was in the process of being clarified for the benefit of council residents.

The chairman stated that the cut & collect carried out by our staff on Park Downs looked absolutely superb and better than previous years. The Warden explained that it was the dryness of the grass that allowed for a better cut and more complete collection.

6. Forthcoming Events

No forthcoming events had been notified.

7. Any Other Business

- I. **Banstead Downs Golf Club** were considering using road planings on the car park to improve the surface but had a particularly poor area just at the entrance which is enclosed by the garden wall of the golf club and an already metalled area of road and had asked if they could put a more permanent surface down there. Unfortunately legislation governing the commons does not allow such permission to be given.
- II. The chairman stated that 2018 was the 125th anniversary of Banstead Commons Conservators and that we might consider producing a history in the form of a booklet or at least an entry on the web page. John McRea had already shown interest in assisting in such a venture and it was hoped that others would also. Cllr. Mantle could assist with introductions to Banstead Library where he knew there were photographs and prints of parts of the commons and probably literature as well. The chairman will produce a plan for further discussion.

8. Date of the Next Meetings

21st January 2017

22nd April 2017 (Easter intervenes on 3rd Saturday).

15th July 2017

21st October 2017