



Love's Farm Community Association Meeting
Love's Farm House
18 September 2019
19.30

Minutes

Agenda Item

1	<p>Welcome and apologies – Marcus Pickering, chair Love's Farm Community Association Apologies received: Emma Lovelock</p>	
2	<p>Presentation – L&Q Developers</p> <p>L&Q provided a presentation to residents on the development of Hoopers Green on the Love's Farm reserve site near the southern station bridge. Residents were invited to ask questions.</p> <p>L&Q introduced Hooper Green which is the development L&Q are building on Love's Farm. The road will be called Hoopers Crescent, it includes 41 homes and 40% will be affordable homes with (24 market sale homes). The affordable house specification includes flooring, window coverings and full tiling in wet areas – the aim is to promote longevity of the properties by providing a high spec finish. L&Q will remain responsible for the house for 60 years. The plans were approved in May 2019. Work will start before Christmas 2019 and be completed after 92 weeks/by summer 2021.</p> <p>The site plan had been changed following feedback from LFCA to include hard boundaries and more spaces for cars. It was hoped the road will be adopted and the parking restrictions on the rest of Love's Farm will follow through to Hoopers Crescent. As yet L&Q advised was no confirmation from HDC that the road would have parking restrictions applied or that the road would be adopted. The car parks will however have developers parking restrictions as they will be on private land.</p> <p>The frontage along Cambridge Road follows the design principles for Love's Farm set by the Council. Images for the houses were shown which were used in the planning application.</p> <p>Ben Pitt shared his experiences of securing the parking restrictions for Love's Farm which he said was quite difficult at times. L&Q said they would resolve the parking plan before the site was developed. The importance of car restrictions at the beginning was important. The houses would be future proofed for electric cars with charging points in built. The infrastructure was need to support this for example with extra substations on other developments.</p> <p>It was noted that L&Q acquired Gallagher in March 2017 and the company was now corporately part of L&Q but has retained its own identity. It was noted that for Love's Farm East, Gallagher were responsible for land ownership and planning and infrastructure. Section 106 was now agreed. L&Q will then purchase parcels on the site from Gallagher's to develop.</p> <p>The construction of the site was outlined and the house construction was explained. The house timber frame would be built in 6 days following construction of a 'clean' site to enable rapid construction of kit houses. It then takes 2 weeks to have a complete house. The houses are brought to the site on large articulated lorries – this therefore requires a travel plan to be agreed with the council to enable the kits to be brought onto site. L&Q's engineers were looking at how to bring the kits to the site with minimum disruption to the estate access on Fox Brook. Thought was also being given to how residents would move into the site given the single access point.</p> <p>The site would also be secured through an on-site security system and delivery management system for site deliveries. It was noted that start dates had yet to be agreed. Also conversations would take place with Urban and Civic to agree the sequencing with L&Q build vehicles. It was noted the ground had already been targeted by criminals who have taken equipment from Hoopers Green and Wintringham. PCSO Dan Grant suggested that enhanced security should be considered in addition to 24 hour cameras and call outs.</p> <p>L&Q advised they would be employing local trades for the work and for people with local knowledge to develop the site. LFCA said they would help promote any of the jobs advertised.</p> <p>It was asked what engagement there would be with the community for example school children visits, information for the ourlovesfarm.co.uk website and contributions to the community newsletter. Sharon from the L&Q Foundation said that the community role was being advertised for the Cambridge area. The Foundation was set up in 2011 and had a £10m annual fund which was distributed to fund resident initiatives and initiatives to help communities. There were three pillars 'independent lives', 'successful places' and 'social responsibility'. The successful places fund was to support existing groups such as LFCA.</p>	

It was noted The Foundation also had a partnership with Learning to Succeed which is there to promote the stem subjects in schools. They also work with local colleges and promote apprentice roles e.g. carpenters and with local councils and job clubs to promote local employment opportunities. Support for local projects was also something the Foundation works with to develop strategic interventions. PCSO Dan Grant advised that Painsmill was the St Neots project which supported children and young adults who were homeless and offered to share contact details. Residents also heard that a Placemakers Counties Fund was being launched in October 2019 where bids for funding could be made to support local area projects. There was also money to support local charities and social enterprises which was part fund and part grant for established community groups.

L&Q advised there were also partnerships with 4 housing associations, but the L&Q Trust would be the social housing management company for Hoopers Green homes. PCSO Dan Grant advised it would be helpful for the neighbourhood team to link with the social housing manager.

Building great relationships in our community.

3 Committee Governance

i) The notes of last meeting were received and an update on actions not covered elsewhere on the agenda which included:

- Coder Dojo to be provided with other grant opportunities info e.g. BTP
- Armed Forces Day and great get together clash to be notified to SNTC which has been acknowledged
- Thameslink lead for communities contact to be shared by Phyllis Hooper
- HDC considering street lighting on Fox Brook. David Wells provided an update to say that they were trying to get a costing. It had been escalated to the leadership level at HDC.
- Northern Boundary Fence repairs – complete now however fencing with nails in is still in place.
- Contractors need to re do landscaping they have damaged on Millar development – partially repaired. Marcus to follow up.

ii) PCSO Dan Grant provided an update on community policing issues and an issue raised by a resident about safety and misuse of the children's park areas. It was noted there have been 32 crimes recorded for Love's Farm in the past month which is higher than usual. There was also quite a high level of criminal damage (11 reported).

Dan was aware of two issues raised by residents

- Firstly traffic enforcement – he advised there isn't the man power to police all the road traffic violations. The commuter issue has now been moved to Hawksden Road which is resulting in increased complaints about poor parking on the road and some ticketing of cars had taken place. Compliance with the new restrictions was generally good on the estate. Residents were in contact with the police to report repeat offenders including those who are parking on pavements. There may be opportunities for targeted ticketing going forward to reinforce the restrictions.
- Secondly, there was a group which gathered on the balancing pond near Fox Brook and by the Indian Camp. Work was being done by Dan Grant to move those people away from children's play areas. The police were targeting the source of the drugs using different techniques for example engagement with housing associations. Residents were encouraged to continue to report crime and to continue to call for more policing for St Neots.

Action: Cllr Julie Wisson to write to Police and Crime Commissioner about policing resource for the town.

iii) Town, District and County Councillors in attendance provided an update which was noted as follows:

- Town Councillor vacancy was filled but SNTC had not met since the last LFCA due to summer recess.
- HDC was being chased on the plans to remove chicanes across Love's Farm.

4 AGM

Plans for the AGM which will take place on 11 October were noted. A planning meeting would take place on 21 September to discuss plans in more detail. It was noted the AGM would take place at Love's Farm House and include community awards, community plan and required committee business such as sharing of the financial report.

5 Working Groups action to note (no discussion/comments by exception)

i) Events – Emma Lovelock advised prior to the meeting that the Big Lunch was a success and she was thanked for that. The summer Mr and Little Miss hunt across the estate was also a success. Emma would host an international theme quiz with a Halloween one in October and a pre-Christmas quiz too. Helene Tame provided an update on the Big Lunch event held on 7 September and thanked all those who helped or attended.

- ii) Street reps - Caroline Henderson provided an update on street reps activities. The neighbourhood programme was being set up and rolled out street by street. BPHA had provided £250 for street signs which would be allocated as per the roll out of the neighbourhood watch scheme including contributions from residents too.
- Marcus outlined a proposal for 'Love your street' which could be rolled out across the estate to encourage residents to look after the street space surrounding their home to improve the overall look and feel of the estate e.g. weeding, litter picking, reporting street lights which are out.

Developing and managing shared resources and spaces

6 Working Group action to note (no discussion/comments by exception):

- i) SMART – Helene Tame provided an update on SMART days. It was noted the next even would take place on 19 October. A Love's Farm House SMART would also take place at a date to be decided.
- ii) Love's Farm Blooms/Community Garden – an update was received from Phyllis Hooper to say that the newsletter had requested tulip planning gangs for November. The caterpillars were back in the hedges to the north of the estate. **Action: contact at council for caterpillars to be shared with Caroline Henderson**
The planning for Marissa's tree was underway and the tree would be put in place soon. Noted the fruit trees on the village green were in a poor state.
- iii) Finance – Cameron Paul advised there was no update on finances.

7 Community action area updates:

i) Roads and traffic management

An update was received on implementation of Cambridgeshire County Council's parking plan which took place in August. It was noted that in some areas of the estate signs had not been added to lamp posts to advise of the parking restrictions. In addition a section of the double yellow lines near Cockerels had been painted over to create an additional parking space.

The financial position with regards to the second phase was queried given recent correspondence from Highways seemed to suggest they had run out of money as the first phase cost more than expected despite the second phase having been scoped. An update on chicane safety plans was requested for the next meeting.

ii) Road and street safety

An update on a proposal for a 20 MPH zone bid to LHI to improve road safety on Love's Farm as well as all for schools across St Neots was noted. Eleanor Gray asked that consideration be given to ensure that the 'sister school' status of Roundhouse and Wintrinham school be considered strongly in the proposal as the school bid was won on the flow of children and teachers across the Cambridge Road. The LHI 20 MPH bid was noted as having been submitted to SNTC on 4 August and would be considered at a future SNTC meeting. **Action: LFCA representative to attend SNTC session when the 20MPH bid proposal is considered**

iii) Engagement with Developers

Updates on interaction with developers and impact on Love's Farm residents was noted as follows:

- Urban and Civic had not provided notification of works impacting residents recently
- L&Q Estates (Gallagher's) to attend the next meeting to discuss the development of Love's Farm East

8 Farm House update

News from the Farmhouse trustees was received as follows:

- Ben Pitt is standing down as chair at the AGM
- Raymond the Treasurer would be standing for chair
- There were more staff in place who were managing the site well

Ben was thanked for his work as chair of the Farm House.

9 AOB

The gates at the pirate ships have been removed. It was not known if they were being repaired or had been vandalised. It was noted HDC website can be used to report damage to 'assets'.

Love your street proposal was suggested by Marcus as an extension of what we do already as it was unlikely that the verges would be maintained by the council any more. Helene advised the SMART team might look at Stonehill.

Grass cutting was not taking on place on newly adopted land. The areas not cut to be notified to SNTC.

Actions from previous meetings and updates

	Action	Update	LFCA lead
1.	Connecting our community <ul style="list-style-type: none"> - Coder Dojo to be provided with other grant opportunities info e.g. BTP - Armed Forces Day and great get together clash to be notified to SNTC - Incredible Edible project to be developed and brought back to future meeting - Thameslink lead for communities contact to be shared 	Complete Complete October/November meeting Awaiting contact	Marcus Pickering Stephen Ferguson/Caroline Greenwood Jessica Sanchez Phyllis Hooper
2.	AGM planning <ul style="list-style-type: none"> - Photos to Ben for presentation - Community plan to be update into publication format - Community awards to be promoted 	Complete – next step to update the community plan for 2020/21 with survey responses	All/Ellie Gray
3.	Looking after our community <ul style="list-style-type: none"> - Cllr Julie Wisson to raise policing numbers with PCC - HDC considering street lighting for Fox Brook - Future agenda to consider road safety and speeding – bid for funding - Northern Boundary Fence repairs, contractors repair Millar development damaged landscape, follow up missing Pirate park gates. Caterpillar contact to be shared with Caroline 	Update needed on response from PCC HDC costing lighting proposal and escalated to the leadership level at HDC. September – noted deadline 4 August by SNTC Update needed. Noted pirate gates now replaced.	Julie Wisson David Wells SNTC Cllrs Marcus
4.	Street reps <ul style="list-style-type: none"> - Marcus to update on policing and crime in liaison with PCSO Dan Grant - Neighbourhood watch scheme to be supported by LFCA through street reps and grants - Removal of benches on Belland Hill being pursued by Street Reps - Love your street proposal 	Standing agenda item On going Pending update from street rep - ? closed? October agenda	Marcus Pickering Caroline Henderson Caroline Henderson Marcus Pickering
5.	Infrastructure <ul style="list-style-type: none"> - David Wells to keep LFCA updated on parking restriction plans - Julie Wisson to keep LFCA update on access issues and discussions with CCC Highways on norther access - Removal of chicanes/prioritising which ones – chase Highways for progress and attend meeting where 20MPH bid is considered - Ben Pitt to update on Cambridge Road crossing development - Stephen Ferguson to discuss with Town Council options for bus bay on Cambridge Road 	Update needed on Phase 2 Ongoing – not resolved October agenda On going On going	David Wells
6.	Finance Marcus and Cameron to follow up with BPHA, Gallagher's and U&C refunding contribution to LFCA.	On going	Marcus/Cameron
7.	Love's Farm Blooms - Permanent site for northern Christmas tree to be sought.	Future agenda item	Phyllis Hooper