

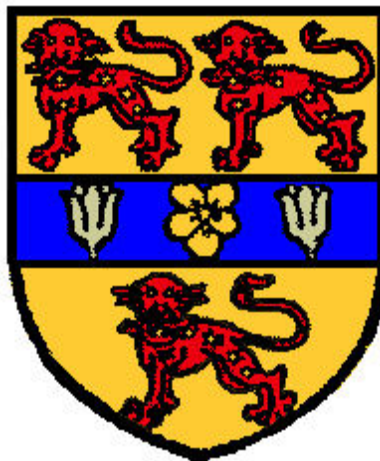
NEWSLETTER No- 127- SPRING 2011

CHAIRMAN'S COMMENTARY

The Northey Family (Part 2)

Time and space will not allow more than a brief history of The Northey Family and I am again looking to Handbook of Epsom by C.J.Swete (1860) (Repub.E.P.P.Ltd 1973) and Epsom and Ewell Local and Family History Centre for much of my information.

Edward Richard Northey, a descendant of Sir Edward Northey of Woodcote House (see Part !), was born in 1795 and served in the army in Canada, The Peninsula Wars and at Waterloo. He became Deputy Sheriff of Surrey in 1856 and High Sheriff in 1878. He and his wife had five children who survived and four of them were baptized in St Martins Church, Epsom. The one who perhaps made the greatest impact locally was Francis Vernon Northey who was born in 1836. After education at Eton he also went into the army and on service in Canada married Charlotte Belinda Gzowski. Subsequent service in Africa was to prove the end of a brave career and he died of wounds sustained in a battle against the Zulus in 1879 and was buried in Zululand. Bourne Hall Museum holds his original grave marker made from a packing case but his family brought his body back to Epsom where it was taken to his home in Woodcote House. The family was held in such high respect that although they wanted a quiet ceremony the local town's people braved inclement weather to attend at the graveside in Epsom Cemetary and shops along the route of the procession were closed as a mark of respect. The name Northey Ward at Epsom General Hospital is a further indication of the influence of the family.



The Northey Family Coat of Arms

The Northey family remained in Woodcote House until the 1930's when the house and grounds were sold to Mr. E.G. Harwood and gradually during the 30's 40's and 50's the Woodcote Estate was built. Ernest Harwood's son, the late Ron Harwood told me, at a Rotary Lunch, that a van had driven up to Woodcote House and the men in the van drove off with a

valuable table from the ground floor of the House. The registration number of the van was noted, the police were advised, the van was intercepted in Ruxley Lane and the table was recovered.

I think that is all I have room and time for in this Newsletter but I have been in touch with The University for The Creative Arts and will write in some detail in the next one. As you may know Epsom College of Art is now one fifth of The University and we are a University Town.

Please read the AGM details to see that we are thinking of changing the name of the Society. If you have any views please attend or let us know in some way.

Harry Corben, Chairman

Corrections. I am indebted to Mr Charles Abdy for drawing attention to two inaccuracies in the editorial of our last newsletter. First, ‘the baronies of East and West Cheam, Cuddington and Ewell’ should have referred to manors rather than baronies. Second, the reference to Epsom & Ewell History Society should have read Epsom & Ewell Local and Family History Centre.

Editor

PLANNING APPLICATIONS

A number of cases to report this time, starting with two interesting (!) appeal decisions.

Wilberforce Court, Heathcote Road: This is the first appeal decision and relates to the proposal to build an additional, fourth, floor on part of the recently finished student accommodation adjoining the back of the University of Creative Arts. We objected, as previously reported to you, on the grounds that a fourth floor would be contrary to the Council’s Policy limiting buildings in residential areas to three storeys. The Planning Department agreed and refused the application. On Appeal, the Inspector accepted that this Policy applied, but thought that the appearance of the University buildings and the benign effect of the proposed addition were important material considerations that outweigh the “policy conflict”. He considered the proposed development would preserve the character and appearance of the local area and the setting of the adjoining Conservation Area and allowed the Appeal. The Inspector’s point of view can be seen, but we are very disappointed that he is able to override a valuable Council Planning Policy and this could create a dangerous precedent. We doubt whether it could be challenged legally, but our Committee has decided to write to our MP on the subject.

Magistrates and County Courts, Ashley Road and The Parade: The second Appeal decision relates to the redevelopment of these sites. The first application was refused in 2008 and an Appeal was dismissed on grounds of the effect on the character and appearance of the surrounding area. The inspector disagreed with other reasons for refusal, including the amount of parking, as he considered the management of parking demand by restricting the number of parking spaces to be entirely appropriate. The second application last summer was a substantially improved design; we raised no major objection and refrained from objecting to matters which the Inspector had thought acceptable, although we expressed reservations about the parking. In fact, there were fewer apartments and more parking spaces than in the earlier scheme. In Planning Committee, Members were still very unhappy about the parking and refused the application solely for that reason. On Appeal we confirmed our reservations and supported the refusal, mentioning the Government’s emphasis on the views of the Local Planning Authority; we urged that their decision should be taken seriously into account. The Inspector, however, not only followed the opinion of the previous Inspector and dismissed the Appeal, but awarded costs against the Council on the grounds that their decision amounted to unreasonable behaviour.

Pickard House, Upper High Street: This is the 1980s three storey office building on the left hand side going along Upper High Street from the town centre, just beyond the single storey shops in

front of the old railway station. It is one of the Opportunity Sites described in the emerging Plan E and is in a key position as a gateway to the town centre. It has been empty for some years and is vitually unlettable in its present form. The proposal is to retain the existing foundations and lower structure, erect a lightweight frame above, an extension at the rear, and produce three storeys with 67 student bedrooms over a commercial ground floor frontage to Upper High Street. We have objected on the grounds that (a) although the height just about complies with the proposed 12m rule on the frontage but the rear part is too high; the Plan says that this maximum may be unsuitable in some locations - and this is one of them (b) the bulk is too great and will be unduly prominent (c) it does not provide comprehensive development with the adjoining single storey shops in a way which will reveal the listed former station building (as encouraged in Plan E) (d) overall the appearance and bulk of the building is unacceptable as a prime gateway to the town centre. This is a key site and achieving an adequate viable proposal will be exptremely difficult. In our view it has certainly not been done yet.

Land rear of 39-41 Manor Green Road: A third attempt to develop these back gardens with a frontage to Hamilton Close shows a single three bedroom bungalow, following appeal dismissals of a block of town houses and a pair of semis. It may well be the final answer, if the principle of development can be accepted, but we have expressed a number of reservations.

Drummond Gardens, Christchurch Mount: Another third attempt, this time for the garages site at the north east corner of the grounds of Drummond Gardens. Previous proposals here were for three storey flats – withdrawn, and a pair of dwellings – refused and dismissed on appeal. Now a single detached family dwelling is suggested. The idea deals with many of the points mentioned by the Inspector in dismissing the previous appeal and the design would be acceptable in some contexts but we think it inappropriate here and objected accordingly.

3-4 Pitt Road: Permission was granted on appeal for redevelopment of the bungalow on the corner of Pitt Road and College Road, and the present proposal is for a very similar block of three five bedroom houses on the corner of Pitt Road and Rosebery Avenue, leaving one Edwardian house between the two developments. However the location is different and is part of a group of small modern three bedroom houses well set back and with an open green area on the corner. We accordingly objected, the application was refused and quickly appealed. We have written to the Inspectorate in the usual way.

McCarthy and Stone, Waterloo Road: We were invited by McCarthy and Stone to an exhibition of their proposal for retirement flats in Waterloo Road opposite the shops. It would be a substantial development accessed via a courtyard and to a typical pastiche design. Properly controlled it could be an improvement on what's there now and we await a planning application in due course.

Alan Baker

CONSERVATION

There is not a great deal to report since the last Newsletter. There are usually two or three applications each week that we have a look at within the remit of proposals within conservation areas or affecting listed buildings. Since the last AGM some 87 applications have been seen and 14 letters written, rather fewer than last year. Most of these are quite modest proposals for extensions or replacement windows etc and our letters generally address design matters rather than the principle of the application itself. However, there is a current application for a very large extension to a listed building with which we are very unhappy and have written accordingly.

The Society is represented on a recently convened Task Group to review street furniture for Epsom Town Centre. The group includes County and Borough Councillors, engineering and planning professionals and your correspondent. Only one meeting has been held so far and the first stage has been to talk through the problems and in the light of this the members have been asked to suggest appropriate types of bollards, cycle stands, litter bins and railing. Street lighting and the issue of street clutter were also discussed. There is a clear desire to achieve a distinct and consistent style for the town centre to enhance and emphasise its character. Each member has been tasked to suggest appropriate street furniture for discussion at the next meeting. Although a budget is available, it will not cover all the improvements which are needed, and the effect of Government cuts has not yet had an impact. Watch this space.

Robert Austen

EPSOM HERITAGE TRAIL II

With this newsletter you will receive a copy of the second illustrated heritage trail produced by the Society. This walking trail begins at the start of South Street, continues into Dorking Road and Woodcote Road and finally Chalk Lane. There are some fine and historic houses along the route that are well worth seeing and the illustrations of some of these were included in the last newsletter. I would like to record our grateful thanks to Tom Dethridge, a previous Secretary and Chairman, for providing the text; to Denise Pattison for the attractive illustrations; to Liz Hegarty of EM Communications for artwork and finally to Epsom & Ewell Borough Council for printing the leaflets.

Malcolm Boyd

WHAT'S IN A NAME?

The Society was originally founded, now just over half a century ago, to resist the assault on the town's heritage by developers, at a time when planning law had few teeth. It has done a fine job ever since, and we have much for which to thank the founders.

Times change, and the emphasis of our activities has gradually altered over the years. We now comment on proposals and try to influence things in the interest of the quality of the town's environment. Our voice is listened to, even if our opinions are not always heeded. We have established good relationship with Councillors and professionals in the Borough and we are often asked to take part on special events (vide the Task Group above, and our participation in the Character Study last year, as well as comprehensive input to consultations on Epsom Town Centre and the Local Development Framework etc). However, many see us as the Epsom *Preservation* Society, and we are often addressed in that way and are seen, perhaps, as a rather reactionary organisation, merely resisting development, whatever its quality or desirability. While protection of our heritage is of great importance, our role has now expanded to cover a much wider remit.

It is for this reason that your Committee feels the time is right to change our title to reflect our wider role. It is worth mentioning at this point that the Localism Bill, when it is enacted, is likely to place more emphasis on the need to involve societies such as ours in local planning matters. We are therefore suggesting that we should rename ourselves as Epsom Civic Society, the style usually adopted by organisations such as ours. We would retain a reference to our present title on our letter head and continue to use our current strap line.

This proposal has been mentioned to a number of people outside the Society to test their reaction; all have thought it an excellent idea, but it is up to you, our members, to decide. We hope you will agree with the sentiments behind this proposal and that you will feel happy to support it when it is proposed for adoption at the AGM.

Robert Austen

THE LOCALISM BILL

This bill has now been published and it will be traversing the committee stages in the Commons over the next few months. Because your committee feels that the Bill may influence the way we operate in the future and provide additional opportunities for effective community involvement, we are taking a close interest in its provisions. The Bill will devolve greater powers to local councils and neighbourhoods and give local communities more control over housing and planning decisions. There are numerous provisions relating to councils, housing, planning and regeneration. Community groups will have the right to challenge local authorities over their services and also to provide neighbourhood plans and neighbourhood development orders to allow communities to approve development without requiring normal planning consent. We will have to decide over the ensuing months what role, if any, the Society should play in this scenario. Your committee has had a preliminary meeting to discuss the Bill and we will keep a watching brief on developments. The Bill is expected to become law in 2012.

Malcolm Boyd

E-MAIL ADDRESSES

I sent an e-mail in January to all those members whose e-mail addresses we hold giving advance notice of the Talk on Thursday 17th March. A few of these bounced back which means either the e-mail addresses have been changed or I have entered it incorrectly.... which is always possible! If you thought we had your e-mail address and you didn't receive the e-mail, could you e-mail the EPS e-mail address shown at the bottom of the last page of this Newsletter with 'E-mail addresses' as the heading.

If you have an e-mail address and wish to be kept informed, between Newsletters, on the few occasions that the committee consider it useful, please e-mail us.

These are not used for any purpose other than EPS communications. All such communications are sent out as 'Blind Copies' so no-one else would have access to your e-mail address.

Ishbel Kenward

EVENTS and TALKS

TALK Thursday 17th March 2011 Myers Studio, Epsom Playhouse at 8pm.

For our next talk we have invited Rupert Trevelyan to talk about his job as Managing Director of the Epsom Racecourse. There are a number of race meetings but The Queen's Stand and The newer Duchess Stand are purpose built conference centres and host many social events. He will enlarge on his role and responsibilities.

The tickets are £3.00 each (as usual). Please apply on the form at the end of the newsletter

IAN WEST'S WALK ABOUT on SUNDAY 26th June at 2.30pm

Ian has agreed to take us on a guided walk in the Langley Vale area which we have never visited before, it will be at the top near The Warren. The exact location for our meeting place will be in the next newsletter. If anyone has difficulty in getting to the Warren area of Langley Vale please contact me and I will try and arrange transport. Everyone is welcome, no need to book.

Joy Furness (01372722186)

BUFFET SUPPER PARTY. This will take place on Friday 14th October in St Joseph's Church Hall. Further details and application form will be in the Summer Newsletter.

OUTING to THE WEALD and DOWNLAND OPEN AIR MUSEUM Thursday 31st March

Tickets are still available for this outing. Please contact Sheila Wadsworth (01372 273517)

OUTING TO ARUNDEL CASTLE , West Sussex on Tuesday 14th June

The cost per person will be £32 which will cover the coach journey and gratuity, castle entrance and tour plus coffee/ tea and biscuits on arrival. The castle is the seat of the Dukes of Norfolk, set in 40 acres of sweeping grounds and gardens. It has been open to visitors seasonally for almost 200 years and is a treasure house of paintings, furniture, tapestries, stained glass, china, sculpture, carving, heraldry and armour in ideal room settings. We will have our own private guides in the morning before the castle itself is open to the public and subsequently tickets entitle people to go through the rooms in their own time.

I am afraid we depart early as we have coffee/tea and biscuits at 10.30 a.m before we meet our guides at 11.00 a.m. approximately. Therefore departure is 8.30 a.m. at the Downs Car Park, 8.45 a.m. at the Methodist Church and 8.55 a.m. at The Street, Ashted. Lunches are available at the castle restaurant, and there are numerous restaurants in Arundel, or you can take picnics.

The coach drops us off in the Mill Road car park opposite the castle gates and there is an initial slope from the gates to the castle, gardens and grounds; however there will be a passenger buggy there which can collect anyone who will find the walk arduous to begin the visit. Fleet-of-foot members may be able to pay for a brief visit to the Wildlife and Wetlands Centre a further half-a-mile along Mill Road, but our return journey will begin at 4.15 p.m.

Further details are at the end to this Newsletter, but if you wish additional information, please ring **Sheila Wadsworth** (01372-273517).

THE DOWNS

- Andrew Cooper (Training Group Management Board) was pleased to report that a new trainer has set up business in the Chalk Pit Stables Headley Road.
- Last year Epsom trainers had 152 winners between them and won £966,000 in prize money and on average 171 horses used the training gallops. It seems there may be a small growth in the number of horses in training here – let's hope so!
- John Vadgama, procurement manager for the Council, went through the budget proposals. Obviously economies will be necessary and in part this need will be met by amalgamating grounds maintenance staff and Council operational Services ground staff – giving more flexibility and more equipment available.
- The tree maintenance budget has been cut by £6,500 to £5000, but the tree officer is confident it is sufficient to cover the work required this year.
- Charging for car parking on the Downs was ruled out.
- A draft byelaw regarding cycling has been agreed for submission to the DCLG (Dept. for Communities and Local Government): 'No person shall without reasonable excuse ride a bicycle on the Downs except on authorised routes. Any person who rides a bicycle on a bridleway or other authorised route shall give way to pedestrians or persons on horseback'..

Your committee had questioned which powers under the 1984 Act permitted the granting of an extension period for fencing prior to the Derby. The Conservators were advised by Frances Rutter that the Act confers certain rights and responsibilities upon them and that the requirement to preserve the Downs allowed them to permit erection of the fencing for an extended period. Fencing will now be allowed from 9th May rather than 20th May. The condition of Ebbisham Lane and the hatched area at the foot of Walton Downs are ongoing matters.

RACING DATES 2011.

20thApril, 3rdJune (Ladies Day), 4thJune (Derby Day), 30thJune, 7thJuly, 14thJuly, 21stJuly, 28thJuly – these last five being evening meetings followed by a live outdoor concert. 18thAugust (evening), 29thAugust (Bank Holiday), 30thAugust, 8thSeptember, 25thSeptember. **Angela Clifford**

Margaret Rogers: Mr Trees Reports:

I thought I would write a little piece on Margaret Rogers who passed away last June. I first met Margaret at an E.P.S committee meeting in the early 1980's so I had known her for over 25 years. She was always interested in what I had to say and visa versa. She could be very outspoken at times but was always courteous. There were times when we disagreed but mostly the committee meetings were harmonious. Margaret was the membership secretary while I dealt with any planning applications concerning trees.

Margaret had a love of trees and sponsored the planting of some in her local area. One is to be seen outside her house on the grass verge in Hookfield and a couple of years ago she sponsored three trees to be planted on Clayhill Green.

After we both left the E.P.S committee, I used to visit her occasionally for a chat and she would often contact me if she had a tree problem or noticed something amiss in the area. In her memory I have planted two young trees on the fairgreen near her home. They are an Ash and a Yew. I chose these species as she had an Ash in her rear garden and a Yew in the front. There is a small plaque with the trees to commemorate 'Margaret Rogers 1919 – 2010'. **Mike Ford**

EPSOM SPA WELL

Mrs Nora Pickering has alerted me to a new plaque erected at the entrance to The Old Well stating that the well and the immediately surrounding land was gifted to the public in 1946 by Mr H.J.Roll and Mr F.E.Roll. The brothers owned the Wells Estate but sold it on their retirement. Mr H.J.Roll was Mrs Pickering’s father.



Editor

APPLICATION FORM for TALK - Thursday 17th March 2011

NAME
 ADDRESS
 Telephone

I would like tickets @ £ 3.00 each and enclose a cheque for £ made payable to Epsom Protection Society and enclose a stamped addressed envelope.
 Please return the application form to Joy Furness, 37 Woodcote Hurst, Epsom. KT18 7DS

APPLICATION for outing to ARUNDEL CASTLE - Tuesday 14th June 2011

Cost of £32 covers entry, guide, coffee/tea and biscuits, coach and gratuity.

NAME.....
 ADDRESS.....
 Telephone.....
 No. of. tickets @ £32 per person.....

Names of ticket holders
 TOTAL COST= £

- | | | | |
|--|-----|-----------|--|
| Your departure time (please underline) | (A) | 8.30 a.m. | Downs Car Park, near tea hut at Tattenham Corner |
| | (B) | 8.45 a.m. | Methodist Church |
| | (C) | 8.55 a.m. | Bus stop in The Street, Ashtead. |

Please return this application slip with your cheque and a stamped, addressed envelope to Sheila Wadsworth, The Chestnuts, Farm Lane, Ashtead, KT21 1LJ (01372-273517). Cheque to be made payable to Epsom Protection Society..

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