



**Love's Farm Community Association Meeting**  
**Love's Farm House**  
**17 January 2018**  
**19.30**

**Minutes**

**Agenda Item**

<b>1</b>	<b>Welcome and apologies</b> Apologies were received from David Wells, Romana Kandziora and Barry Chapman.	
<b>2</b>	<b>Notes of last meeting and update on actions not covered elsewhere on the agenda were received.</b> <ul style="list-style-type: none"><li>- Safeguarding policy to be updated and signed off at the February meeting</li><li>- Jenny agreed to support the LFCA to develop a policy on issuing grants for community projects.</li><li>- Marcus advised it was his aim to update LFCA website in 2018. It was agreed this would be revisited as a future agenda item.</li><li>- Noted street lights across the estate were not working. Eleanor and Emma Stevens agreed to look at this as part of the street reps role.</li><li>- Agreed that LFCA would continue to support the station improvement group and would invite them to update the community via the website and newsletter. It was suggested a LFCA rep joins the group.</li></ul>	
<b>Presentation</b>	<b>3</b> <b>Update on plans for Wintringham and Eastern Expansion/Loves Farm Phase 2</b> Rebecca Britton, Urban and Civic (U&C) Developer representative for the Eastern Expansion provided an update on Wintringham and the Eastern Expansion. She advised  U&C are preparing responses to feedback on the consultation process for the new development (the land south of Cambridge Road). Rebecca advised a document will be produced with additional information for District Council and will be available on the planning forum. Points LFCA have made will be addressed in the document. U&C asked for info on how best to share with the committee. It was suggested it would be useful to have a future agenda item but also share the findings via the community networks with residents too.  Rebecca updated on the plans and advised that some elements from past plans had been inherited and were already agreed. She acknowledged there was concern about how to fit everything into the site from ecology perspective and a balance to be found between housing and proportion of affordable housing and meeting criteria for ecology. Transport, especially A428 links and capacity at the station were also noted as areas of concern. Detailed comments had been received about areas in phase one planning considerations. She added there were also lots of conversations about education and employment spaces for example looking at how employment opportunities can link to master plan with Market Town Strategy. Infrastructure planning she added was key to get right – especially getting access points right including capacity such as sewerage connections.  In response to concerns about phasing of the development by U&C and Gallaghers as co-developers of the Easter Expansion Rebecca advised that there was oversight by CCC and District planners. She offered that her colleague Richard who oversees infrastructure for U&C could attend a future meeting to talk about infrastructure e.g. water, gas. Rebecca reiterated that U&C was committed to always seeking to be ahead of capacity so that power cuts, water issues etc which impacted Love's Farm residents during development would be minimised. She reiterated that the impact of new housing will be considered through phasing across both sites and CCC and District planners would oversee this.. .  It was noted that archaeological works had taken place and a report is due by end of January – this would include a proposal to meet with the school. Rebecca advised the next phase of archaeology is due on central area where it is thought there is a roundhouse.  Estate management work on the Brook and Railway ecology area was taking place. There was a proposal to work with GroundWork a charity to support community clean ups and open up waterways.	

<p>It was asked what engagement there has been with the traveller population who reside to the west of the Wintringham development site alongside the train tracks. Rebecca advised that U&amp;C were working with a traveller liaison officer to share plans. This included looking at boundary treatments and ensuring good dialogue.</p> <p>It was noted that work had already been undertaken access to the site from the western roundabout. This was to ensure that once plans had been approved the site work could commence quickly. Rebecca advised a site proposal for transport planning has been developed and this includes access at the roundabout and crossing points along Cambridge Road. Concerns were raised about safety of children crossing the road to access the new school proposed for 2019 opening in the community area of Wintringham. Traffic calming had been proposed but concerns were raised about congestion on the Cambridge Road especially at peak commuter (train) and travel times.</p> <p>The timeline for commencing work on the development was raised. Rebecca advised that she hoped planning proposals would be given to councillors at the end of January for the March planning committee meeting. It was noted the S106 documents still require signing by all parties. It was hoped that U&amp;C would start work by the end of the year (2018). She added that they would be working on community buildings and the school to ensure quick delivery as well as housing. It was noted that there was still debate around the school opening date – Julie Wisson agreed to discuss this with Penny Price to ensure there was no confusion and reiterated that there was a commitment for a school for 2019 entry.</p>	
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<b>Building great relationships in our community.</b>		
<b>4 Town and District Council Elections – 3 May 2018</b>	<p>It was noted that elections for town and district councillors will take place on 3 May (<a href="http://www.huntingdonshire.gov.uk/elections/upcoming-elections-and-results/">http://www.huntingdonshire.gov.uk/elections/upcoming-elections-and-results/</a>).</p> <p>The LFCA considered ways of encouraging Love's Farm residents to stand for election before nominations close on 6 April. It was noted these would be the first elections since the boundaries had been redrawn. Ian Gardiner would stand for District Councillor as would David Wells. It was agreed that an article would go in the newsletter encouraging residents to stand for local councillor seats so that the community interests were represented. Ben Pitt agreed to author and article. It was agreed that space would be provided in future newsletters for candidates to provide information about themselves to the community and a hustings event could be held at the Farm House.</p>	
<b>5 Working Groups</b>	<ul style="list-style-type: none"> <li>i) Events – Emma Lovelock advised chocolate bingo took £75 in takings, Christmas carols were well attended too. A further session of chocolate bingo would take place in half term.</li> <li>ii) Street Reps - Romana Kandziora was thanked for her work as street rep co-ordinator as she was stepping down from the role. Emma Stevens agreed to liaise with Romana to identify what the role entailed and work with Eleanor Gray to ensure notes of the LFCA and information to help street reps in their role continued to be shared. It was noted that Field Gate Close have now secured permission to put up neighbourhood watch signs.</li> </ul>	

<b>Developing and managing shared resources and spaces</b>		
<b>6 Round House Capacity Campaign</b>	<p>An update was received from Julie Wisson and Emma Stevens on progress with increasing capacity at the Round House School. Applications for school places closed nationally on 15 January. It was noted Wintringham Primary Academy will have a separate application process to the LA schools admissions process which was confirmed by Susannah Connell, Diamond Learning Partnership Trust CE on 11 January before the LA admissions application process closed on the 16 January. In addition the Diamond Learning Partnership Trust publically committed to ensuring that if a parent who lives on Loves Farm and has applied for a place at The Round House via the LA admissions process who is not given a place they will have a guaranteed place at Wintringham Primary Academy.</p> <p>Ben Pitt advised that a recent governors meeting at the school discussed catchment area. It was proposed that anyone from Love's Farm would be in the catchment for both schools but the schools themselves would have radial admissions. It was highlighted that as with admissions for Roundhouse currently those children at the north of the estate may remain disadvantaged as they will always be on the outside edge and will always need to travel past their nearest school to access alternatives due to lack of access out of the estate to the north.</p> <p>Julie Wisson advised that design of new school and tendering process was going ahead. Phasing of schools across the Eastern Expansion was in place to ensure best use of resources. Given the short timescales the CCC and school were looking at options which included temporary buildings as well as a fully built school. Infrastructure and utilities need to be in place for both.</p>	5 minutes

	<p>It was asked if there was confirmation yet of the site of the school— Julie Wisson advised lots of agencies needed to agree before the plan can be shared. Ben Pitt advised a temporary building will be located on the current outdoor classroom location at the Roundhouse school. This will be for two classrooms, toilets and kitchen. Outdoor classrooms will be moved to the existing school courtyard which will get a canopy. Julie Wisson reiterated that CCC wanted to work with the school to accommodate needs and planning permission was going in soon.</p> <p>It was asked that as part of the work CCC were doing with the school that there was greater engagement with parents and the community. This included the timeline for the temporary school so that parents had confidence in what the options were for their children. The LFCA noted the importance of the Diamond Learning Partnership setting up the facebook page for the new School and advising parents it will be called Wintringham School. The issue of ensuring that children from both schools felt fully integrated was really important and would be fed back to CCC and the school.</p>	
7	<p><b>Northern access update</b></p> <p>Residents were reminded they can comment on the temporary prohibition of driving notice consultation until 26 January via <a href="mailto:policyandregulation@cambridgeshire.gov.uk">policyandregulation@cambridgeshire.gov.uk</a> and quoting reference PR0342.</p> <p>The LFCA noted the work that resident John Gerrard had undertaken on northern access and his proposal to the Town Council that they ask Highways to undertake a feasibility study to consider how the access could remain open e.g. for emergency vehicles. This included the Town Council supporting the work of the Master Plan for the Town which incorporated the Eastern Expansion – it was highlighted that retaining the northern access may alleviate pressure on the Cambridge Road as the town grows for example. It was noted that Ian Gardiner and David Wells will be two representatives from CCC on the committee to influence the plan along with Derek Giles.</p> <p>It was agreed Julie Wisson would discuss with Highways the request for a feasibility study and share the scope of this with LFCA. Julie advised that in her view there were as many residents in support as against the reinstatement of the access following the temporary prohibition of driving notice and consultation. Julie added that she had been advised she would have final say on the access opening.</p> <p>The committee advised Julie that there remained confusion by residents about the access and the purpose of the experimental traffic order consultation. Residents expressed concern that by closing the access, including for emergency vehicles residents lives were being put at risk – two examples were given when a resident was not breathing and an ambulance was forced to turn around at the northern access and also when a car overturned on the spine road blocking access to 1/3 of the estate. It was asked if a command notice was in place with emergency vehicles and how they accessed the padlock code for the gate. The committee asked Julie to reiterate residents' concerns about access to and from the estate, particularly around emergency access.</p> <p>It was agreed that the LFCA did not support the consultation and residents would be encouraged to contribute to their views ahead of the deadline on 26 January.</p> <p>Julie agreed to update the committee at the next meeting and to ask Highways to consider a feasibility study to make an informed decision about access to and from the estate and to look at options to improve access to Love's Farm in a positive way for residents now and in the future.</p>	5 minutes
8	<p><b>Parking scheme update</b></p> <p>An update on progress of the scheme for parking restrictions across Love's Farm and the consultation process was provided by the chair in the absence of David Wells.</p> <p>It was noted that a public meeting at Love's Farm House went well. It was a constructive meeting with residents. There was a difference in views between those who felt the scheme went too far and others not far enough. The project team are working to timescale of consultation in January with the scheme in place in the spring.</p> <p>CCC officers have recognised that it is a complex scheme which needs more thought and have agreed to more time. The project team still need assurances that money will be available in 2018/19.</p> <p>A group of residents who are concerned about parking on Hogsden Leys have been quite vocal but there has been no real progress as no compromise could be reached – CCC officers will ultimately decide on where lines go.</p> <p>Most feedback has been on Stone Hill and Dramsell Rise with competing views. One hour restriction during day was perceived as not too onerous but still assumed residents will be able to park across driveways. Timescale is not as tight as initially agreed but not set.</p>	5 minutes

<b>9</b>	<b>Farm House update</b> Ben Pitt provided news on behalf of the Farmhouse trustees – it was noted that the previous meeting was well attended.	5 minutes
<b>10</b>	<b>Working Groups:</b> i) SMART – Helene Tame advised that SMART days had been held in January and the next session will be an indoor and outdoor SMART day which will include a spring clean of the Love's Farm House. ii) Love's Farm Blooms – Phyllis Hooper provided an update on the successful planting of bluebells and daffodils in the Aunties Wood area of Love's Farm. She also advised that she was continuing to look after the community Christmas Tree on Stone Hill to help it recover from the festive season. She had discussed with a local nursery the possibility of purchasing a stronger tree for Love's Farm with the funds from St Neots in Bloom and a decision would be made in the autumn. iii) Finance – in the absence of David Wells this item was deferred until February meeting which will include discussion about financial forecast and future funding of newsletter.	10 minutes
<b>11</b>	<b>AOB</b>	

## Actions from previous meetings and updates

Action	Update	LFCA lead
1. Chair to sign off updated version of safeguarding policy	Agenda item – February meeting to be signed off	Marcus Pickering
2. Grants policy to be developed to manage funds and allocate funding	Jenny provided draft for February meeting	Jenny/Marcus Pickering
3. Local elections to be promoted via newsletter to ensure that Love's Farm's interests are represented through the increased allocation of seats	Included in newsletter	Ben Pitt
4. Marcus Pickering to liaise with Farm House and Rotary to look at opportunities to hold Saturday Rotary meeting and provide further information for residents in the new year	Awaiting response from Rotary.	Marcus Pickering
5. David Wells to ask for S106 money for improvements within town council funds to use money for improvement to lighting on Fox Brook bridge as infrastructure this would be an infrastructure requirement for the community.	Update required from David Wells	David Wells
6. Julie Wisson to share scope of norther access feasibility study with LFCA and confirm next steps following consultation on norther access closing on 26/1	Update required from Julie Wisson	Julie Wisson
7. Emma Lovelock to share recipes from Love's Farm recipe book with the community and invite contributors to future newsletters.	Emma Lovelock awaiting BPHA feedback – to be included in future newsletters.	Emma Lovelock
8. Emma Stevens and Ellie Gray to put text together and share with committee then street reps for comment. Share list with Gallagher lights not sure about. Form on website to identify location of light.	On going	Emma Stevens/Ellie Gray
9. David Wells to feedback to LFCA outcome of 17 November event and promote website, survey and newsletter for residents to feedback on options. David Wells to support those who wish to make an application for disabled parking bays via CCC Highways.	Event took place on 17 November and residents have been invited to comment via newsletter and facebook and information cascaded to the community	David Wells
10. Urban and Civic to share response to engagement with community on Wintringham development and infrastructure lead to attend future meeting	March/April future agenda item	Marcus Pickering/Urban and Civic.
11. a) Helene to liaise with school to secure input from children at Round House to help with bulb planting for Love's Farm Blooms b) David Wells to pay invoice for Love's Farm Blooms. c) Community Christmas tree funding to be investigated	Complete  Update needed March agenda item	Helene Tame David Wells Phyllis Hooper
12. Station improvement team to be invited to present at future meeting and offer of newsletter and website space to be made as project develops	Loves Farm representative to join the group in the future.	Rep needed
13. Views on LFCA support of Round House School fireworks – future agenda item.	March agenda item.	Marcus Pickering
14. Views on website development to be sought	March agenda item	Marcus Pickering