



NEWSLETTER – No 125 AUTUMN 2010

## **CHAIRMAN'S COMMENTARY**

### **The Schnadhorsts and Epsom Cricket Club**

The Epsom Cricket Club has existed at least since 1800 and has been one of the best known and strongest clubs in Surrey. At Lords in 1850 Epsom beat Middlesex by an innings and 358 runs and many well known players have been represented in teams over the years. Until 1850 the club played on the Downs but since that date the Club has played on the present ground which is entered from Woodcote Road but is in fact next to Epsom General Hospital. Sydney Wooderson was among top athletes who competed at an athletics meeting at the grounds in August 1942 and cricket matches against Army, RAF, RAAF and British Empire teams were played here during the Second World War. Epsom were clear winners of the Surrey Championship in 1969 and more successes were achieved in the 1970s and 1980s.

In 1932 however the club had fallen into serious financial difficulties and these were resolved to a great extent with the help of Captain E.E. Schnadhorst who was the second son of Francis Schnadhorst a prominent member of the Liberal Party in Birmingham during the 1890's. The eldest son was killed during the First World War. Captain Schnadhorst formed a committee of club members and the Epsom Sports Club Ltd. was formed as a non profit making company to take over the lease of the ground. Like so much of the ground in the area the land belonged to Sir Edward Northey and the lease was now assigned to the company.

In 1935 Capt Schnadhorst purchased the ground as a memorial to his father and his brother and this episode is recorded in a plaque which sits by the path on the way to the Club Pavilion. Capt Schnadhorst generously arranged for a lease of 500 years to be granted to the Epsom Sports Club Ltd., at a rent of £20 per year. He established a Charitable Trust under which the ground is to be an open space in perpetuity for the conduct of sports of the highest standing.

After the war, in 1947, a revamped Epsom Sports Club was formed by the amalgamation of Epsom Cricket Club and Epsom Hockey Club who had formerly leased the ground in the winter months before the war. In 1948 the Epsom Lawn Tennis Club was admitted to membership of the combined sports club. The individual clubs still maintain their identity as playing entities but their business affairs are merged and managed by the Limited Company. The constant aim of the company is to fulfil the objects of the generous Founder of the Francis Schnadhorst Memorial Ground by maintaining there, at all times, a standard of sport worthy of so fine a memorial.

I should like to thank The Epsom and Ewell History and Archaeological Society at Bourne Hall for much of this information, and the Schnadhorst family for protecting this important site for us - I wonder what brought them to Epsom.

We do hope to see many of you at the Buffet Supper on 8<sup>th</sup> October.

**Harry Corben, Chairman.**

## PLANNING APPLICATIONS

Not much that is very new, but a lot of information and decisions. Some suspicions of possible effects of new government policies and the emerging Plan E.

***Epsom Railway Station:*** Following the Planning Committee's decision to permit the development of the station site, reported in the last Newsletter, our Committee was unhappy about the result and asked me to write to the Head of Planning. In my letter, I pointed out that we were disappointed that another building of this height was approved, but had to accept the Planning Committee's decision. We were more concerned that the emerging policy in the new Town Centre Action Plan (Plan E) to limit the height of buildings to 20 metres was being treated too flexibly almost before the ink was dry.

In his reply, Mark Berry made the point that the Council continues to value the Society's input both in terms of comments on planning applications and in the development of planning policy, and he hoped that regardless of differences of opinion we will maintain our positive working relationship. As to the station, its height was stepped from 14 metres at its lowest point to 22 metres at its highest. The site is complex, not least because of the extant permission for a building of similar height. It was also apparent during negotiations that the proposal, which had to support the cost of the station itself, would not be viable under a certain level of development. In other words we would have to put up with a large building or we would not get a new station. I am well aware of the need for development to be viable. This is a complicated valuation process; indeed the Royal Institution of Chartered Surveyors is currently doing a study into Tests of Viability in Planning and will be issuing guidance. However we do not accept that this is a valid reason for accepting something that would otherwise be refused.

He added that he is confident that he can justify the proposed height policy to the Inspector at the approaching Public Examination, which starts on 21 September, and subsequently be able to apply the policy with rigour upon adoption.

***The Bungalow, Pitt Road:*** Three applications have been made, over a number of years, to redevelop this land with 3 new 4 bedroom houses. We objected to them all and they were all refused. The first two were appealed and the Inspector has now decided to allow both appeals. She felt that the variety of building forms and designs in the area contribute to the attractive nature of the street scene and that the proposals would respect this street scene. The owner can now decide which version to build.

***The Comrades Club, The Parade:*** In July last year the Planning Committee refused an application to redevelop this site with an 85 bedroom Travelodge hotel to include the existing club facilities. The decision was appealed and the Inspector has now decided to dismiss the appeal because the proposal would have a harmful effect on the character and appearance of the street scene. We couldn't agree more. This may not be the last we hear of redevelopment, but the inclusion of a hotel in the station development is likely to have an effect.

***Magistrates and County Courts:*** You will remember that last year an appeal was dismissed against the refusal of an application to build flats and offices on these sites in Ashley Road and The Parade. The Inspector decided that there would no harmful effect on the living conditions of nearby residents and that car parking provisions were adequate, but that these factors were outweighed by the harmful effect on the character and appearance of the surrounding area. Earlier this year the developers held a public exhibition of a revised proposal with alternative designs – traditional or contemporary. Reaction was firmly in favour of the traditional and an application was submitted on

this basis. The office element was changed to medical use for the Ashley Centre Surgery, who require larger accommodation.

Our comments were limited to design, as the Inspector had been satisfied with other aspects. We thought the changes, although something of a pastiche, were improvements, and we raised no major objection. The proposal was recommended for approval but the Planning Committee were concerned about inadequate parking and the application was refused for that reason. It will almost certainly go to appeal.

***The Rubbing House, Langley Vale Road:*** For some time car parking in the approach road has caused difficulties and The Rubbing House suggested that the green area on the left approaching the pub should be laid out for parking. An application was made and we said we would not oppose this small incursion on the Green Belt provided a system was used to allow grass to grow satisfactorily and that signage was not unduly prominent. However, it was decided that there were inadequate grounds for permitting this development in the Green Belt and the application was refused.

***Rear of 39-41, Manor Green Road:*** The Inspector has decided to dismiss the appeal against refusal of the second application (made in 2008) to develop this back garden on the grounds that the proposed houses would be too large for the site and would be significantly out of character with the surroundings. Perhaps the new government policy that such land is not to be regarded as “brownfield” will put an end to this intrusion.

***Wilberforce Court, Heathcoat Road:*** The three storey student accommodation given permission last year is nearing completion but a last minute application was made for a “third storey” on part, which would be in effect a fourth floor. Although it would have adjoined an even higher part of the Art School, we objected as that is contrary to the three storey rule, and the application has been refused.

**Alan Baker**

## **CONSERVATION**

The application we mentioned in the last newsletter regarding a developer wanting to knock a hole in a listed wall in Woodcote End is still with us. The original application was withdrawn and it was hoped that the developer had been prevailed on to make a single shared access to serve both the proposed new houses. No such luck! A new application has been received, much like the original, so we have written again expressing very strongly our views about this.

An application has been received to renew a previous application, approved in 2005, for a bungalow in the back garden of a house in the Burgh Heath Road conservation area. It would result in intensification of development quite contrary to the essential character of the locality which lead to its designation as a conservation area. However, in the meantime (August 2009), the Council has published its ‘Character Appraisal and Management Proposals’ for this area. Applying the principles described in this document would make it very hard for the Council to renew this application.

Perhaps the most important application relates to the Durdans stables, submitted by the tenant and is for the enhancement of the equestrian facilities. This is very well presented and contains a great deal of detail. Your committee visited the site with the applicant and on the basis of this and the material submitted, we feel that this proposal should have the Society’s strong support.

Inevitably, there are a few contentious matters. The existing listed (Grade II\*) riding school is too small by current standards, although it will be used in wet weather, and it is proposed that a new training area should be constructed. This sand school will consist simply of an open flat area, 60m by 25m, with a special surface. The only area large enough for this lies in the Green Belt close to the stables, but the impact would be very limited and is, we feel, a small price to pay for the retention of the site in equestrian use, rather than the alternatives of commercial/residential use or dereliction.

A further minor application relates to modification of the stable doors of the listed stable block to allow horses to put their heads out – it seems they are pretty inquisitive creatures.

The whole site is owned by Lord Halifax, on whose behalf the following two applications have been submitted. The first is for four four-bedroom houses with associated parking. While not being particularly happy with this part of the overall scheme, we feel that it is probably necessary to make the whole thing viable for both the landlord and the tenant. It might be arguable that the houses should either have fewer bedrooms or be fewer in number, but the overall footprint would probably remain pretty much the same. The houses are sited as far as possible from the nearby houses in Chalk Paddock, given the need for related car parking, and have reasonably sized gardens. For once, the car parking provision is adequate, and should not lead to any parking on Chalk Lane.

The second application relates to part of the boundary wall and the gate providing access to the housing development just north of the riding school, which need to be demolished and reconstructed on a slightly new alignment to provide a visibility splay for highway safety reasons.

Overall, although this is still early days, we can breathe a (perhaps provisional) sigh of relief that this long-running saga is proceeding to what at present looks like a good outcome for the area, and for Epsom as a whole.

**Robert Austen**



*The Durdans Stables, Riding School, Cicero Stables and other listed stables in Chalk Lane. The Durdans is at the top left corner. The site of the proposed new sand school is at the bottom left corner. The site of the proposed housing development is the empty square bounded on two sides by redundant stables*

### **THE DOWNS, *Notes from a recent Conservators meeting***

Councillor Jean Smith was re-elected as Chairman with Andrew Cooper (Training Grounds Management Group) as Vice Chairman at the meeting on 21<sup>st</sup> June. Dr Samantha Beak has taken over the role of Development Manager from Samantha Whitehead.

The Derby was a successful meeting and much enjoyed – cleaning up afterwards, especially glass, was unsatisfactory. Suggestions about loud speaker announcements and involving children via an entertaining video were among those items Rupert Trevelyan took away to consider for next year.

He admitted that communicating the reasons for closing the Hill to cars for concerts should have been handled better. Several highway matters involving Surrey County Council, are still to be resolved - funding is, as ever, a problem. The hack rider's representative asked if pressure could be put on Surrey County Council via the Borough to improve Ebbisham Lane – this is still in an unsatisfactory state. Frances Rutter, the Borough Chief Executive, promised to look into the matter. Information Boards for the Downs are still under investigation. Uncontrolled dogs continue to be a worry to both race horses and hack riders, but the difficulty continues to be enforcement of any legislation. Dog control orders, rather than a byelaw may be the best way forward. Sam Beak is going to investigate formation of a 'Dog Group' to try and involve owners/walkers of dogs. The application by The Rubbing House for car parking outside the fence was opposed by The Borough Conservation Officer as it is Green Belt and consequently was refused. Your Committee had supported the application so long as it was unobtrusive – damage to the roadside grass is self-evident and likely to continue. Marking of the various areas for training gallops, hack rides, cycle routes, footpaths, bridleways, flying of model aircraft and kites is being assessed by Sam Beak. OS signs will probably be used on the boards. Separate arrows for time restricted rides will be needed. Footpath 51 will shortly lead directly to the subway and under the course. The subway will only be closed if the Police order it. Consultative Committee Members' Downs Tour will take place on 23<sup>rd</sup> August – meet 6pm at the Grandstand. The Conservators next meet on Monday 1<sup>st</sup> November.

**Angela Clifford**

## **NEW MAYOR OF EPSOM & EWELL**

We would like to extend a warm welcome to Councillor Clive Smitheram on his election as Mayor of the Borough. We look forward to meeting him and his wife Gill at our Annual Buffet Supper in October.

## **LOSS OF TWO SOCIETY STALWARTS**

The death occurred on 16<sup>th</sup> May of Eric Dawe, MBE who many years ago played a prominent part in the Society's affairs as Honorary Treasurer. Eric was a keen advocate of the importance of conserving and enhancing the local environment and strongly believed that today's generation should work to leave a brighter heritage for the children of tomorrow.

Margaret Rogers died on 27<sup>th</sup> June in St Helier's Hospital. She had been in failing health for some time. Margaret became Membership Secretary in 1986 and immediately worked to develop the Road Representative part of the Society's organization that plays such a vital role in maintaining membership. It provided a solid and stable framework for the Society's activities and developed a level of membership well in excess of comparable groups elsewhere in the southeast. Margaret displayed a deep interest in local conservation and kept fully up to date with the material published by the Town Hall planners and was a frequent observer at Council Planning meetings. The views she formed were sharp and incisive and always worthy of respect.

(Full obituaries of Eric Dawe and Margaret Rogers can be obtained from the Editor)

## **NEWSLETTER BY E-MAIL**

It has been suggested that we could send our Newsletters by e-mail to those who would like to receive them that way. The committee is keen to have your response, positive or negative, to this idea. Please let us know what you think, using the e-mail address at the end of the Newsletter. It would be entirely optional so even if we have your e-mail address we would only send the Newsletter that way if you request it. Of course it would be sent out 'blind' so no-one else could access your e-mail address. Your Road Rep would still call to collect Subs. The benefit to the Society would be saving paper and, in the case of Postal members, postage. The benefit to the

members would be immediate delivery, provided we were kept informed of any changes to e-mail addresses, and seeing any photographs in colour.

**Ishbel Kenward – Membership Sec.**

## **EVENTS, TALKS AND OUTINGS**

***Ian West's Walkabout.*** Ian's guided walk in the College Road area took place on Sunday 27<sup>th</sup> June and was very well attended and most instructive and enjoyable. Thank you Ian for giving up your time to do these guided walks every year. At the end of the walk one of our members Mrs Elaine Parker and her husband Ian invited everyone into their house and served tea in the garden. A big thank-you to them from all the EPS members present

***Annual Buffet Supper*** Friday 8<sup>th</sup> October 2010, 7.30pm to 10.15pm

A lot of members have not yet applied for their tickets for this popular function so I am repeating below the information given in the last newsletter which people may have mislaid. The party will start a little earlier this year to give more time to enjoy the evening. It will be held in the large hall of St Joseph's Church, St Margaret's Drive, Epsom (behind The Haywain in the Dorking Road) The programme will be the same as usual. Please collect a glass of wine (or soft drink) on arrival then find a seat and sit back and relax. The excellent buffet style food, provided by The Food Studio Caterers will be brought to your tables. After the meal we will be entertained by the Downsmen, a well known local group of singers (who include one of our members). They have a varied range of songs and are very good.

This is a chance to get together socially and we hope for a good attendance, don't forget you can bring friends even if they are not members of EPS.

This year it has been necessary, due to increased costs, to raise the price of the ticket to £18. Please apply on the application form at the end of the newsletter.

***Talk.*** Thursday 28<sup>th</sup> October 2010 at 8pm in Myers Studio, Epsom Playhouse

One of our members Bill Eacott has agreed to give a talk entitled "A History of Racehorse Training at Epsom" This will differ from the talk given by Simon Dow a few years ago which dealt with the horses and will concentrate on the history of the stables. It will cover the Eclipse and 0 Kelly's Stud on Clay Hill (now called West Hill) the early stables attached to large houses and the development of the racing stables and much more. Bill has written a book on the subject

The cost is £3 per ticket. Please apply on the form at the end of the newsletter.

***Summer Outing.*** We went to Danson House and Hall Place on Thursday 8<sup>th</sup> July 2010. The weather was excellent and our usual driver Alan drove us to Danson House for coffee followed by a conducted tour of the house. Then we went the few miles to Hall Place where there was plenty of time for everyone to make their own lunch arrangements, there was a choice of venues, a pub-restaurant or coffee shop or picnic in the grounds. After lunch guides took us on a conducted tour of the house. We left for the return journey at 5pm. It was a most enjoyable outing.

I would like to thank all the members who came on the outings which I organised and say how rewarding and enjoyable it has been to run them for such a nice and co-operative group of people.

**Joy Furness**

***Outing to The Mill at Sonning.*** Wednesday 17<sup>th</sup> November

Bookings for The Mill at Sonning, Berks., include a meal and play within the ticket price. The Dinner Theatre has been converted from an 18th Century Flour Mill. 52 places have been reserved for Wednesday 17<sup>th</sup> November. The play is a Ray Cooney comedy, Two into One, and concerns the intrigues of Members of Parliament, their secretaries and assistants, families, other MPs and

confusion over hotel bookings. The theatre atmosphere is intimate as it only has 215 seats. However because of the nature of the mill, there are quite a few stairs.

The cost is £48 per person and covers the dinner, coffee, show and one programme between two people, coach and tip.

Departure is from the Downs car park(A), near Tattenham Corner, at 4.0pm, the Methodist Church (B) at 4.15pm and the bus stop in The Street, Ashted (C), at 4.25pm which should allow us ample time to get to the Mill by 6.0pm for the bar opening. Drinks are quite expensive. The meal is from 6.30pm till 8.00pm. Patrons queue up for their main course and then are shown to their table where desserts and coffee will be served. The food is all freshly home-cooked. The play's performance begins at 8.15pm. Please return the application slip at the end of the newsletter.

I hope you enjoy this outing. Brian Gee and Joy Furness are extremely hard acts to follow.

**Sheila Wadsworth**

### **ASHLEY CENTRE DISPLAY**

Our annual display will take place in the Ashley Centre on Saturday 25<sup>th</sup> September. We will be mounting a display of aerial and other photographs of Epsom and we would be delighted to welcome members.

### **Epsom General Hospital and its Environs with the Schnadhorst endowed Epsom Sports Club at the top with the W.S.Atkins House and Ashley Avenue in the foreground**



*Those not wishing to cut up this photo when completing their application forms can either photocopy it or ask for a colour copy from the editor that can be sent electronically or a A4 copy by mail*

**CIVIC VOICE**

Below are several items of interest taken from Civic Sense, the monthly Journal of Civic Voice – the movement of which your Society is a founder member.

*‘The new Government has moved quickly to meet a commitment to protect back gardens from intensive development. Planning Policy Statement 3 Housing has been selectively revised to remove gardens from the definition of brownfield land, where new development is focused. Controversially, it has also removed the requirement for new housing to be built at a density of more than 30 dwellings per hectare.’*

It is the Government’s intention to ‘abolish Regional Strategies and return decision making powers on housing and planning to Local Authorities’. The South East Area Local Plan is therefore abolished and housing targets contained therein abandoned.

There is a proposal recently announced to merge English Heritage with CABE, the Commission on Architecture and the Built Environment. **Editor**

**APPLICATION FORM for BUFFET SUPPER** Friday 8th October 2010 at 7.30pm in St Joseph's Church Hall, Epsom

NAME .....  
ADDRESS .....  
PHONE No .....

I would like tickets (£18 each) and enclose a cheque for £..... made payable to Epsom Protection Society and a stamped addressed envelope (A6 size)

Please return to Joy Furness 37 Woodcote Hurst, Epsom KT18 7DS Tel 01372 722186

**APPLICATION FORM FOR TALK** Thursday 28<sup>th</sup> October at 8pm in Myers Studio

NAME .....  
ADDRESS .....  
PHONE NO .....

I would like tickets (£3 each) and enclose a cheque for £.....made payable to Epsom Protection Society and a stamped addressed envelope.

Please return to Joy Furness 37 Woodcote Hurst, Epsom KT18 7DS Tel 01372 722186

**APPLICATION FOR THE MILL AT SONNING** Wednesday. 17<sup>th</sup> November 2010

NAME.....  
ADDRESS.....  
PHONE NO.....

I would like...tickets (£48 each) and enclose a cheque for £...made payable to Epsom Protection Society and a stamped addressed envelope.

Please circle where you wish to be collected A B C

Kindly indicate if you have any particular dietary requirements

Please return the application form to Sheila Wadsworth, The Chestnuts, Farm Lane, Ashted, KT21 1LJ (01372-273517).

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