

Present

Fairfield Parish Council (FPC) - Councillors Barrie Dack (Chairman), Chris Bidwell, Penny Daffarn, Tom Milliken and Phil Mitchinson

Fairfield Park Resident Association (FPRA) – Chris Titmus (Chairman) and Nick Reynolds

Fairfield Hall Residents Association (FHRA) – Les Pike

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

Directors of Middlemarch Residents Company (MRC) – Geoff Smith and Gino Rosa

Notes taken by

Katrina Henshaw (Parish Clerk).

1 Apologies

- 1.1 Apologies received from Councillor Nathan Hanks (FPC), Councillor Sharon Jones (FPC and FHMC) and Peter Nash (FPRA).

2 Welcome and introductions

- 2.1 BD welcomed everyone and then everyone introduced themselves.

3 Fairfield Hall

- 3.1 Completion Certificates – CBC has never issued these and in 2013 FHMC made a formal complaint which has resulted in ongoing dialogue with CBC. FPC and the local MP have both been helpful but the Certificates remain outstanding. There are eighteen phases and not even phase one has been signed off. FHMC and CBC met with PJ Livesey to discuss the outstanding issues (Hotbed was invited but didn't attend). CBC has committed to getting the certificates issues but no timescale has been stated. FHMC still has a dissatisfaction with the performance of CBC as FHMC believe that CBC has not discharged its responsibility as a local authority. FHMC expressed thanks to Councillor Bidwell for helping FHMC identify some issues.
- 3.2 Sign at Eliot Way roundabout – LP asked if the sign could be amended from Fairfield Park to Fairfield Hall. MRC felt this would not be helpful as Middlemarch and Shaftesbury Avenue would not be included. Concern was expressed about having too many names on a sign. It was agreed that FPC would discuss further with CBC to establish what is possible. SH advised he had received some correspondence from CBC regarding signs and agreed to send copies of this correspondence to FPC. **ACTION: SH / KH**
- 3.3 Map – Google maps still shows Kingsley Avenue as a through road to Hardy Way. KH to notify Google maps. **ACTION: KH**

4 Middlemarch

- 4.1 MRC expressed concern that new tenants at the Hall did not know how Middlemarch and the Hall operates on issues in particular refuse collections as new Hall tenants regularly use bins that are for the use of Middlemarch residents only. MRC has a welcome pack that is issued to new residents in Middlemarch but this is easier to manage as a lot smaller than the Hall. MRC also asked FHMC to consider adding wheelie bins near the Hall doors. FHMC advised that they were currently developing an APP that would have all useful information on it. Barcodes would be all Hall noticeboards. FHMC agreed to discuss additional bins with the management company. **ACTION: FHMC**

5 FPRA

- 5.1 Handover of assets – FPRA continue to press developers for the handover. Steps have been made and FPRA is awaiting a meeting with the developers.
- 5.2 Road adoption – This is a lengthy process and continues. FPC has written to the developers for permission to have a 20mph speed limit on the unadopted roads. If the developers grant this permission, CBC can introduce a 20mph zone within Fairfield on all adopted roads and future adopted roads east of Hitchin Road, excluding Hitchin Road.

6 Update and discussion on the outstanding 106 issues.

- 6.1 FPC has sent a letter to Richard Carr, CEO CBC and is waiting for a response. It is in everyone's interest to get these outstanding issues resolved as soon as possible as the orchards are deteriorating rapidly.
- 6.2 FHMC were asked if they had formally written to Hotbed confirming their position on managing or owning the 106 land. CC recalled exchanging e-mails with Stephen Boon at E & J Estates (agents for Hotbed) but could not recall if we had formally written to Hotbed. BD suggested that it would be worth FHMC writing to Hotbed clearly stating the land they did not wish to manage or own

7 Apple Day

- 7.1 PD advised that the first Apple Day in Fairfield will be on Saturday 3rd October from 1.30 pm and encouraged everyone to attend. Stotfold Cider Press Group will be there to press apples to make cider so people are needed to collect apples. There will also be a Hog Roast and the Bedfordshire Clanger will be available to try.

8 Hitchin Road

- 8.1 Maintenance of open areas between Kingsley Avenue and Eliot Way – FPC recently paid to have the brambles cut down. According to the FH leases, FHMC has responsibility to maintain the area in the condition it was in when handed over by the developers. FPC asked FHMC to arrange for the area to be regularly mowed. This is one of the areas that FHMC would be happy for Hotbed to include with the 106 areas in the transfer to FPC so FHMC stated that they would not add this area to their maintenance schedule.
- 8.2 Yellow developer signs are still on lampposts – Hertfordshire Highways has agreed to remove these but it is a low priority. FPC will continue to chase up. **ACTION: KH**
- 8.3 Speed limit from A507. Despite the new development, it would be difficult for FPC to request a reduction in the speed limit as residents indicated in the Parish Plan questionnaire that they were happy with the current speed limit. If the new proposed school is built then CBC will look into the speed limit.

9 Street Lights in Urban Park

- 9.1 Since the new electrics for the Christmas Lights have been installed the lights between the south of the Bowls Club and north of Urban Park are on all day and wasting electricity. Scanlans electrician is looking into this.

10 Update on Parish Plan

- 10.1 By the end of the week all residents will have received a copy of the Parish Plan. This will also be on line and FPC will make this available to all Management Companies / Resident Associations for their websites. The next step is to agree how to implement the action plans.

11 Update on Neighbourhood Plan

- 11.1 Green Infrastructure Plan – BRCC has been appointed to produce the Green Infrastructure Plan. There was a meeting last week and the other meetings are on 17th October (10 am – 1 pm) and 26th November (7.30 pm). BRCC is currently putting together the results of the first meeting and is looking into how residents can view the proposed Plan before the deadline.
- 11.2 The Design Statements – Permission needs to be granted by Tetlow King for use of the original design document.

12 Update on Recreation and Allotment facilities

- 12.1 FPC is still negotiating with CBC for some land on farmland adjacent to the Southern boundary.

13 Green Waste and Christmas Trees

- 13.1 Green Waste – It was suggested having a site to the back of Middlemarch. This would need to be managed properly. FPC to investigate further. **ACTION: FPC**
- 13.2 Disposal of Christmas Trees – It was suggested that there should be one or two central points for residents to dispose of Christmas Trees. It would need to be accessible and advertised well. FPC to investigate further. **ACTION: FPC**

14 Gypsy and Traveller Sites

- 14.1 Recently Travellers set up camp in Astwick. CBC has moved these on as there is no planning permission for this area.

15 Problems of flies on Fairfield

- 15.1 GS advised that he believed there was a fly problem in Fairfield as problems had arisen in various parts including the Hall, Middlemarch, Bronte Avenue and Hardy Way. FHMC has recently had their compactor fitted with an ozone sprayer which is regularly cleared but the success of this will not be known until next summer. As the problem may not be to do with the compound, it was agreed that Environmental Health should be contacted for advice. **ACTION: KH**

16 School Admissions

- 16.1 There are rumours that the school has numerous children attending from outside the parish. Admissions are done by CBC and there is nothing that can be done if families move out of the area after their child has started school. FPC will discuss this next time they meet with the school.

17 Disaster Plan

- 17.1 FPC has adopted a Disaster Plan and now training needs to be arranged. The training sessions will be run by CBC and will consist of an explanation of the Plan and then table top exercises with different problems to solve. There will be several training sessions over the year and each one will last two hours approximately. It was agreed that representatives from FPC, FHMC, FHRA, MRC and FPRA should attend. FPC to arrange training sessions. **ACTION: CB**

18 Christmas Lights

- 18.1 The official switch on will be on Friday 4th December at 4.00 pm.

19 Any other business

- 19.1 Potholes off Eliot Way – GS reported a few pot holes in the road between Eliot Way and Middlemarch. FHMC to report to their Management Company. **Action: FHMC**
- 19.2 Urban Park – CBC has appointed an artist. It has been suggested to keep the area as open as possible with minimal flowers and a raised platform with a pergola at the Bowls Club end so it can be used for outside performances.
- 19.3 Kingsley Avenue – FHMC asked whose permission needed to be given to remove the three large metal unsightly lanterns at the entrance of Kingsley Avenue. Land ownership to be investigated.
- 19.4 Cycle Path – CC is concerned about the safety of cyclists on the cycle path across Kingsley Avenue and asked if a physical barrier could be installed. CBC has advised that the cyclist has the right of way and CBC has no intention of changing that. CBC may consider some form of warning sign. One suggestion was for FHMC to remove a shrub on Hotbed/FHMC land that was causing the obstruction.

20 Date of Next Meeting

- 20.1 The next joint meeting will be February 2016 unless it is considered necessary to have one before.

Meeting closed at 9.30 pm