

MINUTES of Special Meeting
of the Committee on Tuesday 26 January⁸⁸ at 7.30pm. at Little Acorns
Aurifolii in the chair; all members present.

Proposed development at Stables and in the Green Wedge

Mr Ruckwood and Mr Rahwell of VADE Developments attended. They produced maps of detailed surveys they had had undertaken of the two sites (costing £300 so far) and of an architect's ideas of development - this included substantial building in the Wedge but also with landscaping, etc. Mr Ruckwood had spoken to Mr Peter Diment and Mr Porter, and had discussions with the Planning Department; he had agreed to purchase all the land in the Wedge and the Stables land under an "option" agreement - i.e. with planning permission for work within 2 years. He suggested it is desirable to settle the future of the Wedge once and for all, and he would be willing to enter into a s.52 agreement as to use of some of the land. Mr Diment had given no firm indication as to his intentions with regard to land other than the farm, but Mr Ruckwood knew of someone who might well be interested in running the Stables, together possibly with the approved equestrian centre, if they were in the area of Mr Diment's farm.

Members of the Committee asked questions about likely development the firm had in mind and referred to the various appeals which had been decided by the D.O.E., against Miss Pitman - Mr Ruckwood was aware of those.

After considerable further discussion, it was agreed that the firm would produce sketches or drawings of (a) two country-type dwellings on the Stables land, (b) the equestrian centre and stable development near Sultan Farm and (c) two or three small developments of, say, bungalows or cottages in the Wedge - all this entirely without commitment by the Society. There

might then be a further meeting with the Committee.
Mr. Kitchin said the Committee would also wish to
put the whole matter to an open meeting of the Society.
Mr. Kuchwood would also consult around the village and
Keston as appropriate; he was anxious to be a "caring"
and sensitive developer.

The possibility of Miss Pitman being freed from her s.52
agreement relating to her bungalow was left in abeyance.
Mr. Kuchwood enquired about the possibility of the firm
erecting two houses behind the chapel in Sutter Road,
with some parking provision for cars for chapel users;
members felt that, in principle, this might be acceptable.

After the firm's representatives had left, members felt that,
depending on what the fresh proposals show, it might be
necessary to take legal advice as to the whole question
of the future of the wedge land - ownership, maintenance,
possible further development applications, etc. - and as to
the impact of any likely development on the area.

Thanks expressed to Mr. Alun Birch for their generous
hospitality; £5 to be paid towards their expenditure.

Joyce Kitchin
Chairman

3/2/88