

Sleepers Hill Association, Annual General Meeting

Noon 29th November 2015

1. **Present:** Paul Barlow (Chairman), Don Midgley (Treasurer), Sally Pffifner, Tim Jones, Pamela Jones, Maurice Harker, Elizabeth Coulson, Nick Schulkins, Sandra Schulkins Christopher Croft, Trevor Turtle, Rosie Turtle, Clive Tulloch, Tessa Tulloch, Bob Jones, Peter Gilliat, John Stanning, Lesley Cranham, Adam Toth, Maggie Stretch, Chris Carter, Julian Grose Hodge, Dave Matthews, Jacky Matthews, Derek O'Neill, Nick Caiger, Rosemary Klein, Jeremy Ouvry, Rolf Stahel, Ewa Stahel, Hamish Adair
2. **Apologies:** Jill Bath, Flavia and Peter Bateson, Chrissie and Stephen Harte, Jeannie Berridge and Jem Dunn, Trevor and Nerina Hendrickse, Steve and Bish Osborne, Geraldine and Mike Sollom, John and Sue Fisher, Norman and Christine Wallage, John Mayr and Pat Goodall, David and Fiona Innes, Bruce and Jan Royston Smith, Hugh Jeffery, Tina Barlow, David and Gill Oddie, Clodagh and John Wallace, Anne Brock, Bill and Freda Gray, Nick and Alison Kelly, Graham Willis and Ana Jalili, Martin and Sheila Tucker, Patrick Geraets, Pam Jones, Margaret Gilliat, Sue Ouvry
3. **Welcome to new members:**

David and Fiona Innes – Winterwood

Rev David and Pixie Roe – Christchurch Vicarage

Adam Toth – Pelham House
4. **Vale**

Ian Ferguson – The Chairman extended the Associations condolences to Barbara and family
5. **Minutes of last meeting**

Adopted unanimously without amendment

Adoption proposed - John Stanning Seconded – Clive Tulloch
6. **Matters Arising**
 - 6.1 Highcroft – Sally Pffifner had made progress in obtaining a tidy up of the verge with improvements made.
 - 6.2 Road Drainage – The Chairman noted that approximately £7K had been spent on drainage in the last year. This included a feasibility study into potential improvements, trial pits and improvement works. Additional soakaways were found to be impracticable due to the presence of tree roots and utility services. PB had hoped for improvements by Alfred Homes adjacent to the Dayhouse site but these again were found to be impracticable. The gully pots had been cleaned out and the soakaway connections and driveway drains had been

cleared and rodded out. A new gulley had been provided by Westacre and the damaged drain cover replaced to the bottom of the Hill. The gullies and drains were now scheduled for regular maintenance by local handyman, Barry Weevil. Additional rods and tools had been purchased to ensure the drains could be fully rodded and emptied.

6.3 Exit to Romsey Road. – The Chairman reported that a yellow hatched box or ‘Keep Clear’ warning had been agreed with Winchester City Council who had passed it on to Hampshire County Council for their contractors to paint when next in the local area.

6.4 Unauthorised use of Associations name – The Chairman briefly recapped on the events from last year. Trevor and Nervina Hendrikse had obtained on 25th October 2015 a Certificate of Lawful Development for use of their garage as a dwelling.

6.5 Frontages – David Matthews of Struts raised the issue of frontages not being formally owned by the adjacent houses and the problems that then arise in respect of maintenance and installation of services in the verges. Don Midgely noted that the Association structure does not allow ownership of property. Paul Barlow believed that the costs and difficulties in establishing ownership were against the proposal with the assumption being made that frontagers were responsible for the verges. John Stanning of Sleepers Hill House noted the long standing nature of the matter.

7. Chairmans report

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

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

7.3 The Chairman noted that Christine Wallage of Dawnhill was stepping down as Hon Secretary and thanked her for all her hard work during her term in this role. New members were sought for the Committee in order to ensure it remained robust. The Chairman noted interest from Jem Dunn of Little Orchard to stand as a committee member.

7.4 Road maintenance – The Chairman thanked Tim Jones for organising the recent road repairs. These were considered a significant success despite the traffic situation on the day.

- 7.5 Road Surfacing – The Chairman reported that Peter Fox of RFA had been employed by the Association to provide a range of options on the future maintenance of the road. The options ranged from a 'do nothing' approach through patch and repair and surface dressing to replacement of the asphalt surface and upgrading the road to an adoptable highways standard. The report was to be reviewed by the Committee and may have a possible impact upon subscriptions. The report was not formally presented to the AGM and a further update would be given when the committee has reached a view.
- 7.6 Day House. The chairman reported that this development was now completed.
- 7.7 Sleepers Hill House – John Stanning of Sleepers Hill House reported that Alfred Homes would take occupation on 22nd January 2016 with demolition to follow. The Chairman noted that concerns had been raised on the access to George Eyston Drive with Alfred Homes.
- 7.8 Charis Holt – The Chairman reported that Millgate Homes had indicated an August completion and had made a £5K contribution to Association funds.
- 7.9 Changri Khal – The Chairman reported that a development of this property was likely. Pre-application advice had been sought from Winchester planners and several trees that were not subject to preservation orders had been removed. Any proposed development was noted as raising an issue under the LADS.
- 7.10 Website – The Chairman reported that Craig Stretch of 1, Sleepers Hill Gardens had offered to take on the maintenance of the site, he thanked John Stanning for his work on the site.
- 7.11 Electoral Boundary Reform – The Chairman noted that Sleepers Hill would be moved into the St Pauls Ward after the May '16 elections.
- 7.12 Garden Party – The Chairman thanked Sleepers Hill House for use of their garden. A request was made to the AGM for future venues.
- 7.13 Woodland to George Eyston Drive – Nick Schulkins of Kings Crescent raised concern over the future management of the area of woodland between Kings Crescent and George Eyston Drive and that a way forward had been agreed with Alfred Homes. John Stanning indicated Alfred Homes intention to establish a management company for the woodland and sewage treatment plant.

8. Treasurers report

The Treasurer, Don Midgley, presented the accounts to the meeting. 106 Houses made a contribution in line with 2014. Westacre Nursing home had made a voluntary contribution of £300. This gave receipts of £6,100

Since the date of the accounts, we have spent £7,500 on maintenance, consultants and contractors, reducing our balance to £17,200 before the current round of subscriptions. DM noted the balance had been built up on the basis of a tar and chip surface dressing to the road and that if an alternative repair solution was adopted the level of subscriptions would have to change.

Don Midgley stated his intention to stand down as Treasurer before the next AGM and sought a volunteer replacement to take up the role for next October.

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

Resolutions:-

- i. Adoption of the accounts was proposed to the Association

Proposed by Nick Schulkins

Seconded by Bob Jones

- ii. Auditor to be re-appointed

Proposed by Tim Jones

Seconded by John Stanning

- iii. Retain subscriptions at £55

Proposed by Nick Schulkins

Seconded by Julian Grose Hodge

9. Election of Committee members

9.1 The Chairman indicated his desire to step down from that role. The roles of Secretary and Treasurer were both available and volunteers were sought.

9.2 Paul Barlow – Chairman, stood for re-election

Proposed – Clive Tulloch,

Seconded – Bob Jones

9.3 Committee members, Derek O'Neill, Hamish Adair, Tim Jones, Nick Schulkins stood for re-election. Christine Wallage to step down

Proposed – Jeremy Ouvry,

Seconded – Maggie Stretch

10. Local Area Design Statement (LADS)

10.1 Tim Jones reported on the status of the LADS which dates from 2006. The LADS was produced by Winchester City Council due to concerns over patterns of development in the City. The document was produced by Matrix consultants and proposed guidelines on the pattern of development, landscaping and transport issues. The transport component was considered to be weak at the time of production and the SHRA contributed to an additional report on this part. The transport component of the LADS identified poor junctions to the ends of the road and the narrow shared use highway. The LADS formulated a capacity for future development that was limited to ten additional dwellings.

10.2 The Chairman wrote to WCC in 2015 stating that the development limit had been reached. This resulted in a response from the Council noting a number of issues:-

- i. That the redevelopment of Highcroft had resulted in a reduction in the use of the road and junctions
- ii. That the speed limits to Sleepers Hill and Romsey Road had both been dropped.
- iii. That the Manual for Street design had been revised.
- iv. That specific development limits could not be enforced and that the LADS was now dated but would continue to be used.

10.3 The Chairman had responded to the Council stating the presumption that the LADS was still in force.

10.4 The Committee had reviewed the contents of the letter from WCC and taken a number of actions:-

- i. A traffic survey had been commissioned to ascertain the level of use of the road. Previous surveys had been carried out in 2007, prior to Highcroft closing, and 2013. The data indicated an average speed on the road of 27-28mph. The volume of use was higher than in 2013 but slightly lower than in 2007. A further traffic survey was to be debated for the bottom of the road. The percentage of vans and trucks using the road was unclear from the data obtained.
- ii. Alan Baxter Associates had been appointed to comment on the implications on the change of highways policy. They had noted the current governments policy in presumption of favour of development.

TJ noted that if anyone was interested in this matter that a sub-committee had been formed to review the LADS.

10.5 John Stanning of Sleepers Hill House noted that the LADS do become outdated as a result of changes to legislation and planning policy. It was further observed that the Local plan part 2 was in the final strategy consultation stage with comments closed on 22nd December 2015. It was suggested that the need to update the sleepers Hill LADS should be made as a response to the consultation. Tim Jones noted that the Committee had considered paying for the update of the LADS but considered that this was an action that had to be initiated by WCC to have validity.

- 10.6 The Chairman planned to respond to the consultation on the Local Plan by commenting on the need to maintain the tree and roof lines and maintaining the view of a gap to and from St Catherines Hill.

11. Neighbourhood Watch

- 11.1 Julian Grose-Hodge updated the meeting on neighbourhood watch matters. It was noted that Sleepers Hill was included in the Stanmore crime statistics, although the road appeared not to have encountered any crime in the last two years.
- 11.2 Trading standards information leaflets had been distributed during the year and 'Neighbourhood Watch' signs had been fitted. JGH noted the availability of additional signs if desired.
- 11.3 JGH hoped to provide additional information on Neighbourhood watch matters on the updated website. The value placed by reporting crime and the 'watch' by the Police was noted.

12. Summer party

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

13. Any other Business

- 13.1 Leaf Fall - Ewa Stahel, Neatham, encouraged all frontagers to action in respect of keeping the gullies and drains clear of leaves. David Matthews of Struts agreed, although was concerned about leaves being pushed down the road using blowers.
- 13.2 Cyclists – The hazard of cyclists training up and down the road was raised by Ewa Stahel. Paul Barlow noted the hazard and sought suggestions as to how it may be addressed.
- 13.3 Roadside posts – Nerina Hendrikse of St Philips had raised concern regarding the growth in posts to the verges. Some debate held on this matter with the desire to see the posts removed upon completion of building works expressed. The protection the posts provided to the verges from vehicles was however also noted. The use of verges as pedestrian footpaths was also noted and the damage that then followed. This then resulted in pedestrians walking in the road. Guidance from the Association on the protection of the verges was suggested, although it was recognised that these relied on the co-operation of the frontagers for compliance. The Chairman would take this suggestion forward with the committee.
- 13.4 Sleepers Hill House – John Stanning expressed his sadness to leave the garden but was glad to escape the house. He thanked the committee and wished them well.

Meeting closed at 13.10