

**SLEEPERS HILL ASSOCIATION ANNUAL GENERAL MEETING
12 NOON SUNDAY 20th OCTOBER 2024
JOHN STRIPE THEATRE UNIVERSITY OF WINCHESTER**

Attendees: Kate Harrington (Chairman). Derek O'Neill (Treasurer), Jackie Organ, Tim Jones, Matt Johnson, Steve and Bish Osborne, Bob and Pam Jones, Bruce and Jan Royston Smith, Denise Truscott, Richard Preston, Gregor McHardy, Jacqueline Forster, Ian & Kylie Galvin, Frank & Lisa Doyle, Dave & Jacky Matthews, Katherine & Steve Paterson, Trevor Burke, Nerina Hendrikse, John Mayr, Sally Pfiffner, David & Fiona Innes, Guy Crossland, Paul de Lara, Steve & Chrissie Harte, Christopher Croft, Rolf & Ewa Stahel, Hamish Adair.

ITEM ONE – WELCOME TO ATTENDEES

1. The Chairman welcomed residents to the AGM and advised that refreshments would be available at the end of the meeting.

ITEM TWO – APOLOGIES

2. Apologies had been received from David & Penny Blunt, Peter and Louise Frederico, Craig Stretch, Don & Margaret Midgley, Peter & Alison Dudgeon, Paul & Tina Barlow, Linda Harker, Lesley Cranham, Jill Bath, Carl & Julia McPhail, Rob Williams, David Price.

ITEM THREE – PROXIES

3. Proxies were received from Peter & Louise Frederico, Craig Stretch, Peter & Alison Dudgeon, Paul & Tina Barlow, Linda Harker.

ITEM FOUR – WELCOME TO NEW MEMBERS

4. The Chairman advised that the following had moved onto the Hill in the last year:

John Mitchell at Oakham
Marion Scott at Pelleas
David & Kaori at Stoneycroft
Carl & Julia McPhail at Dashwood
Guy & Bindy Crossland at Brooklands

ITEM FOUR - COMMITTEE MEMBERS

4. The Chairman advised that the current committee members are Kate Harrington (Chair), Derek O'Neill (Treasurer), Tim Jones, Steve Osbourne, Jackie Organ and Matt Johnson. Hamish Adair stepped down earlier in the year and the Chairman expressed her thanks for all his work on behalf of the committee over the years.

ITEM FIVE – ADOPTION OF THE MINUTES OF THE PREVIOUS AGM

5. The Minutes of the Previous AGM held on 5th November 2023 were adopted by a show of hands.

ITEM SIX – MATTERS ARISING

The Chairman confirmed:

6.1 The road surface had held up reasonably well despite the heavy rainfall in August 2024. The potholes have been repaired recently. A full road survey has been deferred to 2025.

6.2 The two VAS signs were fully operational although overgrown surrounding foliage can affect their efficiency. The committee would request surrounding houses to trim back their foliage to ensure maximum efficiency.

6.3 The residents list was updated in July 2024.

6.4 The 2024 summer garden party was hosted by Anna and Tim at Beechcroft and was a huge success. A request was made for volunteers to host the 2025 party.

6.5 Shorewood Homes, developers of St Catherine's Place, had paid £8,000. There are no current planning developments.

6.6 There is a SHA Guide for building development on the road that is now on the SHA website. The Guide will be given to any future residential or commercial developers.

ITEM SEVEN – ANNUAL REPORT

7.a. Traffic Calming:

Tim Jones was asked to update the meeting on recent traffic calming investigations. He completed a report in September 2024 and that is on the SHA website.

Tim confirmed that in 1999/2000 the committee undertook a significant amount of work investigating TC options. The proposal at that time was for 4 sets of road tables at a cost of approx. £16,000. These proposals were not taken forward. In 2024 James Rennie, a Road Consultant, was asked to advise on traffic calming options and the cost of any schemes. He confirmed that only vertical measures, i.e. speed bumps or tables, were suitable with a preference for speed tables. They would be expensive, in the region of £100,000 and would achieve limited results.

Tim further advised that the 2 Vehicle Activated Signs are working and seem to have some effect. The average speed is 23 mph with the 85 percentile of 28mph. He concluded that based on these figures the speed is not that excessive.

Tim advised that in order to take the matter forward we would need a Traffic Calming feasibility report. Three quotes were obtained for the report ranging from £2,412 to £3,300 including VAT but the consultants were reluctant to provide construction costs. The committee had decided not to take the issue forward without the support of the Association members to fund the feasibility study.

Tim advised that there were 2 main issues:

- i. Is there a need for traffic calming measures taking into consideration the likely cost and the likely results?
- ii. Should the committee go ahead and obtain a feasibility study at a cost in the region of £3,500?

There was a lengthy discussion about the need to reduce the speed on the Hill and the safety of pedestrians, particularly school children who walk on the road. There was a general consensus that this was a significant issue. However, Kate confirmed that the verge in front of a property is the homeowners responsibility and there is little that the committee can do about that if the homeowner declines to maintain the verge.

In relation to the risks to school children from Kings School, Richard Priestley (Chair of the Kings School Governors Committee), agreed to raise this issue with the Governors.

Tim noted that the committee had previously attempted to get the Council to provide support but they had declined to do so. Despite the concerns it was confirmed that there had not been an accident or injury on the Hill.

Steve Osborne confirmed that the previous feasibility study, obtained 21 years ago, concluded that a roadway traffic calming option would not be possible in the lower part of the Hill from Westacre as it was deemed to be too dangerous. An additional VAS would be possible. Steve confirmed that the cost would be in the region of £3,500 with a PV panel although there are a number of potential issues: due to the limited sunlight the VAS would require a power supply and would have to be put on a lamppost, thereby limiting the location options.. Further, would a frontager object to the VAS being placed outside their property?

Additional traffic calming options were discussed including additional 20 MPH signage (painted on the road or attached to lampposts) or painting lines on the road.

The Association was asked to vote on the following questions:

1. Is there a need for enhanced traffic calming on the Hill?
5 votes in favour with 15 votes against.
2. Is there a need for a feasibility report on traffic calming at a cost in the region of £3,500?
One vote in favour.
3. Should there be more signage on the Hill?
9 votes in favour with 12 votes against *

*There were 6 proxy votes held by Kate. On this basis the vote passed and the committee would investigate traffic calming signage options.

The members thanked Tim for all his work on this issue.

7. b. Drainage

Derek outlined the background to drainage problems on the hill and the previous investigations made. As a result of climate change leading to more intense bursts of rainfall, continuing housing development on the north side of the Hill and the increase in non-permeable driveways/pavements, there has been an increase in the amount of water running down the hill.

In 2014 the committee commissioned a study with the main recommendation being the installation of traditional soakaways. To find suitable locations for these soakaways, 6 test holes were dug - 3 on the north side and 3 on the south side. However, services and tree roots were an issue in all cases and it was not possible to put in traditional soakaways.

Since 2014 the drainage problems have got worse as was evident with the heavy rainfall on 1st August. As a result, the committee commissioned a new surface water drainage report from Paul Basham Associates which contained 3 proposals:

1. Permeable road surface (in 5-10 metre bands across the roadway)
2. Permeable Pavement (south verge only)
3. Narrow Filter Drains (north verge only)

The committee looked at all the options and did not feel able to support any option. In relation to option 1 it was deemed to be too expensive, with potentially additional subsidence and maintenance issues. An informal discussion with a contractor at Shorewood Homes with knowledge of roadway drainage issues estimated that a series of large drainage chambers in the road could cost in the region of £250,000.

In relation to option 2 a cellweb system would be installed at a cost of approx. £5-8,000 per 20m verge. Option 3 would be the cheapest but few, if any, suitable sites exist. Derek confirmed that there are no simple solutions.

Derek illustrated the possibility of a test installation in front of Meadow, 20m long by 1m wide by 1 foot deep (depth restricted to 1 foot due to services). Once filled with suitable aggregate, this would produce a total void volume of around 2.5 cubic metres. Given the intensity of the rain on 1st August it was his opinion that this void volume would be filled in a few minutes. On this basis any soakaway would have to be huge to absorb the water from an intense burst of rain and that is not an option. It was confirmed that the soakaway would have some impact but would not resolve the problem.

It was noted that the Association has an account balance of approx. £46,000. The cost of a test dig outside Meadows would use approx. 10-20% of this sum with limited impact on the overall drainage issue.

The issue was put to a vote: Do the members think that Sleepers Hill Association funds should be spent on flood /drainage improvement?

Yes: 4 votes

No: In view of the limited numbers supporting the proposal, no vote was felt necessary to indicate those against. It was accepted that the Meeting did not consider that SHA funds should be used on flood improvements so no further work will take place.

8. Treasurers Report

Derek provided the following financial update:

- Net income: £17,800 (96 residents @ £85, Westacre £400, Kings Crescent £500, Shorewood Homes £8,000)
- Expenditure: £2,300
- Net Increase in Funds: £15,600
- Deposit : Cambridge & Counties £40,000 @ 4.9% interest
- Subscriptions. The Annual Subscription would remain at £85 as last year

Derek O'Neill thanked our new Honorary Auditor, Clive Tulloch, for his work on the Annual Accounts.

9. Resolution to adopt accounts for the year ending 31st May 2024

9.1 The Accounts were approved by a show of hands

10. Neighborhood Watch

Jackie provided a brief report on Neighborhood Watch. There was one significant issue during the year, burglaries at 2 neighbouring properties on the evening of 27th February 2024. Burglars entered Christchurch Vicarage at approx.10 pm, gaining access at the rear of the house by smashing an upstairs bedroom window. Items of cash and jewellery were stolen and the house was left in a state of disarray. A similar break in occurred at Pilgrims.

Both property owners were positive about the police response. They arrived quickly with police dogs and returned the next day with scenes of crime people, dusting for prints and collecting evidence. They received subsequent follow on phone calls to update them on the investigation. Sadly, no arrests were made and the working police theory was that it was a professional London gang as there had been similar burglaries in Hyde and elsewhere in the country.

11. Summer Party 2025

The Chairman briefed that as yet we had no location for the Summer Party in 2025. Should any resident wished to host it, they would be most welcome to do so. Anyone wishing to do so should contact Kate.

12. AOB

12.1 A comment was made that some street lighting is getting covered by overhanging tree branches, with specific reference to the light opposite Dawn Gardens. Steve Osborne stated that the SHA has a blanket permission to prune of any protected trees which obstruct street lighting and he would initiate work to cut back these trees.

12.2 Concern was expressed about the development of Birchmore, Jeremy Ouvry's previous house. Planning has been approved for a large concrete house.

Dated 21st November 2024