

Fairfield Park Residents Association

Minutes of meeting held on Tuesday 5 July 2016.

Attending:

Peter Nash (PN)
Barrie Dack (BD)
Ray Robbins (RR)
David Kaye (DK)
Nick Reynolds (NR)

Apologies:

Silke Gruner (SG)

Agenda:

2. Welcome and introduction of members attending who have agreed to nomination as directors at time of management transfer.

PN as vice chairman welcomed everyone, especially the new member DK.
PN stated that although SG had been unable to attend, he had had a conversation with her and she was willing to be a committee member.

4. FPRA constitution.

Agreed that the constitution needs to be updated, PN to amend and circulate.
FPRA needs to be promoted in order to achieve reinvigoration and new membership.
FPRA to be promoted by article in Fairfield Matters (FM) and a personal letter to each household by the chairman of FPRA. Also to consider FaceBook by BD.

5. General Meeting: timing, form, promotion, venue etc.

General meeting to be held on Thursday 20 October, 7:30 pm in the Community Hall.
(No longer to be called Annual General Meeting)

1. Appointment of Chairman.

PN was nominated and unanimously voted in as the new chairman.

3. Management transfer of FPRC Ltd:

- a) Current situation**
- b) FPRA policy and strategy**
- c) Co-option of nominee candidates to FPRA committee.**

PN then outlined his view of why the management transfer of land and infrastructure had not occurred. Until S.38 agreements were in place for Eliot Way and the Eastern Shelter Belt adjoining communal land to be transferred to FPRC could not be defined in terms of boundary. Once that had

been achieved he is of the opinion any remaining parcels of land not ready for transfer are very minor and not material in terms of Management Transfer. Until that time it would be dangerous to proceed as the developers could no longer be held responsible financially. This view was not held by the previous chairman, who was of the opinion that the transfer should take place immediately. It was agreed by all that FPRA should seek the transfer once the areas of Eliot Way and the Eastern Shelter Belt were completed.

6. Future Committee Meetings: interval and format.

Future FPRA committee meetings to be held quarterly, with the dates being arranged and notified for the year in advance.

The meetings to take the format of each officer and portfolio holder to send a report to the Chairman seven days prior to the meeting. Agenda items can be proposed by any member and must be notified fourteen (14) days in advance to the Chairman.

7. Structure: appoint liaison member – define delegated authority – for:

It was agreed that the FPRA committee should be organised along the lines that the board of Directors of the future FPRC would be, as closely as possible.

That the work and issues should be formed in to portfolios, with a member of the committee being the single point of contact for each portfolio. The exact authority and extent of the delegated authority to be defined in due course.

a) **Planning:** after a short discussion it was decided that the FPRA did need this subject to be covered. Although CBC (Central Beds Council) will only consult with FPC (Fairfield Parish Council), it was felt that FPRA should be in a position to express an opinion on planning issues and to put that opinion to FPC.

SG has volunteered to be responsible for this portfolio.

b) **Landscape, ground works and maintenance:** NR volunteered for this role (he has already addressed some issues recently and would like to follow through). All other members to pass along information as to work being required to NR. **Chris Jones (CJ)(Scanlans representative) to be informed of this by PN.**
The principle to be applied will be that unless it was definitely know that an area was the responsibility of another body, i.e. CBC or FPC, then to be taken as FPRA responsibility. To use common sense in making decisions for the benefit of all FPRA residents.

c) **Management transfer and roads adoption:** PN to continue in this role.

d) **Shelter Belts:** PN stated that Scanlans obtained a yearly survey of these by a professional arborist, in order to address safety issues and to maintain the shelter belt. **DK volunteered for this role.**
PN agreed to forward the last survey to DK.

e) **Budget consultations by FRL/Scanlans:** Although FPRA has no authority it has always had an input into this decision making and it was agreed that it should continue.
PN and DK to attend future meetings.

f) **Street Lighting:** At the present when a resident reports a street fault on the FPRA

website the details are forwarded to CJ at Scanlans. Scanlans currently employ a firm based in Colchester to carry out any repairs. This was felt to be inflexible and led to delays. Also there was no proactive work to address ongoing issues. BD suggested that there was a local company that was employed by all the local town and parish councils to carry out repairs and to do fortnightly surveys to find faults. The local lighting contractor Terry Seymour.

PN to retain this role for now. **PN to discuss with CJ of Scanlans the employment of, Terry Seymour.**

g) **Communications:** BD to continue with this role.

8. Formation of sub-committee; issues related to Campbell Buchanan (CB) development proposals; land on and adjoining Pig Farm.

It was agreed that FPRA should resist any proposal by CB for FPRC to take responsibility as management Company for communal facilities and collection of rentcharge on the new development when completed. It is not known at this time whether the new developments will be set up on the same basis as FPRA and Middlemarch. But the hand of friendship and support will be extended.

9. Urban Park: FPC joint meeting; enhancement.

PN gave a brief outline of the history of this topic and that SG had been closely involved with the steering committee and that she was prepared and willing to continue.

There is £8k of S.106 monies available, but with condition attached that Wendy Briggs must be involved and the monies used for public art.

PN proposed that FPRA should decide upon their own strategy for the Urban Park and then consult FPC and CBC. If S.106 money was then available it would be welcome, if not the scheme would be funded by FPRC, hopefully with support from FPC in recognition of the benefit to the wider Fairfield community.

BD stated that CB had given FPC £34k in order to provide public community facilities; this has not been spent and may be made available for this project, with proper application to FPC for funding.

PN stated that there was close to £400k in reserve funds within the FPRC rentcharge account.

SG (who is a professional landscape and environmental designer, employed by a respected local firm) has generously offered to design a concept for the Urban Park in her own time at no charge. If FPRA/FPRC decide to go ahead with her proposals, her firm will be used for the full design; their usual fees for working drawings, supervision etc., would then apply.

Vote: Unanimously agreed that SG be asked to prepare concept proposals.

10. Kipling Crescent: FPC parking provision proposal.

PN outlined the history of this FPC project. FPRA/FPRC, as landowner, would have to give agreement to the proposal if it were to proceed. He also stated his personal view that it was 'urbanisation' and that FPRA should not agree to the parking change proposed for Kipling

Crescent.

NR gave the view that FPC was trying to address the parking issues around Fairfield Park and that before any punitive measure (yellow lines etc.) was taken, they were keen to provide an offset solution in terms of extra parking places. There had been a public meeting of residents of Kipling Crescent and part of Dickens Boulevard, facilitated by FPC, where the vast majority were in agreement to go ahead with the planning process. FPC has a planning application submitted to CBC at present.

Vote: 3 to 1 in favour of the motion to give permission to the FPC parking proposal on FPRC land in Kipling Crescent, with one abstention.

11. FPC consultation on Neighbourhood Plan with FPRA as stakeholder.

FPRA was in favour of the NP, especially the design statement, as it will retain the nature of the development in the future. BD stated that FPC had received comment that other stakeholders had been surprised that the NP was only for five years and not the usual 10 or 15 years. The reason behind this was that with further developments being likely and the landownership on Fairfield not being fully settled, then having a five years plan built in the flexibility to make changes to the plan.

It was agreed that FPRA wished to endorse the NP, but that FPRA would prefer a 10 year NP period. **PN to action this.**

12. CBC proposals to upgrade Western shelter belt (WSB) bridleway.

The bridleway was the responsibility of CBC, but the land belongs to FPRA/FRL. CBC are acting in response to the proposals made by the Green Wheel project and will fund any works through that.

It was stated that some of the residents that back onto the bridleway had expressed their objection to the proposal that would raise the level of the path and allow users of the bridleway to look into their properties. The current proposals would also mean the cutting down and removal of some of the existing trees and shrubs.

Both BD, PN and DK stated that the main unpaved area that runs between West Drive and the access road to the pumping station did not in fact get muddy at any time of the year, and therefore did not require a paved pathway. (Between points I and H on the CBC plan).

But they all agreed that the part of the WSB that runs from the pumping station to the alleyway onto Heathcliffe Avenue, did in fact warrant upgrade of the pathway, whether by tarmac or cinder path. (Between points G and F on the CBC plan).

All agreed that FPRA was against any trees or shrubs being removed.

PN to communicate this to CBC.

13. MBS/Scanlan landscape maintenance issues.

Already covered in discussion at Item 7(b).

14. Covenants: policy, policing and enforcement.

It was discussed and agreed by all that FPRA should stand up for the covenants being adhered to by ALL residents. It was noted that standards had been allowed to slip with doors being painted different colours, and more businesses on Fairfield.

The following steps to be put in place:

- a) Education of residents by: FPRA website; FM article; FB article.
- b) Letter to resident in breach of covenants.
- c) Get advice on the legal position as to enforcement. **PN to speak to CJ.**

15. Western Shelter Belt use as refuse dump: action, green waste viability (FPC).

There was an increasing occurrence of the dumping of green garden waste into the WSB. Some of which will take a very long time to break down. The current green waste collection by CBC was felt to be inadequate, but not something that could be changed.

At the recent FPC/management bodies joint meeting there was no appetite for the setting up of a green waste site. It was felt that if allotments were provided this would be an ideal location for it. This was unlikely to happen in the immediate future.

Agreed that this should be actioned by the following measures:

- a) Education about and discussion of issue by residents via :-
- b) **FM article by DK** which would also seek to promote email response to feedback about the need for Green Waste disposal and collection point.
- c) MBS to be asked to provide a collection service for larger green waste that could not be disposed of via CBC waste collection service (similar to the xmas tree service). **PN to discuss with CJ and MBS.**
- d) Explore a site for a green waste collection point.

16. Dog poo.

FPC has been asked by CBC to get the written permission and support of all landowners on Fairfield to enable CBC's dog wardens to patrol and issue penalty notices to offenders.

The problem is with the number of developers/landowners on the Park who have other more pressing priorities than dog poo.

PN stated that Dennis Carter, FRL, had already been asked to progress this.

PN to discuss this with Dennis Carter, but also to ask if written permission can be given by FRL covering all the land that has already been transferred to FRPC.

17. Any other business.

PN stated that an email had been received from an organisation in Stotfold, asking for permission to hold an activity day in the play area adjacent to Tesco's. BD stated that this has happened before and that CJ has dealt with this in the past.

PN to pass to CJ.

Next meeting to be held on Monday 10 October at 7:30 pm in the Community Hall.