

PARISH LIAISON MEETING – COMPLIANCE WITH:

CONSTRUCTION ENVIRONMENT MANGEMENT PLAN (CEMP) – CALA HOMES & CONSTRUCTION METHOD STATEMENT (CMS) - MILLER HOMES.

Minutes of the Parish Liaison Meeting Held on Friday 28th April 2017 at Medstead Village Hall

Present:

Cllr Deborah Jackson (Chair) (EHDC Ward Councillor & Chair of Medstead Parish Council),
Heather Gee (EHDC Enforcement)
Ashton Carruthers (EHDC Enforcement)
Tracy Vear (EHDC Community Development Officer – New Housing)
Jon Bentley (Miller Homes),
Richard Channon (Miller Homes)
Glen Harris (Cala Homes)
Matt Barnes (Cala Homes)
Councillor Roy Pullen (Medstead Parish Council)
Cllr Peter Fenwick (Medstead Parish Council)
Cllr Jean Penny (Medstead Parish Council)
Mr Frank Maloney
Peter Baston (Medstead Parish Clerk)

Apologies:

Tony Pate (Beechcroft Homes).
Ingrid Thomas (EHDC Ward Councillor)
Jon Holmes (EHDC Planning)

Purpose of Meeting

This was the third parish liaison meeting with the purpose to measure compliance with the CEMP & CMS, to discuss various issues which are causing concern to the residents in the surrounding area and to plan the way forward.

A. Cllr Jackson reviewed the minutes of the previous meeting held on 24th February 2017. The matters arising were:

<u>Question number</u>	<u>Outstanding Action From Previous Meeting</u>	<u>Response</u>
3	A pelican crossing was planned on the A31 as part of the planning approval for Cala Homes but would be funded by community contributions.	It was confirmed that this was no longer an issue for the developers and was in the hands of EHDC.
6	The Miller representative stated that there was fencing along the railway line but he would check on their western boundary and report back.	Miller reported that they were planting along the boundary fence and the post / rail fence would remain.

8	Miller have agreed to take action to ensure that the pavements are kept clear of mud. Cala noted the question and will review and report back.	Whilst the roads are being cleaned, the state of the pavement was still causing concern and the developers were asked to undertake a hand sweep of the pavements. In addition the bus shelter alongside the A31 (Alton bound) was now caked in grime caused by earth moving lorries and Cala were asked to undertake a clean of the shelter.
15b	Drain being done until 1st March 2017. S278 works for footpath plus connection of electric & water in the next three months.	S278 works were now being discussed with Hampshire Highways. Apart from work for SSE, no other work was planned.
17	Miller / Beechcroft wheel wash not operating and EHDC compliance is visiting site on 3rd March.	It was reported that a wheel wash was now in place on the Miller development.

<u>Topic</u>	<u>Issue</u>	<u>Action</u>
B. <u>Construction Vehicle Weekly Movements</u>	<p>Both Miller Homes & Cala Homes are now generally supplying the construction vehicle movements to the Parish Clerks for Four Marks & Medstead in accordance with the CEMP & CMS. No vehicle movements had been received from Beechcroft. Heather Gee confirmed that Beechcroft should comply with the CMS for Miller Homes and would follow up with Beechcroft to find out why this was not being undertaken.</p> <p>For further clarity, the requirement is to advise both Parish Clerks (Four Marks and Medstead) of the anticipated deliveries and spoil removal lorry movements on a weekly basis and should be undertaken at the latest on the preceding Friday afternoon.</p>	Heather Gee / Ashton Carruthers / Cala / Miller / Beechcroft
C. <u>Signage</u>	All signs are now in place. Thanks were passed to Cala for swiftly removing their marketing suite sign on the A31 as this had been causing a visual obstruction for drivers.	
D. <u>Residents Questions</u>	<p>a. Time of Meeting - Can not the developers afford the evening rates of the local halls, or do they not want members of the local community who work during the day to attend?</p> <p>b. Lorry Convoys - Can the developers arrange for a greater time delay between the arrival of empty lorries to collect spoil, especially on the section of Lymington Bottom Road between the sites and Winchester Road, especially before 09.00?</p>	<p>Both developers reiterated that there were unable to attend a meeting outside of normal working hours.</p> <p>Both developers stated that they will try and ensure that there are limited vehicle movements</p>

	<p>c. Lymington Bottom Road footway between the Bridge and Winchester Road - Can the footway be hand swept to remove the detritus thrown up from the wheels of the lorries; as mechanical sweeping does not remove the detritus from the hollows on the path?</p> <p>d. Overlooking from Cala Homes site - My Family is concerned that they are still over looked by the occupants of the development and ask what can be done to prevent this intrusion?</p> <p>e. Road condition - What are the developers doing regarding the cleanliness of side roads, our family had its curtilage broached by a car skidding on a greasy road?</p>	<p>before 9.00am. See point 1 (question 8) above.</p> <p>The Cala representative agreed to review this issue.</p> <p>The developers stated that the road is being cleaned in line with the agreed CMS and CEMP.</p>
E. <u>Site Progress</u>	<p><u>Cala Homes</u> It was reported that their show house would be opening 19 - 26 May 2017 with first occupancy being on 26th May 2017. Predicted final day on site would be June 2018.</p> <p><u>Miller Homes</u> Show homes now open. First occupation end May 2017. The estimated site end date would be March 2018.</p> <p><u>Beechcroft Homes</u> Information not made available.</p>	
F. <u>Other Issues</u>	<p>i. Tracy Vear highlighted her role and confirmed that she will be liaising with new residents and the developers if any issues arise as a result of integration. She confirmed that she will be looking a areas such as allotments, play areas and the establishment of a management company</p> <p>ii. Heather Gee mentioned that Cala Homes were now a “Considerate Contractor”.</p> <p>iii. Heather Gee highlighted that whilst parking off site had reduced to an acceptable level, in the future when “mixed grades” are on site, there could be an issue with parking and the developers were asked to ensure that this is monitored.</p>	
G. <u>Future Meetings</u>	<p>The next meetings are on the following days with all meetings are to be held at Medstead Village Hall. 30th June @ 11.45 am to 2.45 pm 27th October @ 11.45 am to 2.45 pm Any questions must be submitted in writing to the Clerk of Medstead Parish Council, no later than 10 working days from the scheduled meeting date.</p>	

There were no further matters to discuss and the meeting was closed at 13.00.

Signed ChairmanDate.....