

Notes of the joint meeting between resident associations and companies held in  
Fairfield Community Hall, Kipling Crescent, Fairfield on Thursday 20<sup>th</sup> October 2016 at 7.00 pm

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## Present

**Fairfield Parish Council (FPC)** – Councillors Phil Mitchinson (Chairman) and Chris Bidwell

**Fairfield Park Resident Association (FPRA)** – Peter Nash (Chairman) and Steve Carrington

**Directors of Fairfield Hall Management Company (FHMC)** – Colin Chatfield (Chairman)  
and Jenny Coles

**Fairfield Hall Hub (FHH)** Linda Manktelow and Les Pike

**Directors of Middlemarch Residents Company (MRC)** – David Ball

## Meeting chaired by

Phil Mitchinson

## Notes taken by

Katrina Henshaw (Parish Clerk).

## 1 Apologies

1.1 Apologies received from Councillors Barrie Dack, Penny Daffarn, Nathan Hanks and Sharon Jones and Tom Milliken (FPC), Geoff Smith and Gary Shanahan (MRC)

## 2 Update on actions from meeting held on 30<sup>th</sup> June 2016

2.1 Dog Fouling – Now that the main landowners of the parish have confirmed that they will pursue the enforcement of dog orders FPC has agreed that the orders to apply in areas around Fairfield are Dog Fouling and Dog Exclusion Zones. FPC to replace the existing signs on the 16 dog bins and the five 'All dog fouling to be removed by dog owners' metal signs with CBC equivalent signs and install new CBC signs to the enclosed children's play areas.

FHMC will advise if any additional signs are required.

CC expressed concern that the Dogs on Lead order was not being applied as this is what is stated in the Hall leases.

2.2 Provision of lighting on the footpath across the Cricket Ground – Lighting has been installed. Concern was expressed that the lighting wasn't considered adequate as a wayfinder as a torch would still be required. The lights are the same as in West Drive but do not appear to be as efficient. FPC will look into this and compare the lights. **Action: FPC**

CC and LM reiterated that they considered this a missed opportunity to install lights for both wayfinding and security.

2.3 Flytipping – An article appeared in Fairfield Matters.

DB complained about the litter in the Bannatyne's overflow car park. In previous years the former FHRA arranged for volunteers to collect the litter. FHMC agreed to ask Encore to write to Bannatyne. **Action: FHMC**

2.4 Pot Holes off Eliot Way – As the road had never been completed properly this is still on the list of outstanding items for PJ Livesey which was discussed recently at a review meeting with CBC.

2.5 Refuse handling at the Hall – CBC has agreed to switch from the compactor to bins which will be emptied more regularly. CBC will be writing to all residents to advise them of this change which is expected to happen in November.

### **3 Update from Fairfield Hall**

- 3.1 Completion Certificates – FHMC recently met with CBC to discuss outstanding items with PJ Livesey that needs to be completed before certificates will be issued. FHMC is waiting for feedback from that meeting. CBC and FHMC have agreed that working together to get these issues resolved is the best way forward and they will involve the Rt Hon Alistair Burt, MP at the appropriate time. PJ Livesey were on site last week but what they were doing is unknown.

### **4 Update from FPRA**

- 4.1 Urban Park – FPRA has commissioned CSA to prepare a concept design which will then be discussed by FPRA who will also seek funding. FPRA will not be using Art funding from S106 money.

### **5 Issue of the gated routes around the outside of Fairfield**

- 5.1 Gates are there to stop motorcyclists and disabled people should be able to get through them all apart from the kissing gates at the end of Brunel Walk and the southern shelter belt and the horse style at Livingstone Way (which will be replaced shortly). FPRA will be discussing the kissing gates at a future FPRA meeting.

### **6 Works to Western Bridleway**

- 6.1 Work is expected to be completed before Christmas. Two existing tarmac footpaths will be joined together to create one long tarmac footpath. Next to it will be a 1.2m wide path of road planings for the full length creating an overall bridle path. This will then be connected to the existing SW bridle path with a road planings pathway. Scanlans will notify residents of works to be done and timescale.

### **7 Christmas Tree Disposal**

- 7.1 Following on from last year's success it was agreed to have this facility again this year. FPRA asked if it would be acceptable for them to instruct MBS to collect trees again from residents and move them to this disposal point. PM saw no problem with that suggestion but agreed to check with FPC. **Action: PM**

### **8 FPC new Communication Guidelines**

- 8.1 FPC has adopted new Communication Guidelines and these were circulated to all.  
8.2 FPRA has requested to be made aware by FPC of all planning applications in Fairfield. Other management companies who wish to be notified to advise KH of contact person and email address.

### **9 Extra parking spaces in Kipling Crescent**

- 9.1 Planning permission has been granted by CBC with conditions. FPC has received three quotations for work and is waiting for permission from the landowner. PN expressed his dislike over having to move the fence adjacent to urban park but did say he would discuss this with the rest of FPRA.

### **10 Fairfield Smell**

- 10.1 CBC Officers monitoring the odour at Fairfield on Wednesday and Thursday last week did witness strong odour (level 3/4) outside resident's houses and Anglian Water were informed straight away that this had been witnessed on Wednesday. CBC also spoke to the Thames Water Service Delivery Manager on site regarding the bio solids spreading on the land off the A507 to the north of Fairfield. Thames Water delayed the spreading on Wednesday 5th October because of concerns that the wind would push odour towards a school in Arlesey and the bio solids were spread and immediately ploughed in on Monday and Tuesday of this week. The bio solids were digested cake and the smell is different to raw sludge. Thames Water originally notified NHDC because the farm is in NHDC area but has agreed to notify CBC of spreading if the land is in CBC area in future.

Anglian Water have installed the new odour neutralising equipment on the sludge storage tank but are still waiting for the delivery of the extra nozzles which will give better coverage of the tank surface. Anglian Water have also advised CBC that they had a site meeting on Friday last week looking at more permanent solutions with a number of attendees from various departments. To aid in the decision making process on the best way to minimise odours from the plant Anglian Water raised an order for a number of odour loggers that will be placed in specific areas on site. Then after a set time they will be returned for the data to be processed and this information will then be added to the site odour model. This would enable the effect of different control measures to be put into the model to see which additional control measures would be the most effective.

In the meantime CBC would still like residents to complete diary sheets, continue to notify Anglian Water when the smell is bad but also contact us so CBC can attempt to witness the smell at their property. This will help CBC to obtain evidence on the extent of the problem residents are experiencing in their homes. It will also assist with targeting monitoring to see what difference the new odour neutralising system makes.

PN stated that FPC should be taking a stronger approach with Anglian Water and not reply upon CBC to address the issue. FPC will make representatives direct to Anglian Water if nothing appears to be happening to resolve the issue.

CBC previously stated a specialist would be employed but there is no evidence this has happened. FPC to ask CBC if a specialist has been employed and if not why not. PM to advise all of the response from CBC. **Action: PM**

The issue will need to be resolved before the new primary school is built in 2017.

There will be a change in legislation in 2018.

## **11 Transfer of Land from Hotbed to FPC**

- 11.1 There has been little to no progress in the 12-months since Hotbed agreed to transfer the various areas. Both sides instructed solicitors and Stephen Boon informed FPC that due to a high workload nothing would happen until February. Since then FPC's solicitors have issued monthly update request emails to their solicitors which often were ignored. In August the Hotbed solicitors did respond with the comment that that they were extremely busy, it wasn't a priority to them and obviously wasn't to their client as they had not reminded them. In late September their solicitors informed FPC's that they had produced a draft transfer document and that they were awaiting approval from Hotbed. FPC has been advised by Stephen Boon that any transfer of the bowls and cricket grounds is still under consideration. FPC is writing to Hotbed to state the disappointment that one year after an all parties agreement on the transfer of the identified numbered areas of land no contract has been forthcoming.

## **12 Work to Orchards**

- 12.1 Part of West Orchard has now been transferred to FPC and FPC has approval from Hotbed to do work to East Orchard. To prevent delays in getting work started works to the Orchards would initially be managed by FPC involving the Friends of the Orchard Group. If required, Friends of the Orchard Group will need to be formed with constitution and bank account.

Everyone had been supplied a copy of the Draft Management Plan (produced by BRCC and without agreed amendments) and Tree Pruning Report (produced by Bob Lever). Some of this work will be done by volunteers and some will be done by an arborist.

## **13 'No Through Road' sign corner of Hardy Way and Livingstone Way**

- 13.1 Following a request from a resident FPC has agreed, in principle, for FPC to pay for a 'no through road' sign to be installed. FPC to establish costs before a final decision is made. FPC to also investigate a sign stating 'No through route to Arlesey' being installed by the Hitchin Road / Dickens Boulevard roundabout.

It was stated that a 'No through route to Arlesey' should also be at Kingsley Avenue and Eliot Way. FPC to enquire about these signs if CBC agree to the one at Dickens Boulevard.

**14 Update on Neighbourhood Plan**

- 14.1 FPC has approved the Neighbourhood Plan with accompanying documents and has submitted them to CBC in line with the Neighbourhood Planning (General) Regulations 2012. CBC will need to publicise the Neighbourhood Plan for a 6 week period. CBC will also appoint an independent Examiner who will decide if it is fit for purpose. Ultimately there will be a Referendum and if there is majority of those who vote in favour of the Neighbourhood Plan it will become a legal document.

CC congratulated PM for achieving this and acknowledged all his hard work.

**15 Any other business**

- 15.1 DB asked when the speed restrictions in Eliot Way will be in force. CBC has advised that all works for the 20mph zone should be completed in October.
- 15.2 CC advised that there had been several incidents recently involving a group of approximately 20 people. Everyone was encouraged to report any incidents to the police.

**16 Date of Next Meeting**

- 16.1 The next joint meeting will be held in February 2017 unless it is considered necessary to have one before.

Meeting closed at 8.35 pm