

Wildernesse Residents Association

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Minutes of Wildernesse Residents Association (“WRA”) Annual General Meeting (“AGM”) on 20 March 2022 at 6.00pm on zoom.

In attendance: members representing 22 houses: Blackhall Lane (2); Parkfield (2); Wildernesse Avenue (6); Woodland Rise (11)

Apologies for absence: none reported to meeting; 14 apologies received in advance of the meeting.

Introduction – Martin Greenslade (Chairman WRA Executive Committee)

Minutes of 2021 AGM – approved

Report of Chairman – Martin Greenslade (“Chair”)

The Chairman provided an update on the matters that the Committee had spent their time on during the course of the year including the Elysian Developments at Wildernesse House, the acquisition of land in Seal Drive by Kent County Council and the recent survey of WRA members that the Committee had undertaken. The Chairman explained the Committee’s ongoing scrutiny of planning applications on the Estate and the limitations of the planning regime in protecting hedges. He encouraged members to sign up on Sevenoaks District Council’s website to receive notice of all planning applications, including tree works and certification of lawful development (ie limited sized extensions and garden buildings). The Chairman’s Report accompanies these minutes.

Report of Treasurer and accounts for the year ended 31st December 2021

The Treasurer’s Report was circulated with the AGM notice. Membership has increased slightly with five new full members; the major expenditure in 2021 related to legal advice in respect of Kent County Council’s acquisition of land on Seal Drive. Given the cost of legal advice has exceeded subscription income in two out of the past three years, it is proposed to increase the subscription for Full Members to £150 per annum.

Resolution to approve Treasurer’s Report and accounts - carried

Subscriptions for 2022

Subscriptions for 2022 are proposed to increase for Full Members but remain at the same level as for 2021 for Associate Members and Friends: £150 for Full Members; £50 Associate Members; and Friends - £30

Resolution to approve subscriptions for 2022 - carried

Election of Executive Committee Officers:

The existing officers shown below are required to be elected annually under Rule 6 of the Constitution:

- **Martin Greenslade (P) as Chair**
- **Mark Kibblewhite (WR) as Deputy Chair**
- **Roz Roxburgh (WR) as Secretary and Treasurer**

retire and, being eligible, offer themselves for re-election.

Resolutions to re-elect Executive Committee Officers individually – all carried

Chairman: Martin Greenslade, Hon. Secretary: Roz Roxburgh, Hon. Treasurer: Roz Roxburgh

Hon. Secretary’s address: Little Croft, Woodland Rise, Sevenoaks, TN15 0HY

Election of Executive Committee Members:

The Committee has determined that, as a matter of good practice, all Committee members should be subject to re-election annually. Accordingly:

- **Laura Daniels (WA)**

retires and, being eligible, offers herself for re-election.

Resolution to re-elect Laura Daniels as Executive Committee Member – carried

Margaret Deegan put herself forward for election to the Committee during the year. Accordingly:

- **Margaret Deegan (WA)**

Offers herself for election.

Resolution to elect Margaret Deegan as Executive Committee Member – carried

KCC acquisition of land at Seal Drive

The Chairman reported that, following the email from the Committee to residents, 54 residents wrote in to Bevan Brittan (KCC's lawyers) requesting KCC enter into a Deed which clearly documents the reinstatement of the covenants if the land ceases to be used as playing fields. KCC have now formally decided to use their S203 powers to override the covenants on the land. The Committee had therefore approached KCC again to agree the proposed Deed but with no response to date. The Committee will continue to pursue KCC and is also considering how best to escalate the matter with our local representatives.

Wilderness House update

Concerned at the limited amount of work which appears to be ongoing at the site, the Committee contacted Elysian to enquire whether work had been suspended. The Committee was informed that, following the tendering of certain work packages, activity on the site would recommence from 21 March. The Chairman also informed the meeting that Elysian would be holding a community liaison meeting at The Pavilion on 29 March at 5.30pm.

Results of WRA Committee survey of residents

The Chairman presented the results of the survey of residents showing widespread support for maintenance of the Conservation Area and covenants. Members were almost unanimously in favour of retaining screening and hedges and the "sylvan" environment; however, there was a polarisation of views on the importance of the architecture of the original houses on the Estate and the number of original houses that should be retained. The results of the survey accompany these minutes.

Other Business

There being no other business, the Chairman declared the meeting closed.

Chairman: Martin Greenslade, Hon. Secretary: Roz Roxburgh, Hon. Treasurer: Roz Roxburgh

Hon. Secretary's address: Little Croft, Woodland Rise, Sevenoaks, TN15 0HY