

Sleepers Hill Association, Annual General Meeting

23rd November 2014

Present: Paul Barlow (Chairman), Don Midgley (Treasurer), Sally Pfiffner, Tina Barlow, Steve Osborne, Bish Osborne, Ian Ferguson, Rosie Turtle, Jill Bath, Joyce Yip, Nick Schulkins, Sandra Schulkins Clive Tulloch, Tessa Tulloch, Pat Goodall, John Mayr, Bob Jones, Stewart Patterson, Margaret Gilliat, Peter Gilliat, John Stanning, Izzy Matthews, Trevor Turtle, Lesley Cranham, James Richardson, , Nick Kelly, Jeremy Ouvry, Jeanie Berridge, Jem Dunn, Ewa Stahel, Patrick Geraets, Trevor Burke, Nerina Hendrikse, Hamish Adair

Apologies: Tim and Pamela Jones, Christopher and Brit Croft, Hugh Jeffery, David and Jackie Matthews, John and Sue Fisher, Bruce and Jan Royston-Smith, Norman and Christine Wallage, Steve and Chrissie Harte, Pamela Jones, Sue Ouvry, Rolf Stahel, David and Gill Oddie, Maurice and Linda Harker.

Welcome to new members:

Jeanie Berridge and Jem Dunn - Little Orchard

The Gibbons family - Orchard House

Hermione Newman - Beit House

Justin and Rachel Bradley - 5, Sleepers Hill Gardens

Tim Frank - Beechcroft

Minutes of last meeting

Adopted unanimously without amendment

Matters Arising

Development by Alfred Homes at the Day house - The Chairman expressed the Association's thanks to Pat Goodall who is acting as the local liaison with Alfred homes

Garage at Neatham - This project was no longer taking place.

Highcroft - The Chairman expressed the Association's thanks to Sally Pfiffner and Christine Wallage for liaising with the property managers of Highcroft in respect of the roadside verge. Agreement had now been reached that the property managers would tidy the verge. Sally Pfiffner confirmed that the property managers had received quotes for undertaking the works but that they were considered to be too

high. At present tree maintenance at Highcroft was the managing agent's main maintenance priority.

Contractors on the Hill - The Chairman confirmed that he had sought an opinion from the highways consultant used by the Association in respect of undertaking road inspections prior to works commencing by contractors and developers. The consultant's opinion was that it would be difficult to attribute any damage to a particular contractor.

Chairmans report

The chairman expressed the Associations thanks to the University for the use of the theatre for the AGM.

The Chairman expressed the Associations thanks to the committee members for their work over the past year

Annual subscriptions - The Chairman noted the proposed rise in annual subscription fees

Road drainage - The Chairman advised that a report and investigations had been carried out in respect of improving the road drainage

Speed limit - The Chairman confirmed that the 20mph speed limit had been introduced. It was recorded that the Council had paid for the signage costs.

The Day House development - The Chairman believed that a sensible approach to neighbourly relations had been adopted by Alfred Homes. The development was understood to be on course to be finished next spring

Sleepers Hill House - the Chairman briefed the meeting, noting that the consultation period for the application to develop this property had ended on the 12th November. The application had then been refused on the 13th November. It was understood that the refusal was on the failure to achieve planning policy requirement for level 5 of the Code for Sustainable Homes and insufficient ecological measures. This related to insufficient mitigation for affecting the wildlife corridor and proof that the resident reptiles could be trans located. John Stanning provided a further update by confirming that a new planning submission will be made to address these matters.

Charis Holt - The Chairman updated the meeting. It was understood that reserved matters were still being resolved on an outline planning application. These specifically related to the positioning of the houses on the site, which had now been moved back from the road. The revised plans were available for consultation and comment until the 28th November.

Bob Jones sought clarification of the traffic volume quoted by the Council and its relation to future development on the Hill. The Chairman indicated that the capacity of the road was limited by the junctions at both ends of the road and that the proposed new developments had now exhausted that capacity. The Chairman however identified that the City Councils traffic engineer had questioned the whole basis for the formula now the Highcroft site no longer has an entrance on Sleepers Hill. The Chairman confirmed that the SHA would challenge this change in policy through Fiona Mather the Ward County and City Councillor. Don Midgley stated his belief that the width of the road provided safety concerns. Nerina Hendrikse questioned whether there was an over optimism that the Council would take any notice. The Chairman reiterated the LADS document that was adopted as a Local Planning Policy and that it was not time bounded. He continued however that realism must be present in any expectations.

Pedestrian crossing - the Chairman expressed the Associations thanks to Sally Pfiffner and Derek O'Neil for their work on collecting 250 signatures for a petition for a pedestrian crossing in Romsey Road. This had now presented to the County Council. The Council would now carry out a further passenger/ vehicle count. The Chairman indicated that the previous count had fallen short of the required numbers. Increased weighting was now however given to young and elderly users of a crossing. The Chairman stated that if the survey was successful a crossing would follow, but if not the matter was unlikely to progress further. The Chairman concluded this matter by stating that a hashed yellow vehicle box to the Romsey Road end of the hill had been suggested by a resident. This idea was to be presented to the Committee for consideration.

Unauthorised parking - James Richardson at Brindles said that a parking problem had developed to the lower part of the Hill and he had had been liaising with the university. A number of the vehicles had displayed University permits. The university had spoken with the owners of the vehicles and was keen to be seen to be taking action over this matter. The university Estates had offered to supply and fix two signs stating 'No parking' to the existing posts to the lower part of the Hill. The signs were to be of a more modest size to those in Milnethorpe Lane. The parking situation was being monitored but was considered to have improved.

The Chairman stated that the ability to clamp had been lost due to the change in legislation. The option of appointing a licensed ticketing contractor did however remain. His opinion was that co-operation with bodies such as the University was the way forward.

Annual party. The Chairman expressed the Associations thanks to Steve and Chrissie Harte at Meadow for hosting the summer party.

Treasurers report

Don Midgley presented the accounts to the meeting. 106 Houses now made a contribution. A lump sum payment of £5000 had been received from Alfred homes. Westacre Nursing home had made a voluntary contribution of £240. A local charity had been wound up and a sum of £50 had been received by the Association.

Since the date of the accounts, we have spent £7000 on drainage work, reducing our balance to £11,000 before the current round of subscriptions. This balance will increase by about £5000 a year to provide for eventual major road resurfacing.

Don Midgley now sought a long term maintenance plan with a view to the potential costs of resurfacing the road.

A rise in the annual subscription by £5 to £55 was proposed and agreed.

The Chairman on behalf of the association thanked the auditor Patrick Geraets who had agreed to continue in this role.

Adoption of the accounts was proposed to the Association

Proposed by Nick Schulkins

Seconded by Bob Jones

Election of Committee members

Don Midgley Treasurer stood for re-election

Proposed - James Richardson,

Seconded - John Stanning

Committee member Sally Pfiffner stood for re-election

Proposed - Clive Tulloch,

Seconded - Bish Osborne

Association member standing for election to the Committee - Julian Grose-Hodge

Proposed - Nick Schulkins,

Seconded - Clive Tulloch

Neighbourhood watch

The Chairman had no matters to report. Julian Grose-Hodge had agreed to take on the role of co-ordinator. A review of NW signage was to be undertaken

Summer party

The chairman sought offers from residents to hold next year's party in their garden.

Any other Business

Fraudulent use of Associations name - Trevor Burke and Nerina Henrikse raised an unpleasant instance of fraudulent use of the Associations name. This had resulted in them incurring ongoing problems and the cost of legal

representation. Trevor Burke thanked Paul Barlow and Christine Wallage for their assistance in the matter that had arisen. He questioned how the Association could prevent future misuse. Nerina Hendrikse was saddened by the use of the Association's identity especially as this was potentially by another resident. The Chairman stated that the correspondence was unsigned and on un-headed paper.

Roadside verges - Clive Tulloch of Lamorna noted that there were two lorry movements a day to Westacre for food and waste. The drivers seem to struggle to exit and avoid the verge opposite. Temporary posts had helped deter damage. Clive Tulloch questioned whether the annual contribution was sufficient from Westacre for the damage caused by heavy vehicles. Don Midgley would raise this at the next subscription collection.

Road maintenance - Patrick Geraets questioned whether the Association should require a contribution from developers at the planning stage. The Chairman confirmed that a contribution of £5k had been received from the Day House development and a similar contribution had been proposed for the development at Sleepers Hill House by Alfred Homes. The developers at Charis Holt had indicated that they would make a similar contribution. John Stanning thought that the contributions could only be voluntary to demonstrate a commitment to the local community. The Chairman noted that developer contributions were now part of a community infrastructure levy rather than section 106 contributions. The money was spent however by the Council in locations other than the Hill. The SHA would urge the Council to spend some of the money on projects of benefit to local residents such as the proposed pedestrian crossing in Romsey Road.

Highcroft Frontage - Jeremy Ouvry expressed concern that Highcroft was no longer contributing to the road maintenance. His opinion was that the Highcroft site extended to the middle of the road. Sally Pfiffner stated that she had raised this with the management company who looked after the development. The deeds of the site that the Highcroft management company looked after extended only to the boundary fence. Paul Barlow considered that, when Barratts developed the Highcroft site, only the area up to the boundary fence had been sold on to the new owners. Jeremy Ouvry considered that the frontage must revert to Highcroft as adjoining owner. John Stanning was in disagreement with this conclusion and Don Midgley confirmed that the ownership pattern of frontagers and the road was unclear at best. Don Midgley considered that the Highcroft site owner had avoided the need for payment of subscription through lack of use of the frontage.

Ian Ferguson proposed a vote of thanks for the committee and Chairman that was unanimously supported.

Meeting closed at 13.00