



**LFCA Committee Meeting
Wednesday 13 May 2026 at 7:30pm
Loves Farm House**

Minutes

1	<p>Welcome, apologies and introductions Attendance: Sam Booker, Sarah Fuller, Ben Pitt, Emma Lovelock, Richard Isherwood-Lewis, Sarah Caine, Stephen Ferguson, Jen Ogilvie. Apologies received: Bethan Rodden</p>	
2	<p>Open forum - Ideas and questions from residents and stakeholders</p> <ul style="list-style-type: none"> ● Parking issues outside Round House Academy: Concerns have been raised by a resident regarding vehicles parking outside the school, including obstruction of the road and parking in residents' allocated spaces. Particular concern was noted around parking on Pattison Court, where there are limited parking spaces available. The school has issued reminder emails to parents regarding considerate parking. The local Police Officer advised that the matter will be reported to the Parking Wardens for monitoring. ● Caravans on driveways: A resident has asked whether caravans can be stored on private driveways on the estate throughout the year. It was noted that the estate covenants state that caravans should not be stored on the estate. Residents were advised to check the covenants associated with their property at the time it was built. It was also acknowledged that enforcement can be difficult. Concerns were also raised that caravans must not be used for residential occupancy. <p>Actions</p> <ul style="list-style-type: none"> ● Jen will pass on comments to the resident who enquired about caravans. 	15 mins
3	<p>Updates and announcements from Councillors</p> <p>Updates from Councillor Sarah Caine, CCC</p> <ul style="list-style-type: none"> ● Sarah advised that 97% of children and young people had been offered their first-choice school place this year, representing an increase on last year's figures. ● Work is ongoing regarding school appeals in Love's Farm and Wintringham. ● Residents were encouraged to attend "The Library Presents", a programme of affordable and accessible events for families. It runs in May, June and July. ● A new pilot scheme is being introduced for women experiencing breast cancer symptoms, allowing self-referral through NHS 111. ● Ambulance service response times have improved. ● The new children's hospital, "The Blooms" at Addenbrooke's Hospital in Cambridge, is expected to open in 2027. ● The library service has received a new vehicle. 	10 mins

- The second round of funding for Digital Hubs is now open.
- Sarah noted the introduction of guidance recommending a 1.5 metre distance between cars and cyclists.
- An immigration meeting regarding Hong Kong Indefinite Leave to Remain (ILR) took place at Wintringham.

Questions and requests

- Lara asked Sarah about the length of time for Ukraine visas. Sarah advised that residents nearing expiry should seek updates soon and offered to provide further advice if required.
- Lara asked Sarah to investigate a manhole cover issue on Dramsell Rise near Lucas Crescent.
- Emma also requested that a manhole cover on Hodgson Leys be addressed.

Updates from Councillor Stephen Ferguson, HDC

- Stephen advised that there is currently no overall majority on the District Council.
- Alex Bulat will not be joining the administration.
- Stephen noted that discussions around who will be Chair of HDC are ongoing regarding this position.
- Residents were encouraged to tune into the Huntingdonshire District Council AGM taking place on Thursday next week for further updates.

Updates from Councillor Lara Davenport-Ray, HDC

- Lara confirmed that Wintringham has all 60 school spaces filled, and Round House Academy has 50 spaces filled for the 2026/2027 intake.
- Urban & Civic advised that planning permission has been approved for a Marks & Spencer Food store and Civic Quarter development adjacent to David Lloyd. The store may open by Christmas 2027.
- Construction works relating to the Black Cat project remain on track for completion in 2027.
- The East West Rail consultation is currently open, and LFCA may wish to consider submitting a response regarding the station proposals.
- Discussions are ongoing regarding diverting the current No.18 bus route through Wintringham. The Town Council has deferred the matter pending further information. The Tiger Bus has been stopping at Wintringham.
- New plans for the Love's Farm 2 connections with Love's Farm have been produced, and Lara will share these with committee members.
- HDC plans to construct a bund to help divert water away from homes that experience regular flooding.
- The "wiggly path" is due to be resurfaced with tarmac in certain areas. Lara will share the drawings with the committee.
- Lara will investigate concerns regarding tree pits further.

Actions

- Jen and Sam will contact Urban & Civic to request information on future developers and anticipated building timelines.

Update from Councillor Ben Pitt, SNTC

	<ul style="list-style-type: none"> • Ben advised that HDC has agreed to fund the proposed youth building in the former M&Co store, subject to significant conditions. Planning permission for change of use remains challenging, but the facility is considered a much-needed venue for young people. • HDC will launch a monthly food market event in the Market Square, beginning Friday 15 May from 4pm. • There are hopes to install a plinth in the Market Square to support future events. • There is currently no confirmed handover date for the Priory Centre timetable, although it is considered unlikely to be completed during 2026. March 2027 onwards is currently anticipated. • Ben noted that the election of a Mayor will take place from Tuesday 19 May. <p>Update from Councillor Sam Booker, SNTC</p> <ul style="list-style-type: none"> • Sam has started in his new role as Councillor and will be attending the first meeting on Tuesday 19 May where a new mayor will be elected. 	
4	<p>Finance update - Sarah Fuller Total funds - £4,400.76 General funds - £3,405.65 Restricted funds (HDC wellbeing grant) - £995.11 Petty cash - £100</p> <p>Total expenditure in this period (since 1 Oct 25) - £572.88 Total income in this period - £0</p> <ul style="list-style-type: none"> • Committee members discussed the need to better advertise the availability of grant funding within the community. It was agreed that information regarding available funds should be included in each edition of the newsletter. • Scouts submitted a request for grant funding to support cleaning and maintenance works for floral boxes and play areas. This would not require a lot of funding, so it was suggested funding could be granted for new plants. <p>Actions</p> <ul style="list-style-type: none"> • Richard agreed to add a link to the grants information on the website homepage to improve visibility and accessibility for residents. Jennifer and Sam will work with Richard and the newsletter editor to also include in the newsletter. 	5 mins
5	<p>Wintringham update - Stephen Ferguson, Chair of the Wintringham Residents Association</p> <ul style="list-style-type: none"> • Stephen advised that he has been appointed Chair of the Wintringham Residents Association. • A new group of volunteers has been established and has already supported the Easter event and Wintringham Day, with further community activities planned throughout the year. • A sunflower-growing competition is currently underway. • It was noted that all Wintringham community events are also open to residents of Love's Farm. • The Association is working on a new website, wearewintringham.org <p>Community venue and allotments</p>	5 mins

	<ul style="list-style-type: none"> • Ben Pitt advised that discussions are ongoing regarding the development of a community venue at Wintringham. Consideration is currently being given to identifying a suitable theme, purpose, and target audience for the facility. • Residents have expressed interest in the provision of allotments within Wintringham. Stephen suggested that a petition could be organised to demonstrate community support for allotment provision. 	
6	<p>Potential community forum and info event - Sam</p> <ul style="list-style-type: none"> • Early discussions are taking place, in partnership with Love's Farm House, regarding a potential community forum event focused on the future of St Neots East. The proposed event would provide information and an opportunity for residents to share views on Love's Farm 2, Wintringham, and other future developments planned within the area. 	5 mins
7	<p>Broken pathways - Sam and Jen</p> <ul style="list-style-type: none"> • There are several hazardous pathways around the estate which are causing risk. <p>Action</p> <ul style="list-style-type: none"> • Sam and Jen will take photos of broken pathways around Love's Farm. They were advised to take photographs from a wider distance to better capture the context of reported issues and to record the corresponding What3Words location. Details should then be forwarded to Councillor Sarah Caine for further investigation. 	5 mins
8	<p>Compost for Parish Councils - Sam</p> <ul style="list-style-type: none"> • A potential location near the small bridge at the top of Love's Farm is being considered for the proposed initiative. <p>Action</p> <ul style="list-style-type: none"> • Lara will consult with neighbouring residents before any decisions are made or work proceeds. 	5 mins
9	<p>International Food Night 2026 - Sam</p> <ul style="list-style-type: none"> • Last year's event was a great success. Sam is currently seeking volunteers to assist with the organisation and delivery of this year's event, and residents were encouraged to express their interest if they would like to get involved. The possibility of including live music as part of the event was also discussed. • Sarah Caine offered to support the organisation of the event. 	5 mins
10	<p>Love's Farm News</p> <ul style="list-style-type: none"> • Dan is currently working on the next edition of the newsletter, which will include information regarding available grants and funding opportunities. The submission deadline for content is 17 May. <p>Action</p> <ul style="list-style-type: none"> • Dan to forward newsletter articles to Richard for publication on the website. 	5 mins

	<ul style="list-style-type: none"> • Raise visibility of Smart Days information on the website. 	
11	<p>Street reps and newsletter delivery update</p> <ul style="list-style-type: none"> • Efforts are being made to better connect existing street WhatsApp groups in order to strengthen communication between residents, establish street representatives, and support the distribution of newsletters across the community. 	5 mins
12	<p>AOB</p> <p>Other community updates - Lara</p> <ul style="list-style-type: none"> • Lara reported an email had been received regarding a Local Highways Initiative (LHI) request for a street light outside Love's Farm House. Sam will liaise with Love's Farm House to confirm the preferred location for installation. • CCTV proposals were discussed, including one camera on the southern side of Station Square and another overlooking Kester Way. It was noted that St Neots Town Council was asked whether they would maintain the system. Funding will be sought from the Police and Crime Commissioner. The proposal has been informed by resident feedback gathered through door knocking and surveys. <p>Love's Farm House Updates - Ben</p> <ul style="list-style-type: none"> • Lighting at Love's Farm House has been replaced. • Upcoming events include a murder mystery evening and an 80s disco. <p>Community Events - Emma</p> <ul style="list-style-type: none"> • A yard sale is planned for 14 June, running from 10am to 2pm. Sam will provide Richard with a registration form for interested residents. • Chocolate bingo was successful over Easter and may be repeated in the summer, depending on weather conditions. • The Big Lunch is scheduled for 6 September, and Sam will resubmit the relevant forms. <p>Additional suggestions - Jen</p> <ul style="list-style-type: none"> • Jen raised the idea of creating a dog park for community consideration. There is a big dog walking community on Love's Farm. A space to safely let dogs run off-lead within a confined area could help to prevent anti-social behaviour. 	5 mins
	<p>Upcoming dates for your diary</p> <p>Smart Day: The next Smart Day will take place on 20 June 2026.</p> <p>Big Lunch: Scheduled for 6 September 2026.</p> <p>Community Meeting: An online meeting will be held on 9 September 2026 at 7:30pm.</p> <p>Annual General Meeting (AGM): The AGM will take place on 6 November 2026 (evening) at Love's Farm House. This will be a joint event with LFCA and the Love's Farm House committee.</p>	