

# **RESIDENT LIAISON MEETING – BARGATE HOMES**

## **Minutes of the Resident Liaison Meeting Held at Medstead Village Hall on Tuesday 27<sup>th</sup> March 2018**

### **Purpose of Meeting.**

The purpose of the meeting was to further measure compliance with the Construction and Environment Management Plan and to discuss various issues which were causing concern to the residents in the surrounding area.

### **Present (with contact details):**

Andrew Kirkpatrick (Construction Director – Bargate Homes) - [andyk@bargatehomes.co.uk](mailto:andyk@bargatehomes.co.uk)

Tony Matthews (Manager Bargate Homes Site at Beechlands Rd.) – [tony@bargatehomes.co.uk](mailto:tony@bargatehomes.co.uk)

Sarah Goudie (Four Marks Parish Council) – [clerk@fourmarkspc.co.uk](mailto:clerk@fourmarkspc.co.uk) - MINUTES

9 members of the public

### **Apologies:**

Ashton Carruthers (EHDC Enforcement Development Inspector) - [Ashton.Carruthers@easthants.gov.uk](mailto:Ashton.Carruthers@easthants.gov.uk)

Peter Baston (Medstead Parish Council - Clerk) – [clerk.medsteadpc@gmail.com](mailto:clerk.medsteadpc@gmail.com)

Cllr Roy Pullen (Medstead Parish Council) - [pullen.medsteadpc@gmail.com](mailto:pullen.medsteadpc@gmail.com)

Diana Tennyson - [dianatennyson@gmail.com](mailto:dianatennyson@gmail.com)

1. **Introduction.** In the absence of Cllr Thomas, Andrew Kirkpatrick, opened the meeting and introduced Tony Matthews as Frank Stanton's replacement. He then proceeded to update the attendees on the Minute points from the previous meeting.

The following issues were raised:

<b><u>2. Matters Arising – 13<sup>h</sup> January 2018 Meeting</u></b>	<b><u>Comments</u></b>	<b><u>Action Points</u></b>
i. <b>Wheel washing</b>	The Wheel Washing Machine was being moved further into the centre of the site, to make way for the sales office.	No further issues reported
ii. <b>Road Cleaning</b>	Bargate had agreed to attempt to solve the flooding issue by clearing the blocked drains and were planning to carry out some additional maintenance, although it was noted that this area had always flooded, and any improvements would be of a temporary nature.	Bargate MKG – Can HCC look at a more permanent solution for the flooding problem
iii. <b>Noise from Site</b>	Bargate acknowledged that there was radio noise on site, and it was creeping up, but	Bargate

	that they would keep on top of it. However, none of the residents in attendance had an issue with the radio noise.	
iv. <b>Drainage</b>	The thrust boring had gone well, although the flints had caused issues and damage to machinery. It was confirmed that the works would be completed by 17 <sup>th</sup> May. The Station Approach entrance would be cleared and open for the Easter holiday. Concern was raised the footpaths were being used despite being closed, however not an issue that can be addressed. One resident was concerned about access for a delivery, however Bargate offered assistance and ask them to make contact with details. A question was raised on the surface, it was confirmed that it would be as specified on the planning documents.	Bargate
v. <b>Wheelie Bins</b>	There had been an issue with non-collection of bins, however it was noted that all collections had been delayed because of snow and may have been missed for that reason. All missed collections should be reported to EHDC	Action point from previous meeting for IT, to be advised at next meeting.
vi. <b>Trees</b>	No issues.	
vii. <b>Site Boundary</b> <ul style="list-style-type: none"> <li>a. Clarification required on the exact boundary of the site.</li> <li>b. Holes exist in the existing hedge and these will need to be “plugged”.</li> </ul>	<p>Now confirmed with EHDC tree officer and compliance.</p> <p>Response from Ashton Carruthers:  <i>Following the action points from the Liaison meeting on 14 November 2017. I have discussed point 8b with the Case Officer, the boundary treatment is shown on the attached ‘Landscape Proposals (west) drawing number</i> </p>	

	<p>1717-1001.</p> <p><i>To clarify - the additional native planting is approved to supplement the existing retained vegetation and to enhance the screening value of the hedgerow and as stated on the plan 'the quantities and locations of planting is to be determined on site'.</i></p> <p>Bargate confirmed that the hedging will be improved and gaps filled. It was agreed that this would be raised again in November, when the planting/landscaping should be taking place</p>	<p><i>Bargate EHDC Planning Officer and Compliance</i></p>
<b>viii. Speeding Vehicles</b>	<p>No current issues, however Bargate confirmed that there will be regular reminders on speed restrictions.</p> <p>It was suggested that maybe Speedwatch could monitor the area occasionally.</p>	<p>Bargate</p> <p>Roy Pullen</p>
<b>ix. Beechlands Road – Parking</b>	No further issues reported	
<b>x. Barrier between Beechlands Road and Boyneswood Lane</b>	There was further discussion on the barrier, and Bargate confirmed that it would be replaced like for like, as agreed in the planning permission.	Bargate
<b>xi. Further utility works</b>	Bargate confirmed that there was to be further utility works on Boyneswood Lane by the electricity company to install a new power supply, this would be done after their works had been completed, and believed it was to be around June time.	
<b>3. Mud / Dust on Highway (and how to mitigate it)</b>	From mud to dust, the road cleaner has the facility to spray water, and all earthworks will be sprayed to try and keep inevitable dust to a minimum.	Bargate
<b>4. Signage</b>	It had been previously noted that EHDC/HCC may not provide no access signs on Boyneswood and Stoney Lane, because they are private	IT, outstanding action point to see if this would be possible on residents' behalf.

	roads, however residents can, and it may be something to discuss between residents in the future.	
<b>5. General Accountability / Communication</b>	No issues to report. As previously noted, Frank Stanton had now left the company, so outstanding communication issues, will be dealt with by his replacement.	
<b>6. Site Progress Update</b> <b>a. Road infrastructure completion</b> <b>b. Estimated dwelling completion for each site</b> <b>c. Show home opening date</b>	<p>Late June 2018</p> <p>September 2019</p> <p>May 2018</p> <p>Bargate confirmed that all Phase 1 footings are in. The sales desk currently operating out of Charters in Alresford.</p>	
<b>7. Any Other Business</b>	<p><b>7.1</b> A Boyneswood Lane resident queried the foundations and heights of the housing association properties backing on to Boyneswood Lane, as they do not appear to be 'stepping down' as shown in the approved plans. Bargate confirmed that all heights and levels have been fully checked. However, due to the query raised, it was agreed that Ashton Carruthers should be contacted to check this as a matter of urgency. Another query raised was that the retaining walls that have been built are not shown on the plans and asked for this to be checked as well.</p> <p><b>7.2</b> At the previous meeting, the amounts of S106 contributions due to be paid had been raised</p>	Bargate/EHDC Compliance

	<p>and how they had been or were to be spent. SG had been provided with the information from EHDC for the meeting and advised those present that it was only the Public Open Space and Environmental Improvements contributions that the Parish Council received and could spend on local projects. It was suggested by the enquiring resident that these projects should be for the benefit of those affected by the development. However, SG advised attendees that this was not a conversation for this forum, and the Parish Council should be contacted separately on this issue.</p> <p>7.3 A question was asked on the installation of the on-site water main, Bargate confirmed it was in. Issues with water pressure were raised, but confirmed that this was a general South East Water and local issue, not Bargate</p> <p>7.4 Residents from the other end of Stoney Lane, not affected by the works, previously raised concern over the deterioration of the existing surface caused by additional use by construction and other vehicles trying to access and turning around. Bargate had previously intimated that they would make good the damage that had been caused, but this had not been noted, however, Bargate did acknowledge the concern and agreed to discuss this further.</p>	Bargate
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<b>Next Meeting</b>	The date of the next meeting is to be agreed, but it was suggested that it should be late May, and it was requested that a member of compliance should be in attendance to answer any relevant queries.	
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**There were no further matters to discuss and the meeting was closed at 8.20pm.**