

RAMSHILL RESIDENTS ASSOCIATION - AGM

12th JULY 2017- MINUTES

1. WELCOME by John Lees (JL), Chair

- Residents
- Cllr Jamie Matthews- Mayor (on train) Petersfield Town Council (PTC)
- Cllr Russell Oppenheimer, Hampshire County Council (HCC)
- Cllr Lesley Fallow –Chair, Grounds Maintenance - PTC
- Cllr Nicky Noble- East Hants District Council (EHDC)
- Cllr Verlaine Morgans, Town Councillor- PTC

INTRODUCTION:

- RRA Committee: Louise Jones, Catriona Dawes, Maurice Snell
- Apologies- Hannah Jolly and Lesley Gibb **and Jane Scott**
- Resignations due to work pressures- Ben Willis and Kahren Willis

Looking for grants expert and Social Secretary.

2. Vote of Thanks - JL

Damien Hinds MP and his **Senior Caseworker**, Anne Lewin

Taylor Wimpey: **Pete Redfern, CEO**

Jonathan Miller

Nigel Phillips

Chris Hill

Councillors: **those present**

Neil Hitch- Town Clerk, PTC

Julia Mansi- Development Manager- EHDC

Jo Murphy- Senior Engineer- HCC

RRA Committee- thanks to Maurice for **development of RRA Web Page**

Thanks to John Lees by Catriona Dawes (CD)

3. MINUTES OF 2016 AGM & ACTIONS ARISING – accepted.

4. RAMSHILL LEGACY ISSUES:

ADOPTION OF RAMSHILL BY HCC

JL: To update AGM, read out part email from Ann Lewin (**Caseworker** to Damien Hinds PM) sent 27.04.17

'TW are in possession of the engrossments of the s104 agreement (for adoption of the surface water sewer system); they expect to execute it next week and Nigel is already holding a cheque for payment of SW's inspection fees; Nigel will then send the engrossments to Persimmon for their execution (he needs to find a new contact within

Persimmon as his previous contact has left); Persimmon will return them to Southern Water for their execution and completion; Nigel estimated two weeks for all of these steps – I would allow a month; TW will then provide Hampshire County Council with a certified copy of the s104 agreement and he anticipates no problems in HCC then moving to adoption;'

Read out part email from Julia Mansi, Development Manager EHDC sent 28.06.17:

'Southern Water formally adopted the surface water drainage system on Thursday (22nd June). This now allows TW to move forward with the S38 adoption of the roads, footpaths and lighting within the site by HCC.'

JL to Cllr Oppenheimer: How long it would take for adoption of the roads?

Cllr Oppenheimer: it could take 2-3 weeks minimum.

Catriona Dawes (CD): Do Taylor Wimpey (TW) still need to approach HCC about the s.38 Adoption. If so, RRA should chase TW: **Action: JD to chase TW on s.38 adoption GREENSPACES, CHILDREN'S PLAYGROUND AND PTC**

JL: Asked the AGM for feedback on the newly installed play equipment and surfacing in the playground.

No objections to works voiced by AGM.

Resident: Any more repairs to be done?

JL: seesaw to go in- awaiting delivery.

Resident: Any works to the gates? JL quoted email from TW stating: "We will not be undertaking any further work to the boundary fencing other than installing gate closure springs".

JL: Read out part email from Ann Lewin sent 27.04.17:

'TW will this week be paying a sum in settlement of the legal fees that Petersfield Town Council (PTC) has incurred in connection with the negotiation and agreement of the legal paperwork for PTC to take over the green spaces and playground; this will allow TW and PTC to execute and then complete the paperwork;'

Read out part email from Julia Mansi sent 28.04.17:

'I understand from TW that works have continued on the remainder of the site and that Petersfield Town Council are now maintaining the site. Play equipment has been replaced and I understand that of last Thursday, one piece of equipment and some surfacing were the only outstanding matters.'

Cllr Deane: Reminded the AGM that the PTC are under contract to maintain the greenspaces etc but the land is not their responsibility as yet.

JL: Cutting is much better now with PTC as contractor and PTC bought new lawnmower for the purpose. Welcome to Cllr Jamie Matthews- Town Mayor (arrived at meeting)

Cllr Matthews: Solicitors are working on the matter of ownership and financial payment of £30,000 agreed.

JL- Chris Hill of TW said greenspaces are on track.

Cllr Matthews: PTC is chasing TW over the greenspaces.

Discussion over state of equipment:

Cllr Matthews: PTC play equipment is checked monthly. All equipment on the Ramshill playground will be subject to the ROSPA inspection.

JL: Referred to recent email from Chris Hill sent 11.07.17:

'We will not be undertaking any further work to the boundary fencing other than installing gate closure springs, replacing any damaged ironmongery and replacing any damaged slats.

I will be getting the old "tired" benches removed shortly.

We will not be moving any of the benches. The RRA previously met with our Contractor and requested we reposition various items which we duly accommodated.

As far as the Green Spaces / PTC transfer goes this is still on track. We've not engaged them recently as we've been waiting for the recent works to be completed. But obviously now these are almost concluded we will do shortly.

You are obviously already aware the PTC are maintaining the green spaces at our expense.'

JL: Would the PTC sort the fencing including barge boards to stop wild animals entering the playground?

Cllr Matthews: PTC will need everything to be completed before taking over the play area including fencing.

Cllr Deane: barge boards won't stop animals from accessing the play area.

Cllr Matthews: PTC will need extra funding for barge boards. There will be regular visits by the Grounds Maintenance Team of the PTC once PTC has taken over.

JL: gates to the playground by the heath are self-closing.

Cllr Matthews: need to be careful about self-closing gates- injuries and insurance. Being monitored.

Cllr Farrow (new PTC Grounds Maintenance Chair) - will talk to colleagues about gates.

Rob Wirdnam (resident) - If PTC takes over greenspaces, what will be the maintenance schedule? Will there be a SLA agreement?

Cllr Matthews: Greenspaces will be adopted by PTC.

Cllr Farrow: No need to worry.

JL: Thanks to Doug Budd- in charge of PTC Maintenance Team for Ramshill.

Resident: Tree overhanging and obstructing street light in Small Close.

Resident: Who owns the garage areas? **Most residents maintain the garage areas themselves.**

Discussion about responsibilities-TW at present.

Back to discussion over maintenance schedule:

CD: Conditions on the planning permission require landscape maintenance and are there in perpetuity unless they are changed through planning application.

JL: Asked Cllr Farrow to include the fencing and gates in the PTC Grounds Agenda for consideration.

SKINNERS FARM LANE FOOTPATH AND PTC:

CD updated AGM: Designed to be made good to create Footpath/cycle way link to Ramshill- better access to town

Approved as part of the planning permission for the estate in 2003 and by planning agreement .The path is required but no requirement for it to be adopted in the pp or legal agreement.

Farm track left open but not made good then closed 4-5 years ago.

Breach of condition enforcement notice issued by EHDC in February 2013. This gave 2 years to complete the works (expired Feb 2015). However works have not started and we are not sure when they will start.

Plans were submitted to HCC as highway authority over the last 12 years with a view to HCC adopting the path. There have been concerns over drainage, lighting and other matters and the path has been downgraded from a cycle path to a footpath due to its steep gradient.

Last year HCC announced that unless TW installed draining works in Ramshill to take the surface water run-off from the path, they would not adopt the path. At an estimated cost of around £300K TW have refused to undertake these works. As a result, another party has to be found to take over ownership and maintenance of the path after its construction.

RRA Committee thinks a third party, a public body, (confirmed at AGM it is PTC) has been found but discussions are ongoing and there has been yet another impasse between TW, EHDC and HCC over possible surface water entering Ramshill. Committee believe this has now been resolved. If another public body takes over the path, believe there is less concern that the path will be closed at some point as the body is publicly accountable but there is still no legal requirement to keep it open once constructed.

Added to this, third party land is also involved and the owner's agreement needs to be given before works can start.

Regular discussions held every 6 weeks between TW and EHDC. Planning committee of EHDC is regularly updated on progress (the next one is due in August (3rd or 24th). There has been some good debate about the path at the last 2 committee meetings and RRA Committee feel that the Planning Committee are now actively behind RRA in wanting to get the path constructed. RRA have made written representations to the Planning Committee at every meeting when SFL has been discussed over the last year or so. - objecting to the delays in the path construction and the fact that the alternative route is less safe due to junctions involved- particularly for school children. RRA have objected to the lack of adoption by HCC. In addition there are delays in the reports coming before the planning committee which we have also objected to.

Prosecution of TW not recommended by EHDC whilst discussions are ongoing even though the path should have been constructed some 12 years ago.

RRA have made FOI requests to HCC and EHDC to see what has happened over the last 13 years. This has revealed there are significant times when nothing has happened and a lack of communication all round. The relationship between HCC and EHDC has not been good. If RRA wish to make a formal complaint at some point the documents will help but the Committee see this as a last resort given the delicate state of negotiations with the path.

Damien Hinds MP and his team and Councillors from HCC, EHDC and PTC have been helping in pushing things along with the path and RRA are very grateful for this. RRA have written to the CEOs of Hampshire CC and EHDC and the SDNPA and although their replies were not overly helpful RRA feel this has put a spotlight on the lack of progress with the path and helped our cause.

RRA now wait to see what will happen with the path. Progress has been made! Committee will keep writing to the politicians and objecting to the lack of progress on the path.

Comments requested.

Resident: The lighting was an issue. Has this been fixed?

JL: Yes- special downward lighters with cowls to avoid spread of light to adjacent properties

Cllr Deane: It was a problem. Petersfield Post published a story that residents on Hoggarth Close objected to lights but this was not true. Walls to 1 property are an issue and banks are to be created- no objection from residents. More work to do on other side of path. TW have agreed to do works to banks and pay the cost but won't maintain the path.

Residents: 2 near accidents on existing route to town at garage.

R Wirdnam: TW need permission to do works from residents?

Cllr Noble: Cheaper for TW to do works to walls than go to court.

Resident: Why was path opened and then closed?

JL: Path not found to be safe so closed.

Resident: TW should not have been allowed to get away without completing the path.

CD: Whilst discussions are ongoing with TW, EHDC will not prosecute.

Cllr Oppenheimer: HCC will help to resolve issues to get a solution.

MS: HCC put obstacles in the way like drainage.

Cllr Matthews: HCC work to strict adoptable standards, heavily engineered. Permeable paths will not be adopted [current solution includes permeable pavement].

MS: EHDC and HCC have caused problems.

Resident: What's the distance between the open route and the closed route to town?

MS: Not a distance problem but a safety problem with number of junctions to cross on Ramshill

JL: **read 3rd paragraph from letter sent to the PTC by TW (as attached)**

R Wirdnam: What are we waiting for?

CD: Waiting for TW to submit plans.

JL: Thanks to PTC for agreeing to maintain the path after construction.

Rob Wirdnam: Need to keep the path open and so good news that a public body is taking it over.

Resident: Queries safety of the path.

JL: Path will be lit. Thanks to PTC.

Rob Wirdnam: Queried gradient of path [too steep to be cycle path]. **Also width of SFL insufficient for both cycle way and footpath**

Cllr Oppenheimer: can't say if HCC have been over zealous but had to keep to adoption standards and they will help with advice now.

Cllr Noble: Julia Mansi (EHDC) and Jo Murphy (HCC) have viewed the path on site and have come up with a compromise over drainage of the path.

JL: Progress has been made.

Resident: Can we sue TW?

MS: Yes but expensive. Could look at negative publicity but it's not the right moment with the green spaces at a delicate stage.

Resident: When can take action against TW?

CD: EHDC can still prosecute if TW do not carry out the works.

JL: Conclusion: The PTC will be adopting and maintaining SFL in perpetuity subject to EHDC Planning approval and a final resolution to the re-building of neighbouring walls.

5. LITTERING AND KEEP BRITAIN TIDY ‘MARCH SPRING CLEAN WEEKEND’

JL: Successful event- thanks to residents. Found lots of **dumped** magazines, eventually had article in the Petersfield Post. Hope to hold same event next year.

Cllr Deane: Possible legal case for public littering

MS: TW gave us equipment again for litter picking.

Cllr Deane: Attended Community Forum on 11th July 2017- good event. Litter Officer been appointed for adoptable roads.

JL: What about the FUTURE ROLE of the RRA? Easter Egg hunt suggested by Committee member (LG). Any further suggestions?

Residents: Could RRA enquire about using Churcher’s pool? Open to residents of Steep and Churchers have 4 houses on the estate.

JL: What about the social side? RRA could facilitate social events eg Easter Egg Hunt and a Charity event? Halloween event?

Discussion about at Halloween how children come to the estate on Ramshill because it’s always a good show

Cllr Deane: Estate could enter Petersfield in Bloom? Maybe enter a street scene?

6. GRANTS AVAILABLE TO RESIDENTS ASSOCIATIONS- ‘GRANTS ADVISER?’

JL: Grants available from PTC, EHDC, HCC and Radian amongst others. Need Grants Adviser.

No volunteer from meeting at that point.

MS: Don’t have to be an expert- is easy to do.

7. RRA WEB PAGE AND FACEBOOK

MS: Went through web page on OHP including content, contact details etc.

Discussion: feedback from AGM was encouraging. Residents commented that static information was useful. General support for web page.

JL: Facebook can be confusing. Thanks to Maurice for his work. **Agreed the RRA would continue to develop our Web Page alongside our Facebook page.**

8. RRA DATABASE

116 names and email addresses out of around 280 properties- getting there.

9. RAMSHILL ROUNDABOUT NEWSLETTER: RESIDENTS RESPONSE

JL: Question to AGM- Do you read them?

Positive response from AGM.

10. STATEMENT OF ACCOUNTS

Louise Jones (LJ): Balance is £383.69- main expenditure includes FOI information.

JL: need to focus on grants.

Discussion about possible projects:

MS: Proposed map at entrance to estate and perhaps notice board.

Cllr Oppenheimer: Grants available through hants.gov.uk/grants

Olivia Carr, Radian: Grants available through Radian.

Councillors left the AGM at this point in the meeting.

11. RETIREMENT AND APPOINTMENT OF NEW RRA COMMITTEE (section 5, para 5a in Constitution)

Appointments:

Treasurer: Louise Jones (JL proposed, Rob Wirdnam seconded)

Secretary: Catriona Dawes (Gretta Scaddon proposed, Becky Harris seconded)

Legal Adviser: None proposed (Ben Willis resigned)

LA Adviser: Catriona Dawes (JL proposed, Barbara Wirdnam seconded)

IT Specialist: Maurice Snell (Rob Wirdnam proposed, LJ seconded)

Grants Adviser – (Olivia Carr volunteered to help RRA on temporary basis)

- Amy Eade (JL proposed, CD seconded)

Chair- John Lees (CD proposed, LJ seconded)

AOB: None.

Meeting ended at 8.40pm

Catriona Dawes