

PARISH LIAISON MEETING

**Held at Medstead Village Hall on Friday 18th May 2018 at
11.45am**

Present:

CLlr Deborah Jackson (EHDC Ward Councillor & Chair of Medstead Parish Council)

Tracy Vear (EHDC Community Development Officer – New Housing)

Ashton Carruthers (EHDC Enforcement)

Rob Westwood (Cala Homes)

Glen Harris (Cala Homes)

CLlr Roy Pullen (Medstead Parish Council)

CLlr Peter Fenwick (Medstead Parish Council)

Peter Baston (Medstead Parish Clerk)

2 Members of the Public.

Purpose of Meeting

The purpose of the meeting is to measure compliance with the Construction Environment Management Plan (**Cala Homes**) and to discuss various issues which are causing concern to the residents in the surrounding area.

1) MINUTES.

- a. The minutes of the Parish Liaison Meeting Held on Friday 15th December 2017 were confirmed.
- b. No Matters Arising.

2) Construction Vehicle Movements. This is being provided on most weeks by Cala Homes.

3) Road Condition - Mud / Dust.

- a. Cala reported that under the S278 requirement, the road surface at the junction with Lymington Bottom Road and Ivatt Way will be resurfaced prior to site completion.
- b. The road sweeper is still being used effectively on site.

4) Site progress update:

- a. Cala confirmed that 10 houses and 12 flats had been completed in respect of housing association were completed. There were a further 8 housing association houses to be completed. It was suggested that the previously identified affordable local housing need should now have been fulfilled. **Action: Tracy Vear was asked to check the housing needs of Medstead residents in respect of affordable housing and would report back.**

5) Other Issues

- a. Community Development Officer Update – See above.
- b. Attenuation Pond – A RoSPA inspection of the pond and play area will be undertaken on 12th June and Cala will ensure that any recommendations are implemented with a copy of the inspection report supplied to the Parish Council.

c. Cala Development Allotments / Play Area –

- i. The allotment shed non-material planning application has been submitted to EHDC and was waiting a decision. **Action: Tracy Vear would speak with the planning officer for a progress update.**
- ii. It was agreed that Cala would proceed at their own risk with the installation of the shed and base.
- iii. Rob Westwood mentioned that the Cala legal team were preparing the convergence plan including 10 parking bays and restrictive covenant over the land once transfer has taken place. He requested that Medstead Parish Council solicitor make contact with Cala legal team to expedite the transfer of land. **Action: Medstead Parish Clerk**
- iv. Peter Fenwick confirmed that the agreement between Medstead Parish Council and the Medstead allotment association would include the following allocation process:
 - a. *Individual plots will only be sublet to residents of the civil parish of Medstead;*
 - b. *Initial residents of the “CALA Homes Development”, Lymington Bottom Road, Medstead shall have priority for the first 3 months after taking up residence;*
 - c. *If there is insufficient take up from the residents of Medstead then subletting to residents of neighbouring parishes may be permitted with the express permission of Medstead Parish Council.*
- v. It was asked who would have responsibility for the allotments and Peter Fenwick confirmed that this would be the Parish Council rather than the development management company.
- vi. It was reported by Cala that the play area would be installed in week commencing 21st May. The responsibility of the play area would however become that of the development management company.
- vii. Tracy Vear confirmed that she had passed her contact details on to the Cala sales office.
- viii. Cala raised the issue over the van advertising “pig farm” and this was felt to be a reference to a nearby farm to dissuade potential purchasers of Cala Homes and there are not believed to be any plans for a pig farm to be established.
- ix. The new residents present expressed their thanks for the complimentary copies of the Medstead Times that had been delivered.

6) **Next meeting** – It was felt that a “site hand over meeting” should be held for the local community and parish council and this would be planned towards the end of July.