



**Love's Farm Community Association Meeting  
Online Meeting  
15 July 2020  
19.30**

**Minutes**

<b>1</b>	<b>Welcome and Apologies – Marcus Pickering, Chair</b>  Apologies: Jenny Lincoln, PCSO Daniel Grant, David Wells (SNTC)  Present: Helene Tame, Emma Lovelock, Rebecca Fowler, Cameron Paul, Stephen Ferguson (SNTC), Ben Pitt (SNTC), Julie Wisson (CCC), Caroline Gregson (SNTC), Phyllis Hooper, Rebecca Britton
<b>Building great relationships in our community.</b>	
<b>2</b>	<b>Agenda Items:</b>  <b>a) Rebecca Britton: Wintringham Update</b>  Rebecca Britton, Head of Communities and Partnerships at Urban and Civic, attended the meeting to provide an update about the Wintringham development: <ul style="list-style-type: none"><li>• Cala Homes, Morris and Durkan have all bought parcels of land to develop. Cala Homes expects to have its first residents in mid-Nov. All developers have provided funds for play equipment on the estate.</li><li>• Wintringham Primary Academy should be ready to open in October half-term; this has been delayed from a September opening because of difficulties sourcing materials during lockdown. However, The Roundhouse Primary Academy, will take any 20/21 Wintringham Primary Academy intake until it is ready to open.</li><li>• The district centre is still in the design phase, it will include; shops, retail, a community gym, nursery, cafe, and a care village providing supported living. Urban and Civic's retail strategy is to support local, independent retailers; they are currently researching local businesses in the area who may be looking to open a second shop. There are also proposals to open a pub on the estate; however, there are currently no interested parties. LFCA suggested a micro-brewery may be a better option.</li></ul> <b>New action 1: Ben to provide Rebecca with details of Schume's owner.</b>  <ul style="list-style-type: none"><li>• Construction access is being built along the A428 to take traffic away from Cambridge Road. Road closures will be taking place along Cambridge Road during July and August to enable pedestrian crossings to be put in place and to install a new bus lay-by (Rebecca will send over the technical drawings to LFCA). See the Love's Farm website for more details of the roadworks. <a href="https://www.ourlovesfarm.co.uk/Articles/583641/Work_Starts_on_Cambridge_Road_Highway_Improvements.aspx">https://www.ourlovesfarm.co.uk/Articles/583641/Work_Starts_on_Cambridge_Road_Highway_Improvements.aspx</a> LFCA asked whether temporary access to the northern access could be granted. Rebecca has been told this is not possible, but she will ask again.</li><li>• LFCA asked when the Civic Square will be handed over to St Neots Town Council to manage. Rebecca explained this is a complex process to manage, as Urban and Civic usually own the space until the defect stage has been completed (otherwise St Neots Town Council would take on responsibility for managing these defects too). Rebecca said she would be happy to facilitate St Neots Town Council's use of the space prior to it being formally handed over to them.</li><li>• Several 'natural' play parks are planned for the estate. LFCA asked whether there are any plans to incorporate play facilities for older children; something which is lacking on Love's Farm. Rebecca is working with the University of Birmingham, which has conducted research into what children want from new developments, and she is looking to host focus groups with children from Love's Farm to gain their views. Helene commented that the church's youth worker would also be ideal to be involved in this project. St Neots Town Council are putting together a youth council, and would like for them to be involved with this project too. Rebecca will be in contact to discuss this further.</li></ul>

- Helene enquired whether a faith space has been planned for the estate. Rebecca commented that a flexible community space is being planned, which could also be used for faith meetings etc.

**New action 2: Helene to contact Rebecca to discuss the faith space offering at Wintringham.**

- Urban and Civic are recruiting a Community Developer. Rebecca will send the job ad and specification to LFCA.
- For more information about the Wintringham development, visit: <https://wintringham.org/podcasts/>, FaceBook @WeareWintringham, or Instagram @WeareWintringham.

**b) Parking at the front of the estate:**

Simon, a resident on Love's Farm attended the meeting to raise concerns about residents parking on the grass verge at the front of the estate on Cambridge Road; to park there, residents are driving up the kerb, damaging the stonework and also driving along the pavement, which poses a danger to pedestrians. It is understood that the residents who are parking on green verge live in the BPHA housing there.

LFCA commented that this issue has been raised previously, and PCSO Daniel Grant had previously sent letters to the offending residents. Previously, the police stated it isn't illegal to park on this land (although it's thought that driving along a pavement is), and suggested the owner of the land should be contacted to see if anything can be done.

Illegal parking is currently a police matter; however, they have limited resources to tackle it. LFCA has repeatedly asked for this to be decriminalised and for the council to take responsibility for this area of work instead. The council is conducting a review of this.

It was raised whether bollards could be installed to stop residents from driving up and parking on the green verge.

LFCA agreed to:

**New action 3: Stephen to contact the Police Sergeant to raise this issue directly. Would some targeted days of action help?**

**New action 4: Marcus to ask David and Nik to enquire about the council's review of decriminalising illegal parking.**

**New action 5: Marcus to share video of offending cars, and location of where bollards could be installed to Julie. Julie to enquire with County Council whether bollards could be installed.**

**New action 6: Helene to write to BPHA to ask them to take action, and to invite a senior BPHA representative to the next LFCA meeting.**

**C) AGM Format**

The next AGM is due to be held in October. The group agreed that the AGM will still go-head but it will be held virtually instead. The group agreed that because of the COVID-19 restrictions, the AGM will be more basic in format, and won't for instance, be used to give out awards. It was suggested that the Big Lunch could provide an alternative way of celebrating our community instead.

**New action 7: Marcus to email LFCA officers asking for suggestions about how to celebrate our community at the Big Lunch.**

**3 Committee Governance**

a) Sharing of Volunteer Roles

**Actions 1 (with addition) and 2 roll over:**

Action 1 (now action 8): Ben to consider asking residents who have volunteered to assist as part of the LFCA COVID-19 response, whether they would be willing to volunteer for the LFCA. Ben to consider what this ask would be - i.e. should it be something specific to make the offer more meaningful and engaging. Addition (15/07/20): Ben to email volunteers to ask if they would like to merge with the wider group of St Neots COVID-19 volunteers.

	<p><b>Action 2 (now action 9): Marcus to liaise with Holly to make the list of volunteer roles available on the website.</b></p> <p>b) <u>Minutes of June Meeting</u></p> <p>The minutes of the June meeting were agreed.</p>
<b>4 Police/Crime Update</b>	<p>Dan was on annual leave prior to the meeting and did not send an update.</p> <p>Actions 3,4 and 5 complete:</p> <p>Action 3: Emma to publish a post on facebook linking to police advice re how to lock up goods to avoid theft.</p> <p>Action 4: Becky to send Dan video footage of the two suspicious males for circulation around the wider St Neots Policing Team.</p> <p>Action 5: Stephen to forward footage of the motorbike to Dan.</p>
<b>5 Councillor Updates</b>	<p>No updates (meeting largely focussed on Wintringham progress and parking issues).</p> <p>Action 6 complete: Marcus to ask Becca Britten if she would like to attend a LFCA meeting to discuss progress at Wintringham.</p>
<b>6 Working Groups</b>	<p>a) <u>Events</u> – The Love's Farm yard sale took place in June; Emma received lovely feedback from residents and also from individuals living outside of the estate. The next yard sale will take place on 23rd August. There will also be some form of 'summer hunt' in the last two weeks of August.</p> <p>Action 7 Complete: Emma to publish a 'save the date' for the Big Lunch.</p> <p>b) <u>Neighbourhood Watch</u></p> <p><b>Action 8 rollover (now action 10): Caroline H to write a facebook post promoting the benefits of the Neighbourhood Watch scheme.</b></p> <p>Action 9 complete: Caroline to promote the Neighbourhood Watch scheme in the LF Newsletter.</p> <p>c) <u>Street Reps</u></p> <p>Action 10 complete: Emma to pass Caroline the crime number for the reported issue of doors being tried on LF.</p>
<b>7 Health</b>	<p>LFCA COVID-19 Response:</p> <p>No update.</p>
<b>8 LFCA Communication</b>	<p><b>Action 11 rollover: Marcus to begin designing content for the LFCA noticeboard, with assistance from Ben.</b></p>
<b>Developing and managing shared resources and spaces</b>	
<b>9 Working Groups</b>	<p>a) <u>SMART</u> – At the most recent SMART day, we were overwhelmed with volunteers - thank you Love's Farm. Helene commented that the council has stopped supplying clear recycling bags, and instead,</p>

	<p>are providing purple general waste bags which the council will sort into recyclables and non-recyclables.</p> <p><b>New action 12: Helene to check with the council which waste bags should be used for SMART days.</b></p> <p><b>Action 12 rollover (now action 13): Helene to plan when the removal of tree guards can be incorporated into SMART.</b></p> <p>b) <u>Love's Farm Blooms</u> - No update.</p> <p>c) <u>Community Garden</u> – The community garden is now open for all to use.</p> <p>Action 13 complete: Helene to prepare a Newsletter article about the Community Garden.</p> <p>d) <u>Finance</u> – no update.</p>
10	<p><b>Community action area updates:</b></p> <p>a) <u>LF Rock Snake</u></p> <p>Helene commented that the Love's Farm rock snake has grown in size, and suggested we could select the rocks needed for the permanent installation by matching the number of rocks to the number of days we were in lockdown. Helene also noted that a number of the rocks are starting to fade.</p> <p><b>Action 14 rolls over: David to seek HDC permission for the LF rock snake to be made a permanent installation.</b></p> <p><b>New action 15: Marcus to chase David re HDC permission for installation of the LF rock snake.</b></p> <p><b>New action 16: Helene to email Gemma Keech to recommend she begins selecting rocks for the permanent installation and weather-proofing them.</b></p> <p>b) <u>Roads and traffic management</u></p> <p>i) Double Yellow Lines:</p> <p>St Neots Town Council has asked LFCA to put £400 towards the estimated £700 it will cost to paint double yellow lines on Hogsden Leys. Should the works cost more, St Neots Town Council, has agreed to fund the surplus. It was agreed by all to provide £400 of funds towards the cost of the double yellow lines.</p> <p>Action 15 complete: Julie to email Karen Lunn to ask for a drawing to show exactly where the double yellow lines on Hogsden Leys are proposed. Julie to also ask Karen to finalise the quote and request that the work go ahead.</p> <p>c) <u>Street Lighting</u></p> <p>i) Fox Brook Lighting - no further updates (erection of new street light approved for April 2020 onwards budget)</p> <p><b>Action 16 rolls over (now action 17): David to chase when the new street light in Fox Brook will be erected.</b></p> <p>ii) Lighting Adoption on Priory Hill</p> <p><b>Action 17 rolls over (now action 18): Julie understands the adoption of lighting on Priory Hill is still with CC to action. Julie will chase CC for a resolution.</b></p> <p>d) <u>Engagement with Developers:</u></p> <p>Action 18 complete: Ben will incorporate a developers update into the July/Aug LF Newsletter.</p> <p>e) <u>Condition of Footpaths:</u></p> <p><b>Action 19 rolls over: David to provide SNTC with the information they require about the footpaths on LF, and report on progress at the next LFCA meeting.</b></p>

	<p>f) <u>Station Square Trees:</u></p> <p>A meeting will be held on Friday 18th July with Adrian, HDC's tree expert, to discuss our requirements for the trees in Station Square to be replaced (including discussing drainage issues). The group discussed whether putting in more trees is a viable option, given the drainage issues. It was suggested that the square may benefit from having flower beds installed instead, and whether these could be maintained by St Neots Town Council.</p> <p><b>New action 20: Stephen to email St Neots Town Ops Team to enquire whether flower beds could be installed in Station Square with on-going maintenance from St Neots Town Council.</b></p> <p>Action 20 complete: Marcus to chase Adrian re a meeting date to discuss the missing trees on Station Square.</p>
	<p>g) <u>Disused Space in Station Square:</u></p> <p>Huntingdonshire District Council has suggested that the disused space in Station Square should soon be developed, and so should not remain an eyesore for much longer. Marcus commented that Gallaghers are not responding to his emails about removing the large Love's Farm developer signs at the front of the estate.</p> <p><b>Action 21 rolls over: David to contact the planning department at the District Council, cc'ing Helen Lack, asking for a progress report on what L&amp;Q intend to do with the disused space on Station Square to improve it, until it is turned into a car park. David to also enquire whether planning permission has been granted to turn the space into a car park.</b></p>
	<p>h) <u>Weed Spraying:</u></p> <p>Julie confirmed the weed spraying contract is with Cambridgeshire County Council and has asked that Love's Farm gets better attention from now on.</p> <p>Action 22 complete: Barry to send Ian's email to Julie and Marcus to resolve who has been given the contract to weed spray.</p>
11	<p><b>Farm House update</b></p> <p>The Farm House is hoping to re-open in September 2020.</p>
12	<p><b>Any Other Business</b></p> <ul style="list-style-type: none"> <li>a) It was agreed the LFCA will take a break in August (as per usual) and resume in September. The next meeting will be held on Wednesday 16th September at 1930 (likely online).</li> <li>b) Emma raised whether the lockdown library, an initiative started by a resident to provide a book share space using their front porch during lockdown, could be turned into something more permanent e.g. a phone box library or a shed in the community garden. It was suggested funds could be bid from a Co-op funding initiative (details provided by Lynda Bleackley). It was suggested that Emma should look at what funding options are available and draft a proposal for consideration at the next LFCA meeting.</li> </ul> <p><b>New action 22: Emma to draft a proposal, including funding for creating a permanent community library.</b></p>

## Action Log

Action	Who?
<b><u>Key Agenda Items</u></b>	
<b>Wintringham Development</b>	
1) Ben to provide Rebecca with details of Schume's owner.	Ben
2) Helene to contact Rebecca to discuss the faith space offering at Wintringham.	Helene
<b>Parking at the front of the estate</b>	
3) Stephen to contact the Police Sergeant to raise the issue of residents parking on the green verge at the front of the estate. Would some targeted days of action help?	Stephen
4) Marcus to ask David and Nik to enquire about the council's review of decriminalising illegal parking.	Marcus/David/Nik
5) Marcus to share video of offending cars, and location of where bollards could be installed to Julie. Julie to enquire with County Council whether bollards could be installed.	Marcus/Julie
6) Helene to write to BPHA to ask them to take action, and to invite a senior BPHA representative to the next LFCA meeting.	Helene
<b>AGM Format</b>	
7) Marcus to email LFCA officers asking for suggestions about how to celebrate our community at the Big Lunch.	Marcus
<b><u>Committee Governance</u></b>	
8) Ben to consider asking residents who have volunteered to assist as part of the LFCA COVID response, whether they would be willing to volunteer for the LFCA. Ben to consider what this ask would be - i.e. should it be something specific to make it more meaningful and engaging. Addition (15/07/20): Ben to email volunteers to ask if they would like to merge with the wider group of St Neots COVID-19 volunteers.	Ben
9) Marcus to liaise with Holly to make the list of volunteer roles available on the website.	Marcus
<b><u>Working Groups - Relationships</u></b>	
10) Caroline H to write a facebook post promoting the benefits of the Neighbourhood Watch scheme.	Caroline H
<b><u>LFCA Communication</u></b>	
11) Marcus to begin designing content for the LFCA noticeboard, with assistance from Ben.	Marcus/Ben
<b><u>Working Groups - Shared Spaces</u></b>	
12) Helene to check with the council which waste bags should be used for SMART days.	Helene
13) If appropriate, Helene to plan when the removal of tree guards can be incorporated into SMART.	Helene

<b><u>Community Action</u></b>	
14) David to seek HDC permission for the LF rock snake to be made a permanent installation.	David
15) Marcus to chase David re HDC permission for installation of the LF rock snake.	Marcus
16) Helene to email Gemma Keech to recommend she begins selecting rocks for the permanent installation and weather-proofing them.	Helene
17) David to chase when the new street light in Fox Brook will be erected.	David
18) Julie to update regarding resolution of street lighting adoption on Priory Hill.	Julie
19) David to provide SNTC with the information they require about the footpaths on LF, and report on progress at the next LFCA meeting.	David
20) Stephen to email St Neots Town Ops Team to enquire whether flower beds could be installed in Station Square with on-going maintenance from St Neots Town Council.	Stephen
21) David to contact the planning department at the District Council, cc'ing Helen Lack, asking for a progress report on what L&Q intend to do with the disused space on Station Square to improve it, until it is turned into a car park. David to also enquire whether planning permission has been granted to turn the space into a car park.	David
<b><u>AOB</u></b>	
22) Emma to draft a proposal, including funding for creating a permanent community library for the September LFCA meeting.	Emma