

SLEEPERS HILL

ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING

1130 hrs SUNDAY 17TH NOVEMBER 2002

HIGHCROFT

Present: John Stanning (Chairman), Steve Osborne (Hon Treasurer), Matt Johnson (Hon Secretary), Christopher Croft, Colin Beaver, Frank Doyle, Pat Goodall, Gill Heneghan, Susan Simpson, Alison Thompson, Don Midgely, David Matthews, Jacky Matthews, James Richardson, Rolf Stahel, Ewa Stahel, Tessa Tulloch, Bish Osborne, Peter Gilliat, Margaret Gilliat, Lesley Cranham, Alison Dudgeon, Stephen Harte, Sue Ouvry, Jeremy Ouvry, Lynne Sharpe, Brian Sharpe, Ray Cherrett, Derek O'Neill, Jane Penty, Patrick Geraets, Eve Davies, Stewart Patterson, His Honour Martin Tucker, Bob Jones, Pamela Jones, Mike Hughes, Ceri Parke, Iain Fleming

Apologies: Harold Leech, Joan Bessey, Ian & Barbara Ferguson, Peter Greene, Martin Hunt & Rosemary Klein, John Martin, Bruce Royston-Smith, Chris & Eileen Wintrell, John Pattinson

MINUTES

1. *Welcome to new members*

The Chairman welcomed all those residents who had moved on to the hill over the course of 2002

2. *Minutes of the previous AGM*

2.1 Bob Jones kindly pointed out an error on the previous minutes relating to the number of units required in any new development that triggered the necessity for the inclusion of social housing. The correct number is fifteen.

Thereafter the previous minutes were adopted unanimously.

3. *Matters arising from the minutes of the previous AGM*

3.1 *The Treasurer's report*

The Honorary Treasurer reviewed the accounts and cash flow for the previous year. The Association currently has a balance of £6,300, with an estimated level of fixed costs of around £800 pa.

The largest single item of expenditure over the last financial year was the traffic report.

A question from the floor enquired after the legal obligation of residents to pay their subscriptions, given that one resident of the hill declined to pay last year. The Chairman replied that the only remedy open to the Association was the exclusion of the offender's name from the insurance register.

Thereafter the treasurer's report was adopted by the meeting. (Proposer; Christopher Croft. Secunder; Matt Johnson)

3.2 *Adoption of committee members and Officers*

The following members are up for re-election;

John Stanning as Chairman
Steve Osborne as Honorary Treasurer

Matt Johnson as Honorary Secretary
Pat Goodall to the committee
Margaret Gilliat to the committee
Jeremy Ouvry to the committee

The motion was put to a single vote and the members were re-elected without opposition.

3.3 *Adoption of the amended constitution*

Discussion centred around the omission of a clause restricting the amount that the committee can spend on any one item.

It was agreed that words should be added restricting the amount that the committee can spend to that proscribed within the constitution.

The motion was adopted without opposition.
(Proposer; Ceri Parke Seconder: Peter Gilliat)

4. *Planning Matters*

4.1 Enniskerry

The Chairman reported that there was no new information to announce. The developer David Freeborn (Folly Cottage tel. 860224) is expected to submit a new scheme in due course.

Pamela Jones enquired what the Association's policy was regarding the application by David Freeborn to fell some mature beech trees on the site, and the Chairman confirmed that the committee had objected to the application.

4.2 Dawn House

Iain Fleming updated the Association with the news that the development plans for the site are currently being reviewed by the council and may well be approved. Iain Fleming as an immediate neighbour is opposed to the scheme.

4.3 The Local Plan and PPG3

The Chairman replied to a question from the floor regarding the current status of the plan by stating that a new draft is expected next year and the consultation process still has several years to run.

5. *State of the hill*

5.1 Wear and tear

The treasurer reported that there were signs of erosion in places, but that the surface was generally in a good condition.

A question from the floor asked whether the SHA could make the builders at the bottom of the hill pay for the wear and tear that they will undoubtedly incur. The Chairman replied in the negative.

However, it is likely that the hill will degrade further with the passage of heavy vehicles, and it was agreed that in future planning applications should demand that developers remain within the 3 tonne limit already in force on the hill.

Martin Tucker observed that it was in the interests of any developer to ensure that all damage was made good in order to get the best price for the resulting property.

The Chairman reminded the meeting the road is only a few inches of tarmac laid on top of the underlying chalk, and therefore not suitable for heavy vehicles.

5.2 Leaves

Bish Osborne pointed out the dangers incurred by the uncollected leaves left at the top of the hill. The Chairman agreed to have a word with Highcroft to see if a clear up could be arranged.

The question of liability was raised in the event of someone slipping and hurting himself. The Chairman agreed that the legal position was unclear. The suggestion was made that warning signs might be erected, but the comment was made from the floor that this would still fail to confer protection, and that in the current environment there was no real guarantee against litigation.

Martin Tucker observed that the SHA has a duty to take 'reasonable care', but that as fallen leaves are both predictable and inevitable, any claim would find it difficult to prove negligence. If they were left in a dangerous condition for an unreasonably long period of time, then the law might take a sterner view. The argument would centre on what was, and was not, reasonable.

Martin Tucker also pointed out that the curb side obstructions that have become popular among residents seeking to protect their verges against parked cars could be vulnerable to legal action if pedestrians tripped and hurt themselves in the dark.

6. *Social Events*

Thanks were voted for Margaret Gilliat, Pat Goodall and Christopher and Brit Croft for their pivotal role in the Queen's Jubilee Party held this summer.

The Chairman's suggestion that a party might be organized for Summer 2003 met with general assent, though there was a plea from the floor that

half-term be avoided as many families go away over that period.

7. Any other business

7.1 Neighbourhood watch

Ray Cherrett reported no break-ins this year, although there has been two thefts recently from an unlocked garage.

7.2 Non-resident parking on the hill

The following comments were made on this perennial problem;

King Alfred's College is aware that their students tend to park wherever they can, and while they do their best to discourage illegal parking, it is hard to identify specific offenders

Jeremy Ouvry has been active in this area and agreed that KAC seemed to be a major contributor to the problem, but that they were being as helpful as they could.

His suggestion that the developers at the bottom of the hill use Airlie Lane as their access point was politely rebuffed by the residents there.

Towing of left vehicles can only take place after seven days

Clamping was seen as extreme, and no local contractors were available

The City Council contractors could be used, as they are on an unadopted road by the leisure centre, but it would require signs and a single yellow line to be painted down both sides of the road. Jeremy Ouvry suggested that could be done just at either end, but Ray Cherrett pointed out that this would simply displace traffic up / down the hill, and imply permission to park where the lines ended.

The Treasurer pointed out the parking zones had been discussed in the past, and judged too urban for the character of the hill.

The suggestion came from various quarters that large, very sticky labels could be placed on windscreens where polite notes failed to have any effect, and the committee agreed to investigate the pricing and design of such labels.

The question was asked on how residents would distinguish between legitimate overspill (parties, contractors etc) and illegal parkers, and it was agreed that the application of stickers would best

be left to individual frontagers to judge who was legitimate and who were persistent offenders.

An informal poll was taken on residents' preference for clamping, tickets or stickers, and the stickers option was the overwhelming favourite.

It was pointed out that Sleepers Hill Gardens and Dawn Gardens *are* adopted, and so would have to adopt the council contractor route if they wished to take further action.

7.3 General points

Pam Jones raised the issue of children using skateboards on the hill with little regard to the potential dangers of meeting cars coming up the hill at speed. Iain Fleming offered to re-contact the schools on the Romsey Road to ask them to advise their students against the practise.

Alison Dudgeon announced that KAC would welcome residents of the hill using their recycling bins in their car park, as it is a case or use them or lose them.

Airlie Lane has now cut back the laurel bush on the bottom right as it was blocking the line of sight for exiting motorists

The Chairman stated that the proposed changes to Romsey Road appeared to have no impact on the Sleepers Hill junction, but that an exhibition would be open to the public at KAC at the end of November for any interested.

The Treasurer pointed out the subscriptions are now payable, the standard rate being £33 per household.

The meeting adjourned at 1230 for drinks courtesy of the Chairman.

- end -

APPEAL: AT LAST YEAR'S JUBILEE PARTY A SILVER SERVING SPOON BELONGING TO MARTIN TUCKER WENT MISSING IN THE CLEAR UP. IF ANYONE HAS DISCOVERED SUCH A SPOON IN THEIR POSSESSION COULD THEY PLEASE RETURN IT TO EITHER THE TUCKERS OR THE SECRETARY. THANK YOU

SLEEPERS HILL ASSOCIATION