

Sleepers Hill Association Annual General Meeting
12 Noon Sunday, 19th November 2017
John Stripe Theatre University of Winchester

1. **Present:** Paul Barlow (Chairman), Steve Osborne (Treasurer), Jan Royston-Smith (Secretary), Christine Wallage, Tina Barlow, Bish Osborne, Tim & Pamela Jones, Don Midgley, Elizabeth Coulson, Iain Douglas, Bruce Royston-Smith, David & Fiona Innes, Nick & Sandra Schulkins, David & Gill Oddie, Rolf & Ewa Stahel, John & Sue Fisher, David & Jacky Matthews, Jill Bath, Jeremy & Sue Ouvry, Hamish Adair, Derek O'Neill, Julian Grose-Hodge, Denise Weston, Jacqueline Forster, Jane Penty.

2. **Apologies:** Clive & Tessa Tulloch, Jeannie Berridge & Jem Dunn, Tony Ayres, Ian & Jackie Organ, Stephen & Chrissie Harte, Lesley Cranham, Nick & Alison Kelly, Maurice & Linda Harker, Hugh Jeffery, Anthony & Sally Pfiffner, Pat Goodall & John Mayr, Nerina Hendrikse & Trevor Burke.

3. **Welcome to New Members:** Chris and Simone Day – Amberley; Selma Chan – Danebury; Heidi & Gary Dunn – Wayfarer; Chris Porter and Anna Walters – Coach House; Oriol Romeu – Stoneycroft – GED; Ian and Jackie Organ – Trinity House GED; Jonathan and Andrea Revell – Brooklands GED.

4. **Minutes of Last AGM**
Adopted unanimously as a true record
Adoption proposed – Tim Jones Seconded – Don Midgley

5. **Matters Arising:**

5.1 **Hatched box at exit to Romsey Road:** The Chairman reported that this was completed shortly after the AGM last year and is of benefit to locals and residents on the hill.

5.2 **Road Surfacing:** This would be covered in some detail later on the agenda.

5.3 **Sleepers Hill House Development:** This will be covered later on the agenda.

5.4 **Cyclist Safety:** Residents on the hill need to be aware of cyclists on the hill, e.g. use of main headlight beams at night.

5.5 **Roadside Posts:** The Committee had discussed this and suggested we should consider a standard type of posts. However, fewer posts would be preferable due to safety of cyclists and vehicles. Details of the recommended type of posts are on the SHA website.

5.6 **Summer Party:** The Chairman thanked Steve & Chrissie Harte for the use of their garden for the second time in recent years.

6. **Chairman's Report**

6.1 The Chairman expressed thanks to the University for once again allowing the use of the John Stripe Theatre for the AGM at no charge.
Continued...

- 2 -

6.2 The Chairman expressed the Association's thanks to the committee members for their work over the past year.

6.3 **New Chairman:** Paul Barlow is standing down as Chairman after eight years. As a replacement has not been found, the Committee will continue to meet and the Chair will rotate. The Committee will decide on the future areas of activity and may return to the principal aim of the Association, i.e. road maintenance and insurance.

6.4 **Road Maintenance:** Peter Fox, Roads Consultant, provides advice to the SHA on road maintenance and is able to obtain preferential rates with contractors. Maintenance work on the hill was due in October but the contractor folded. Mr Fox will report back in spring 2018 to assess what work needs to be carried out after the winter. We are looking at a complete resurfacing in 2019.

6.5 **Sleepers Hill House – George Eyston Drive:** The new development has been highly disruptive to residents in terms of access, telephone cables cut to residents five times, noise, contractors' parking etc. Alfred Homes are hoping to complete the work by the year end.

Alfred Homes have agreed to tidy up the area, and have had a tree specialist look at the woodland. They have offered to make a contribution of £10,000 to the SHA, £2,000 of which has been allocated to the maintenance of the woodland. The AH Development Director has reassured the Chairman that this money will be paid nearer the end of the development.

6.6 **Chingri Khal:** The original proposal was for two large detached houses with two eco houses at the back of the garden, and planning approval has been granted. Tim Jones and the Chairman had met with the developer who said the large houses were not viable in the current market. In order to make the scheme work, they were putting an application for two pairs of semi detached houses to replace the two large houses at the front. The application will go to the planning committee. The main concerns are that this is not within the character of the hill and also, that the contractors' vehicles do not park on the hill, blocking verges and causing pedestrians to walk in the road.

Nick Schulkins reported that one of the key issues was traffic. The planning committee said that the revised application needs to have a traffic plan as there will be six houses and not four as set out on the application. The Chairman requested Mr Schulkins to contact the council to obtain their support for a traffic consultation.

6.7 **Little Snakemoor:** There has been an application to demolish one house and replace with one house. The Chairman reported that contractor parking is the main concern.

6.8 **Local Area Design Statement for Sleepers Hill (LADS):** This document is still useful as it covers the planning and environmental guidelines for Sleepers Hill. The area of most change is the traffic guidelines. The Chairman has arranged a meeting with the Head of Planning, a City Councillor and the WCC tree expert on 5th December to discuss LADS. The council does not have the resources to carry out another LADS for Sleepers Hill and we are seeking a way to update the existing LADS in a cost effective way.

Continued...

- 3 -

6.9 **SHA Website:** This has been up and running since May 2017 and will evolve over time. The Chairman asked for suggestions to the website. Julian Grose-Hodge reported that he has received emails from residents asking to add the names of traders to the website. JG-H asked for residents to email him with details of traders who they trust, and the adding of details to the website will be discussed at the next committee meeting. The Chairman thanked JG-H for his work on the website.

At this point, Sue Ouvry commented that we are going to lose the character of the hill, especially as trees are being taken down, such as the development at Chingri Khal. The Chairman reported that a number of trees are not covered by TPOs; some individual trees are covered, some areas are not. In addition, there is always pressure on the council to allow further development to meet Government targets.

7. **Treasurer's Report**

The Treasurer, Steve Osborne, reported that of 122 properties, 85% of households had paid their subscriptions. Subscriptions were increased to £60 last year and we had also had a grant from Hampshire County Council for the speed sign, and contributions from developers. Total receipts were £7,790. There is currently around £23,000 on deposit. Alfred Homes have agreed to give a sum to the Association as a gesture of goodwill. This, together with subscriptions next year, will result in around £37,000 on deposit at the end of 2018.

Following the engineer's report, the committee had agreed to spend £3,000 on road repairs in 2018. Total road resurfacing will cost around £25,000, and this will be discussed next year. The Association was formed to maintain the road surface, and the subscriptions pay for complete resurfacing after a number of years. With £37,000 on deposit, we can afford repairs to the road, resurfacing, and a second speed sign. Dave Matthews requested that any work done eg broadband, fibre optics etc, should be carried out before complete resurfacing. Nick Schulkins reported that there is already a fibre optic cable in the verges connected to specific properties, so the road surface should not be affected.

We have received various sums from developers Alfred Homes (for first development site) and Millgate, and we are hoping to receive a contribution from the developer of Chingri Khal. However, contributions from developers cannot be guaranteed in future.

7.1 **Resolutions:**

- Adoption of accounts
Proposed: Jeremy Ouvry Seconded: Julian Grose-Hodge
- Auditor: re-appointment of Patrick Geraets. The Chairman thanked him for his work
Proposed: Bish Osborne Seconded: Jane Penty

8. **Election of Committee members**

Tim Jones, Derek O'Neill and Hamish Adair stood for re-election. Proposed: Nick Schulkins, Seconded: Sue Ouvry

Continued...

- 4 -

8.1 **Election of new Chairman:** There have been no nominations for the post of Chairman.

9. **Speed Warning Sign:**

The sign has been working well, and the Chairman thanked Nick Schulkins for his work when he was on the committee. Data has been downloaded giving average speed, which has been reduced as follows:

Year	85% of the traffic
2007	32mph (measured by Hampshire County Council)
2016	35mph (measured by HCC)
2017	22.9-24.7 (measured by speed sign)

The committee has discussed this and had agreed to the installation of a second sign uphill on the lamppost on the south side of the bend, just downhill from Edmund House. The committee has agreed to the expenditure of around £2,000 and this will be earmarked for this purpose. The Chairman asked the meeting for their views on a second speed sign.

Dave Matthews mentioned that people drive much slower up hill. Bish Osborne agreed and mentioned that people going downhill speed up just past Westacre. Jane Penty agreed with this, and it was suggested that we install a second sign down the hill. The Chairman summarised that the location of the second sign would be discussed by the committee at the next meeting.

10. **Capital Contribution from Alfred Homes:**

Steve Osborne took the chair and summarised the situation from the committee's viewpoint. The woodland in question is at the end of George Eyston Drive on the left. It is 90m long and 15m wide. SO summarised the history of the dispute with Kings Crescent, and current situation with Alfred Homes. The committee may spend up to £3,000 without reference to the members.

Nick Schulkins gave a detailed address to the meeting regarding the history and current situation from the Kings Crescent point of view.

Rolf Stahel thanked the committee for their time and effort and suggested this matter should be resolved by the committee. John Fisher of Kings Crescent mentioned KC residents' concerns about the trees should they fall on pedestrians, traffic etc, that the woodland was a disgrace, and suggested an annual forestry check should be funded by the SHA. Tina Barlow reported that up until recently, the residents of George Eyston Drive used to clear up the woodland area and the road, together as friends and neighbours. However, someone had reported the GED residents to the council while they were carrying out tree work, and therefore no further work has been carried out. Tim Jones, David Matthews, and various residents mentioned that any potential disputes between neighbours were resolved in a friendly manner, without recourse to lawyers.

Alfred Homes had carried out a tree survey on the woodland two years ago, have conducted a further survey, and will tidy up the area when the development is completed.

Continued...

- 5 -

Alfred Homes and not the SHA committee suggested that, of their capital contribution of £10,000 to the SHA, £2,000 be allocated for the ongoing maintenance of the area, and this was subsequently agreed at a Committee meeting in July. Paul Barlow had not been present at that meeting. He suggested this issue now be handed back to the Committee.

Gill Oddie of Kings Crescent suggested future working parties from both George Eyston Drive and Kings Crescent join together to maintain the woodland in future.

11. **Neighbourhood Watch**

Julian Grose-Hodge reported that, during the last 12 months, there were three areas of concern:

- 12.1 thefts from vehicles and sheds; this seems to have stopped in recent months.
- 12.2 Identity theft; someone tried to intercept the postman to obtain personal documents but was not successful
- 12.3 Online crime; emails, scams etc.

JG-H requested residents to send any concerns by email to him, and this would be put on the SHA website.

12. **Summer Party 2018**

This will take place in late June/early July, and Rolf and Ewa Stahel of Neatham offered their garden as a venue. Steve Osborne thanked them for their kind offer.

13. **Any Other Business**

Tim Jones reported on behalf of residents and the committee, that he would like to offer congratulations and thanks to Paul Barlow for being a really excellent Chairman over the last eight years. This has been a particularly difficult time in terms of planning changes etc. TJ commented on PB's cheerfulness throughout.

There was no other business and the Chairman closed the meeting.

November 2017