



Love's Farm Community Association Meeting
Love's Farm House
15 November 2017
19.30

Minutes

Agenda Item

1	<p>Welcome Marcus Pickering welcomed members to the meeting. Apologies were received from Jenny Lincoln.</p> <p>Officers of the LFCA 2017/18 who were elected at the AGM were confirmed as follows: Marcus Pickering – Chair Ellie Gray - Secretary David Wells – Treasurer</p> <p>In addition the following roles were confirmed: Emma Stevens - Vice Chair Helene Tame - Vice Chair Emma Lovelock - Events Romana Kandziora - Street Reps Ben Pitt – Newsletter, Farm House</p>	5 minutes
2	<p>Notes of last meeting Updates on actions not covered elsewhere on the agenda were received including i) rotary who have now provided information for the website but would also like to meet residents on a Saturday morning and ii) station square flooding issue has now been resolved according to Gallagher. All other actions were received as updated (see annex a).</p> <p>Action: 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</p>	5 minutes
Presentation		
3	<p>Update on plans for Wintringham and Eastern Expansion/Loves Farm Phase 2 The group were joined by Clara Kerr and Gavin Taylor from the Policy, Implementation & Strategic Development team at Hunts District Council who provided an update on the planning process for the two developments of Wintringham and Loves Farm Phase 2. Clara advised that she has been working on Loves Farm and Wintringham Park since 2007. She added that planning guidance had changed in the intervening years and the new developments were subject to different rules.</p> <p>Clara provided an update on the historical planning applications for the two sites. It was noted that Loves Farm 2 had withdraw their application and were waiting to see how Wintringham progressed theirs based on the discussions about the proportion of social housing. She added that the planning committee would meet on the 20 November to consider the application and developers had addressed many of the issues which had prevented the plans to be progressed previously.</p> <p>Plans had been shared with residents via the consultation process – with written notification and links to the planning portal. Clara added that the overall plans had not changed significantly since 2013. Wintringham Park application has previously been shared with LFCA by Urban and Civic and was progressing through planning. The consultation period (statutory 21 days) expires on the 29 November – it is during this time residents can comment. The statutory requirements which local planning teams have to determine applications for developments is 16 weeks. Following this amendments will be made based on feedback then plans reworked as necessary. The planning committee will then receive a report and 106 agreements drafted. Planning conditions can overcome issues which might lead to rejection of an application for example open spaces. It was noted that the applications for both Wintringham and Love's Farm 2 were being treated for some planning aspects together to try to secure infrastructure for the whole development area including the existing site of Loves Farm.</p> <p>Community building for the two sites was welcomed – it was noted initially community buildings would be temporary until enough buildings are in place to fund a permanent building. It wasn't known how many houses this would be. Clara was asked for clarification on if developers would be required to provide the building rather than the money as taxpayers had to top up funding for Loves Farm community centre to enable it to be built. Clara advised the developer contributions for infrastructure will be set out at the end of the planning process.</p> <p>Clara advised the affordable housing percentage has yet to be decided. It is subject to confidentiality</p>	40 minutes

restrictions and the recommendation will go to the planning committee if less than 40%.

Clarification was sought on the location of the school site for 2018 given the length of time planning takes. Reassurance was sought that planners, education and infrastructure e.g Highways were communicating to enable the school to be built by 2019. It was noted that section 106 agreement and conditions would need to be in place first as part of the planning progresses. Clara added there is a funding discussion to be had with developers who are both keen to provide the school. The temporary school can be in place as part of separate planning application but would require significant infrastructure. CCC will determine the structure of the school but HDC will determine location and planning. Discussions are going on with CCC about timeline and process for building schools on site. It was noted that planning by HDC could be for 2 FE but that CCC could ask for 3FE if there is need.

Reassurance was sought on the number of houses and infrastructure commitments given Love's Farm was planned for 20 per cent less housing that was on the site. Clara advised planning applications will have a ceiling condition placed on them at planning which will restrict the grown in number of housing which can be built from the number of houses set at initial planning. It was asked how realistic the planning proposal was in terms of infrastructure. Clara advised that there were assessments made on what was realistic but that HDC cannot require planners to provide infrastructure if the planner can demonstrate that there is no need. Then the planner can apply for change of use for example. It was asked what consideration was made of infrastructure, community, wellbeing and also access to transport, local community networks. It was agreed these were all nice to have but that there were restrictions due to planning. It was also asked how the sites would be connected, reassurance was sought that road safety had been thought about. It was noted that for the temporary school transport and safe routes had been looked at for example temporary traffic lights. It was also noted that work was being undertaken to ensure connections between the development in terms of look and feel and identity.

It was asked if lessons would be learnt from the capacity issues at the Round House school and the impact of increased housing which was built over and above what the infrastructure was designed for. Clara advised that yes, and lessons learnt will also look at growth possibility of schools to enable buildings to go out into land as well as up. Clara added that CCC build the schools so will be able to influence design of school for example strong foundations to enable build up if needed in the future. Schools will also be located near shops and infrastructure rather than housing to make growth easier as less likely to result in planning objections.

It was asked where the community could have greatest influence on the planning process. It was suggested access movements and indicative layout would be helpful to have a view from residents.

Action: LFCA and residents to be invited to comment on Wintringham and Loves Farm 2 planning applications during consultation and comments are welcome on areas not in the planning too.

Build great relationships in our community.

4 AGM

It was noted that the AGM requested feedback from residents about issues they would like the community association to look into. The following areas were discussed where LFCA may take action:

- Traffic calming on Fox Brook and Stone Hill – Helen advised BPHA have been contacted about it by residents as there were concerns the shared space was being used for play and as a rat run for cars. **Action: Helene Tame to see if Fox Brook street rep (Chris/Judith) might like to progress with HDC an application for a Local Highways Initiative grant to address issue and ask HDC Highways to look at how residents safety could be improved. Marcus to liaise with Town Council to ask for support via street improvement fund.**
- Adult bingo event with cash prize - it was noted a Gambling licence would be required for any cash prize events. It was felt LFCA could not support this but it was noted there are other opportunities in town.
- SMART to focus on green areas and waterways **Action: SMART team to say which areas have been cleaned after each SMART day and upload locations to Facebook.**
- Additional lighting for Fox Brook bridge. **Action: 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.**
- Community recipes in the newsletter and community cooking event/course. **Action: Emma Lovelock to share recipes from Love's Farm recipe book with the community and**

10 minutes

	invite contributors to future newsletters.	
5	<p>Working Groups</p> <p>i) Events – Emma Lovelock advised that the following events would be held; 24 November Christmas Quiz, 14 December Carol Singing, 28 December Chocolate Bingo. It was noted Emma was also promoting activities for other groups e.g. breakfast church.</p> <p>ii) Street reps – Romana Kandziora provided an update on street reps. Neighbourhood watch signs have yet to be put up in the northern area of the estate where the pilot is taking place due to the design of the signs now being out of date. It was hoped the new signs would be put up soon. The group noted there had been some questions about the parking restrictions event on Friday with some residents concerned they can't attend. David advised outcome would be shared with street reps. Action: David Wells to share outcome of parking restrictions event with Romana and Emma Lovelock to cascade to community. It was noted that there were a number of street lights not working across the development but action to replace bulbs varied depending on if the road was adopted by HDC or not. Action: Romana and Ellie Gray to co-ordinate location of street lights which are not working and advise HDC.</p>	5 minutes
Develop and manage shared resources and spaces		
6	<p>Round House Capacity Campaign</p> <p>Cllr Julie Wisson and Emma Stevens, RHCC, provided an update. It was noted CCC CYP committee have been asked to endorse the Diamond Learning Partnership Trust for the provision of additional school places for September 2018 intake and beyond, a press release has been issued advising of this outcome, The new school will be on Wintringham site and three sites are being looked at for the temporary school building from September 2018. Julie added CCC are hoping a decision will be ratified by SoS for Education by end of term to enable the school to be in place. Julie advised there is no decision on which temporary site has been chosen – CCC officers had advised they did not think the Round House primary school site is suitable. However, Ben Pitt, school governor, advised that plans were being discussed with CCC officers about a more permanent structure for RH school which could be used for the existing school after the temporary building has been relocated to its permanent site. It was noted the permanent site for the school from September 2019 would be the school site closest to the Cambridge Road on the Wintringham development plans.</p> <p>It was noted that the catchment area for the school had yet to be defined although the admissions booklet from CCC to prospective parents was now available and applications could be made to the school until January 2018. It was noted the school had no name, catchment or location in the admissions booklet which was unhelpful to prospective families. It was asked what impact this would have on applications. Julie reiterated that the catchment was likely to ensure that Love's Farm children who wished to attend could and the school PAN would be set low to ensure that the commitment for Love's Farm children who wished to attend to be able to do so. The low PAN would restrict children from outside of the area e.g. children of Camborne commuters securing places over Love's Farm children.</p>	10 minutes
7	<p>Northern access update</p> <p>It was noted that the new gate has been installed to allow emergency vehicle access however the concrete bollard had not yet been removed to allow full access. Marcus advised he had followed up with Andrew Preston, CCC Highways Team who had chased contractors. It was noted that planning applications could be reversed to allow for busses to go through the gate in the future and the consultation on permanent closure of the access was available for comment until January.</p> <p>Action: LFCA to remind residents the consultation on northern access closure is open for comment until January 2018 (email policyandregulation@cambridgeshire.gov.uk and quoting reference PR0342)</p>	5 minutes
8	<p>Parking scheme update</p> <p>David Wells provided an update on the scheme to alleviate parking issues on the development. A residents event would be held on Friday 17 November.</p> <p>A Facebook group had been set up by residents (outside of the scheme group) which highlighted concern by some residents about the scheme. It was noted some residents from Hogsden Lees and Lannesbury Crescent were unsure of the benefits of restrictions on the residential roads if double yellow lines were placed on spine roads. Residents had expressed concern that vehicles would move to side roads if double yellow restrictions were in place on spine roads. It had been suggested the yellow lines were just placed around traffic calmed areas or where it was not safe to park rather than double yellows on all spine roads. It was noted that the proposal for yellow lines restriction</p>	10 minutes

	<p>would be explained at the meeting and the difference with double yellow lines and single yellow lines i.e that residents won't have restrictions over night or weekends.</p> <p>David Wells advised that on the side roads the team had identified marked parking bays which would be excluded from restrictions. Private courtyards would also be excluded. It was suggested that residents would then be invited to add parking spaces to the plans. It was also suggested that in some areas residents who parked on spine roads felt like the plans were being imposed on them where as residents on side roads had choice. It was agreed that a sensible and measured balance was needed.</p> <p>It was noted that as with public roads elsewhere CCC Highways can support those who need help with securing disabled parking places. It was also asked if consideration had been made to the impact of commuters moving to other locations and also the impact on new developments being planned and if the proposals would pre-empt the issue.</p> <p>Action: 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.</p>	
<p>9</p>	<p>Farm House update</p> <p>Helen Tame provided an update on news from the Farmhouse. The group noted two newly elected trustees had been appointed - Andrew Gilbert and Charlotte Hadfield. Christmas party invitations have been sent out for 9 December. Lights for garden were being sought. It was noted there were no noise complaints from the parties over recent weeks. A New Years day brunch will take place with live music. There will be a change of hire fees with an increase of 5% and kids parties have increased to £75.</p>	<p>5 minutes</p>
<p>10</p>	<p>Working Groups</p> <p>Updates were received on working groups:</p> <p>SMART – Helene Tame advised the next SMART day will be on 18 November.</p> <p>Love's Farm Blooms – Phyllis Hooper advised that she met with Emma Stannard, Green Spaces officer, HDC who is supporting the project. The bulbs had arrived and were ready to be distributed. Phyllis was looking for support from the cubs and other community groups to help plant the bulbs. HDC have agreed on sites for the bulbs which Phyllis had proposed. An invoice for the bulbs was given to David Wells to pay out of the St Neots in Blooms fund which LFCA received when the group dissolved. Action: Helene to liaise with school to secure input from children at Round House to help with bulb planting.</p> <p>Finance – There was not update on finance for the LFCA from Treasurer David Wells. Action: David Wells to pay invoice for Love's Farm Blooms.</p>	<p>5 minutes</p>
<p>11</p>	<p>AOB</p> <ol style="list-style-type: none"> 1. Station project feedback was sought from LFCA on a proposal by a group of local station enthusiasts to improve the station and develop the area around the station. Action: Marcus Pickering to circulate feedback request from station improvement group to LFCA officers. 2. Tracy Bryden, Round House Primary School had approached LFCA to organise a joint fireworks display for November 2018. Views would be sought from LFCA and feedback to the Round House school. Action: Views on LFCA support of Round House School fireworks – future agenda item. 3. It was noted that Living Sport had been approached to run summer activities on Love's Farm – HDC advised there are possibilities and money would need to be found to pay the coach/tutors £21 ph. Action: Views on LFCA support and financing of Living Sport to be provided – future agenda item. 	

Annex A - Actions from 18 October meeting and updates

	Action	Update	LFCA lead
1.	Christmas tree location agreed but date for planting not yet agreed	Christmas tree now in place	Barry Chapman
2.	Bins i) Redrow bins to be replaced and maintained by HDC ii) Additional bins to be made available by District Council	i) Resolved ii) Bins have been installed	i) Marcus Pickering ii) Barry Chapman
3.	Rotary Club to provide information to LFCA to be communicated to residents about sister site on Love's Farm	Awaiting information from Rotary before sharing with community – carried forward	Marcus Pickering
4.	AGM i) Feedback from residents via response cards on issues they would like LFCA to act on ii) Feedback from residents on parking issues and response to parking strategy	i) Agenda item to look at comments - complete ii) Agenda item to look at implications of comments - complete	i) Eleanor Gray ii) David Wells
5.	LFCA to comment on CCC survey of resident's preferences and intentions to help inform future schooling provision and infrastructure planning. LFCA to support roll out of survey via electronic comms	Complete - comments fed back to Emma Stevens. Survey issued by CC with return date of 16 November See above	Emma Stevens Julie Wisson
6.	Station square flooding	Di to send photo of flooding to Marcus for action by Gallaghers – complete	Marcus Pickering
7.	Round House Capacity Campaign Share papers for Children and Young Peoples Committee on 7 November which will outline which education group has been nominated to provide additional spaces for Love's Farm children from September 2018	Documents now available on CYP meeting via CCC website	Emma Stevens

Annex B - Actions from 15 November meeting and updates

	Action	Update	LFCA lead
1.	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		Marcus Pickering
2.	LFCA and residents to be invited to comment on Wintringham and Loves Farm 2 planning applications during consultation and comments are welcome on areas not in the planning too by 26 November.		Marcus Pickering
3.	Helene Tame to see if Fox Brook street rep (Chris/Judith) might like to progress with HDC an application for a Local Highways Initiative grant to address issue and ask HDC Highways to look at how residents safety could be improved. Marcus to liaise with Town Council to ask for support via street improvement fund.		Helen Tame
4.	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.		David Wells
5.	SMART team to say which areas have been cleaned after each SMART day and upload locations to Facebook.		Helene Tame/Emma Lovelock
6.	Emma Lovelock to share recipes from Love's Farm recipe book with the community and invite contributors to future newsletters.		Emma Lovelock
7.	David Wells to share outcome of parking restrictions event with Romana and Emma Lovelock to cascade to community.		David Wells (Emma and Romana)
8.	Romana Kandziora and Ellie Gray to co-ordinate location of street lights which are not working and advise HDC.		Romana/Ellie Gray
9.	LFCA to remind residents the consultation on northern access closure is open for comment until January 2018 (email policyandregulation@cambridgeshire.gov.uk and quoting reference PR0342)		Marcus Pickering/Emma Lovelock
10.	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.		David Wells
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.		Helene Tame David Wells
12.	a) Marcus Pickering to circulate feedback request from station improvement group to LFCA officers. b) Views on LFCA support of Round House School fireworks – future agenda item. c) Views on LFCA support and financing of Living Sport to be provided – future agenda item.		Marcus Pickering