

RESIDENT LIAISON MEETING – BARGATE HOMES

Minutes of the Resident Liaison Meeting Held at Medstead Village Hall on Tuesday 30th January 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):

Cllr Ingrid Thomas (Chair) (EHDC Ward Councillor) - Ingrid.thomas@easthants.gov.uk

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

Frank Stanton (Manager Bargate Homes Site at Beechlands Rd.) - frank@bargatehomes.co.uk

Cllr Mark Kemp-Gee (Hampshire County Councillor, Alton Rural). mark.kemp-gee@hants.gov.uk

Cllr Roy Pullen (Medstead Parish Council) - pullen.medsteadpc@gmail.com

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

21 members of the public.

Apologies:

Ashton Carruthers (EHDC Enforcement Development Inspector) - Ashton.Carruthers@easthants.gov.uk

1. **Introduction.** Cllr Thomas opened the meeting by outlining the purpose of the meeting.

The following issues were raised:

2. <u>Matters Arising – 14th November 2017 Meeting</u>	<u>Comments</u>	<u>Action Points</u>
i. Wheel Washing	A new electric wheel washing facility is now in place	
ii. Road Cleaning	Improved road cleaning is now on going. It was mentioned that the drains are blocked in Beechlands Rd. & Station Approach.	Whilst normally a HCC Highways issue, Bargate agreed to clear the affected drains.
iii. Noise From Site	Some radio noise still being heard.	Bargate confirmed that they operate a no radio policy on site and will again ensure that all contractors are aware of this policy.
iv. Drainage	Bargate confirmed that thrust boring drainage work has commenced and will last 3 months.	A progress report will be received from Bargate on a regular basis on this work. Bargate will ensure that laminated signs are displayed regarding any road closure and will supply both Parish Council Clerks with this information for

		publishing on their respective web sites.
v. Wheelie Bins	Not an issue at present, but concern was raised in future regarding bin lorries having to reverse along Boyneswood Lane when a road closure is in place and Ingrid Thomas agreed to contact EHDC to ensure that this does not occur as health & safety must be followed.	CLlr Thomas to contact EHDC.
vi. Trees	Bargate have met with the EHDC tree officer.	
vii. Site Boundary – Still outstanding from previous meeting <ul style="list-style-type: none"> a. Clarification required on the exact boundary of the site. b. Holes exist in the existing hedge and these will need to be “plugged”. 	<p>The existing barbed wire will be removed and the exact boundary will be plotted. This will be discussed with the Tree officer shortly.</p> <p>Bargate confirmed that the boundary will be reinstated once the wire is removed. Tis will be undertaking in line with seasonal planting and in line with ecological restrictions.</p>	<p>Bargate to ensure agreed boundary line is agreed in conjunction with Land Registry and reinstated in due course.</p> <p>EHDC Enforcement confirmed that a Boundary Treatment Plan will be undertaken and Ashton Carruthers will speak with Nick Upton (Development Management Team Leader - Planning Services).</p>
viii. Speeding Vehicles	No issues at present	
ix. Beechlands Road - Parking.	<p>It was mentioned that personal deliveries to addresses in Beechlands Rd are being affected by parking lorries waiting to access the Bargate site.</p> <p>The problem is exacerbated due to the water works being carried out in Five Ash Rd as a compound is situated on land off Beechlands Rd.</p>	<p>Photo evidence is required and the police & HCC should be informed if this is an issue.</p> <p>Bargate agreed to liaise with the water company about this issue</p>
3. Mud / Dust on Highway	No issue at present. Bargate confirmed that they will be moving their wheel wash facility to allow better site access.	

	A member of the public mentioned that on occasions a dumper truck had been observed driving on the highway with no registration number plates.	Bargate will look into this issue
4. Signage	<p>It was requested that a 20mph limit be set in place. Bargate confirmed that they have already dismissed staff for speeding.</p> <p>It was requested that a sign be installed at Stoney lane stating "Access to Property Only".</p>	Cllr Thomas agreed to ask EHDC to approach HCC to source the appropriate signage.
5. General Accountability / Communication	Communication has improved generally with Frank Stanton providing very good information to local residents.	
6. Site Progress Update	<p>Phase 1. First two plots are for sale; show-homes will be opening in May 2018; 50% of footings are completed; utilities are now installed on site;</p> <p>Phase 2 Will depend on sales of phase 1.</p> <p>Site completion estimated end Summer 2019.</p>	
Any Other Business	<ul style="list-style-type: none"> i. Bargate confirmed that all S106 funds have been paid to EHDC. ii. It was requested that a representative of Hampshire highways be invited to the Annual Parish Assemblies of both Four Marks & Medstead Parish Councils. iii. An e mail received from a resident not present regarding why Bargate have not 	Bargate will look into this and respond.

	<p>responded to correspondence sent to them by letter on 15 November and by email on 27 November and 16 December 2017.</p> <p>iv. A member of the public asked about tree pruning and what can be undertaken with a TPO in place. Bargate confirmed that some diseased / dangerous trees would be felled in consultation with the EHDC tree officer.</p> <p>v. The barrier between Beechlands Rd & Boyneswood Lane has been removed allowing vehicular access. This will be replaced by Bargate in due course on a like for like basis.</p> <p>vi. The poor condition of Stoney Lane / Boyneswood Lane was discussed and Bargate confirmed that they had made good the pot holes that day. Concern was raised that the holes would re appear as the structure of the road was compromised and required repair to the prescribed specification for a bridleway.</p> <p>vii. Further utility work was also to be carried out on Boyneswood Lane but the details were unclear.</p>	<p>Bargate will look into this and respond.</p>
Next Meeting	The next meeting is scheduled on 27 th March 2018 at 7pm – Medstead Village Hall – Main Room.	

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There were no further matters to discuss and the meeting was closed at 19.20.