



**Meeting 606<sup>th</sup> of the BANSTEAD COMMONS CONSERVATORS**  
**held at**  
**The Banstead Centre on Saturday 18<sup>th</sup> January, 2025**

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**MINUTES – Part 1**

**Present:** Mr. V. Broad, Chairman (VB)                      Cllr. P. Harp (PH)  
Mr. D. Hatcher (DH)                                      Mr. B. Steele (BS)  
Cllr. N. Moses (NMos)                                  Mr. D Atkins (DA)  
Mr. N. Mollett (NM)                                      Mrs. L Shea (LS), Clerk  
Mr. J Mill (JM)

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**Public gallery:** Miriam Maxim, Gillian Hein, Karl Tarratt, Rachel Turner, Sean Grufferty, Linda Mount, Jamie Bullard, Cllr Shelly Newton, Paul Ferguson, Terry Collins, Jennifer Clarkson, Iain Cruickshank, Barbara Harrington, Erica Fabiola, Lisa Salmon, John Kerwood, Jane Davies

**1. Apologies for absence**

N/A

**2. Minutes of the last meeting**

The Minutes were agreed as circulated.

**3. Matters arising**

**3.1. Professional Dog Walking Licence Scheme.** The timescale for implementation of the scheme is running according to plan. Promotion of the new regulation on our social pages has commenced and posters will be installed on site from March. There have been a small number of complaints that were sent to Reigate and Banstead Borough Council initially that are now being dealt with by the Conservators.

Note: the Chair took a number of queries from the public gallery related to the dog walking licence scheme during the meeting and responded to them in detail. Businesses who wish to continue to operate on Banstead Commons after 1 April were referred to the Information Meetings that are being held in February. Reassurance was given that the BCC will work together with the licensed businesses to ensure the Licence is, and continues to, serve its intended purpose.

**3.2. 6 Mogador Cottages.** Following a subsequent inspection of the property that was reported on at the last Quarterly Meeting, staff have noted block paving has now been laid on Banstead Commons. A letter, dated 9 January 2025, was hand delivered to the property. A reply was received via email on 17/1. The common land registry map clearly demarks the location of the boundary however BCC has requested land registry documents to reaffirm the exact location of 6 Mogador Cottages boundary.



Note: resident of the property attended the meeting. **Action:** Clerk will advise property owner of the authorised solution to the concern.

**3.3. The Sportsman.** Further communications have been received from Lauren Fraser who is the Senior Associate at Charles Russell Speechlys LLP (Solicitors instructed by Stonegate). Stonegate has served notice on its tenant, KT20 Limited, requiring it to take immediate steps in relation to the drainage system. The Conservators have requested a timescale for when they expect the work to be complete.

#### 4. Quarterly report

Work related to the Banstead Heath Pond Restoration Project commenced this quarter and two of the ponds have been restored; pond at The Bell at Withybed Corner and The Workhouse Pond on Dorking Road. In addition to scrub clearance and desilting both ponds, the breach in the Workhouse Pond was re-puddled. Workhouse Pond will need to be monitored for 12 months to establish whether the pond has been successfully sealed. Interpretation boards still need to be developed. Peter Taylor-Medhurst has kindly volunteered to support with content development and design.

The team has also been working together with the Newt Conservation Partnership to explore viability of creating new ponds on Banstead Heath. Four test pits were created in the middle of the Gallops. When digging the test pits, it was discovered that the soil composition is freer draining than originally expected. The area is mapped as a bedrock Chalk Formation with superficial deposits of "Clay-with-flints Formation". The four test pits will be monitored for 12 months.

During the review of Site Management Plans, Nork Residents Association asked if we could thin the woodland by Footpath near Banstead Railway station. This work was carried out and completed in October.

Our grazing programme ended on Park Downs on 29/11. Sheep will return to the site in March to continue the spring grazing programme in the compartment selected for restoration. Livestock remain in Pen 2 on Banstead Downs and will move across to Pen 3 in March. Thank you to the Downlands Partnership for continuing to provide us with an excellent grazing service.

Managing storm damage has occupied significant staff time this quarter. Tree safety work and retaining visitor access across our sites has required the team to manage the clearance of c. 45 trees from Public Right of Ways and informal footpaths.

Ash dieback work continues. Highway trees have been managed along Downs Road and Dorking Road. Our inhouse team has taken down trees adjacent to Foot Path 58 on Park Downs and have moved across to Bridleway 3 on Banstead Downs. Thank you to RBBCs Tree and Woodlands Officer Mathew Burnell and John Darter from Treemasters who continue to support us with specialist arboricultural advice when needed.



Our team of conservation volunteers continues to grow and more people are signing up to volunteer as a result of new posters on our noticeboards and promotion in local newsletters. Two new volunteers have also joined the volunteer stock checker team on Banstead Downs.

## 5. Any other business

**5.1. BCC Complaints Procedure.** This item was moved to Part 2 for further discussion.

**5.2. The Mill.** Restoration work to The Mill adjacent to Mill Field has commenced. The Mill holds cultural significance to Banstead Commons. The Clerk revisited the planning portal and noted that the owner would like to discuss the possibilities of development on the site to support the financing costs of the restoration work.

**5.3. Licence review for The Bell and The Sportsman.** The Conservators have authorised the outside picnic bench/furniture renewal with an annual increase in line with inflation. **Action:** Clerk to issue licence renewals in March.

**5.4. English Devolution White Paper.** Cllr. Harp provided an update regarding the government's plans to create new unitary council in Surrey and what it might mean for the future ownership of Banstead Commons and the work of the Conservators. BCC to initiate a conversation with the Leader of Reigate and Banstead Borough Council once the government confirms its plans.

**5.5. Events and Engagement Plan 2025.** The plan was approved by the Conservators. Implementation of the engagement plan will commence when the new Office Manager has been recruited.

**Meeting closed at 10:40**

**Dates of 2025 meetings to be held at the Banstead Centre:**

### **Conservator Quarterly Meetings - 9.30am until 12pm**

Saturday 26<sup>th</sup> April 2025

Saturday 19<sup>th</sup> July 2025

Saturday 18<sup>th</sup> October 2025