

Minutes of LLRA 2023 AGM and Community Meeting

Tues 13 June 2023 6:30pm

2023 AGM

1. Welcome & Introductions

The Chair, Gary Stimson, welcomed everyone and thanked St. George's hospital for use of their facilities. There were apologies from Councillor Robert Parker and Councillor Emily Woods	Action
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2. Review of 2022-23

The Chair picked out the zip wire at Whittons Park, now in operation and still delivering an exhilarating experience, as his highlight since the last AGM in November.	
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3. Acceptance of 2022 AGM minutes

The minutes of the 2022 AGM were accepted.	
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4. Report on 2022/23 22 accounts

The Chair ran through the LLRA Financial Report on 2022/23 (details provided in Appendix A).	
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5. Management Committee Elections

<p>The LLRA constitution requires approximately one third of Committee members to stand down at each AGM. This year two committee members stand down by rotation (Jackie Ward, Emma Olivier-Townrow) and could stand for re-election.</p> <p>Thanks, and appreciation were given for the contribution to the LLRA Management Committee of Emma Olivier Townrow who stood down prior to the meeting and was not seeking re-election. The Chair thanked Emma for all her hard work and support during her time with LLRA, and especially for being relentlessly cheerful and positive.</p> <p>The Chair announced that two valid nominations for 2023 Management Committee membership had been received for the three vacant slots available and so the following people were duly elected:</p> <ul style="list-style-type: none">• Jackie Ward• Ben Hill <p>The Committee now consists of 8 residents: Gary Stimson (Chair), Keith Newsome (Vice Chair), Jon Davies (Secretary), Jackie Ward (Treasurer), Jim Hanrahan, Glenn Smith, Nick Wiles, Ben Hill</p> <p>The AGM closed at 6:40pm. 31 residents were in attendance plus 6 guests. The meeting was therefore quorate.</p>	
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2023 Community Meeting

1. Carholme Road / University Bridge Closure

<p>LCC Highways have recently deferred this major resurfacing work until 2024. It is anticipated that Carholme Road will be closed for inbound traffic during the day, meaning that Long Leys Road could see a big uplift in inbound traffic for about a 6-week period.</p> <p>It was suggested that at least a temporary pedestrian crossing is required to allow children and other pedestrians to cross the road safely. LLRA to explore this with LCC Highways.</p>	LLRA
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2. Solar Powered Speed Indicator Display (SID) on Long Leys Road

<p>Funding has now been received from S106 funds held by Lincolnshire County Council for the unit, which will be positioned at the existing position inbound by the cemetery on Long Leys Road. A 2ft extension to the existing 70mm pole is required and this is being progressed via the Lincolnshire Road Safety Partnership. Once the extension is in place the unit will be ordered from ElanCity and then installed by volunteers. It is anticipated that it will take 6-8 weeks to get the extension installed.</p> <p>The new unit will operate 24/7 and as well as traffic calming and driver education will permit more regular Community Speedwatch Sessions. Data on problem times / days of week can also be provided to traffic enforcement for further action.</p>	
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3. Hobblers Hole Management Agreement

<p>Since 2021, LLRA has had an agreement with City of Lincoln Council to manage a small part of Hobblers Hole, which is a wilder area to the north of Whittons Park. The agreement covers a path and a seasonal pond. Work on the pond, in Winter 2021/22, paid off in 2023 with sufficient water in the pond during March-May to allow amphibian breeding for both frogs and common newts. Whether this is sustainable in future years, if current weather patterns continue, is not clear at present but LLRA will explore options to extend the life of the seasonal pond.</p> <p>LLRA is also exploring whether help could be given to the Newt Hollow pond on land owned by Lincolnshire Wildlife Trust.</p>	
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4. 2021-2040 Long Leys Neighbourhood Plan and City Council involvement in former Curtis site development / delivery of new facilities

<p>The Chair went through the logic of LLRA deciding in November 2022 to switch back to the previously suspended Neighbourhood Plan activity. The plan had been suspended due to the unexpected review of the 2017 Central Lincolnshire Local Plan.</p>	
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<p>As a summary, a Neighbourhood Plan is:</p> <ul style="list-style-type: none"> • A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications. • Written by the local community rather than the Local Planning Authority. This help ensure the community gets the developments it wants rather than ones imposed by the planning authority. • Usually developed using a grant funded professional planning consultant who supports, extensive community consultations. They also help develop the detailed plan before being submitted for independent planning inspection. If the plan passes inspection then it needs to be ratified by a majority vote in a community referendum. • Without disruptions it is usually a two-year process. LLRA originally started out on this in 2019 but COVID combined with a surprise review of the recent 2017 Central Lincolnshire Local Plan meant it was impossible to continue with it. • The plan is holistic in that it seeks to provide guidance on all types of planning matters that are likely to emerge during the plan period. <p>Grant funding for Neighbourhood Planning for the 2023/24 year is likely to open in coming weeks. When grant funding is available then further details will be communicated.</p> <p>The potential for development at the brownfield site at the former Curtis factory on the Albion Works could best be explored via this route. Hence the rather more limited Community Right to Build process was not progressed further following the 2022 AGM. Progressing a broader Neighbourhood Plan allows LLRA to employ a professional planning consultant to undertake a wider consultation on all aspects of development in Long Leys.</p> <p>Councillor Neil Murray explained that the city council were working with the Curtis family to achieve their objectives for the bakery site. The council believes housing is the most suitable use of the site. Any potential development should ideally encompass the whole of the Albion Works into one scheme (including the Veolia and Bodytech sites), to include new facilities for residents such as a shop and a community hub.</p> <p>A resident requested that any Community Infrastructure Levy (CIL) money from developers should also include space on the new development for new facilities. Just having money with nowhere to build facilities was not helpful.</p> <p>Timescale for potential development depends on a number of factors but 3-5 years seemed realistic, although others suggested nearer 10 years.</p>	
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5. 5G Mast Planning Application on Long Leys Road

<p>Councillor Neil Murray said he was opposing the proposed 15-metre high 5G mast and felt that dialogue with the developer would hopefully convince them to re-apply with a lower height mast as they had done in other locations.</p>	
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The Chair advised that LLRA had objected to the application on the grounds of lack of consultation with nearby residents. Those living nearby who are opposed should put their own objections in based on their own specific grounds, as these would receive the same weight with the planning authority.	
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6. West Common – Impact of Higher Water Levels on Usage

<p>A number of residents had highlighted higher water levels in late Spring on the West Common. This affects use of the Common as the perimeter becomes boggy and impassable for walkers, joggers and riders. There appear to be two main issues:</p> <ul style="list-style-type: none"> • Whether the higher water levels are a random event or part of a longer-term trend and if so is/can drainage be managed. • What mitigation measures can be put in place to ensure users of the West Common can continue with existing activities where practical. <p>There are habitat benefits for flora and fauna in having areas of seasonal water but there is a balance to be struck. LLRA has access to drone video and photographs which will help monitor the extent of the water during the year.</p> <p>The issue has been documented and is on the agenda for discussion and hopefully some resolution at the Commons Advisory Panel (CAP) on 3 July.</p>	LLRA
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7. Dawber Gardens - by the Lawns Car Park off Union Road

The recently established Dawber Garden Community Trust was mentioned. This is a walled garden in the northwest. The refurbished gardens and pond are managed by a volunteer group and are worth checking out. Website: dawbergarden.co.uk	
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8. Open Forum

<p><u>A) Veolia Operations</u></p> <p>A resident asked for information on operating hours at Veolia which are 24/7 although there are several restrictions on activities involving HGV's prior to 7am. Veolia appeared to be banging skips at 5.30pm (not on vehicles). Only noise from HGV operations is covered by the vehicle operating licence.</p> <p>The city council Environmental Health officer can be contacted for other disturbances such as general noise from premises.</p> <p><u>B) Blanket Weed at West Common Ornamental Pond</u></p> <p>A resident highlighted that Blanketweed now entirely covered the ornamental pond on West Common and there appeared to be little flow between the supply and drainage of water through the pond. When the racecourse was in operation maintenance was much better.</p> <p>This will be raised as part of the wider discussion on drainage at CAP.</p>	
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<p><u>C) Wooden Bridge between Mitchell Drive and West Common</u> A resident wished to thank resident Ian Crowther for resolving the problem with the Mitchell Drive footbridge onto West Common. The meeting supported this with a vote of thanks.</p> <p><u>D) Cycle Path on Long Leys Road</u> A resident raised questions about whether cycling on Long Leys Road could be made safer/easier with the provision of a cycle path. The Chair advised that this had been explored in the past and was worth revisiting as part of the Neighbourhood Plan.</p> <p><u>E) Survey of Lincoln book: Lincoln's West End Revisited</u> A resident commended this book which covers buildings in Long Leys and West Common as well as the West End. Details can be found at https://long-leys.org/lincolns-west-end-revisited/</p> <p><u>F) Foliage Overgrown on A46 Underpass on Long Leys Road</u> The foliage has grown right into the road now, which makes walking on the verges impossible. This issue has been highlighted a couple of times to LCC Highways and a greater effort will be made, after a couple of recent near misses, to encourage Highways to address this when hedge cutting can resume in August after the nesting season. A further suggestion was made to explore the possibility of adding a mirror to improve the poor visibility round the bend. LLRA to explore what can be done.</p> <p><u>G) Allotments:</u> A guest asked about the allotments as a site for the Community Right to Build project. The Chair advised that the Community Right to Build project, which was a subset of the Neighbourhood Planning process anyway, has been superseded by the switch back to the broader approach of developing a Neighbourhood Plan. As highlighted previously in the meeting this would mean consultation on a variety of planning matters and locations.</p> <p><u>H) Flooding by Mitchell Drive/ turning point 144 Long Leys Road</u> This area floods during extreme rainfall, especially if the gutters and drains are not cleaned. It was suggested that this should be reported via fix my street (see below for link) under flooding and drainage so all incidents are logged and visible.</p> <p><u>I) Source of Leak Into Gutter by Curtis Site</u> Resident asked whether the source of the water running into the drainage system by the Curtis bakery had been investigated. LLRA was aware of this being investigated a couple of times and the conclusion seemed to be this was spring fed water coming off the Lincoln Ridge, rather than a leak from the mains water supply. If the Albion Works was redeveloped then this should be something addressed.</p>	<p>LLRA</p> <p>LLRA</p>
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I) Fix my street for reporting to Lincolnshire County Council

It was suggested that LLRA should promote the fix my street website, which is a postcode/map based problem reporting system used by Lincolnshire County Council. Resident reports using this system are kept visible to all.

Website: fixmystreet.lincolnshire.gov.uk

The meeting closed at 7.30pm

Next AGM: Proposed for Tuesday 21 May 2024

JP Davies LLRA Secretary
v1.1 13 June 2023

Appendix A

Finance Report – 1st April 2022 - 31st March 2023 Long Leys Residents Association AGM

General Fund – Cash Flow

There has been very little movement in the general fund this year.

Income	Total Income £200
£200 Lincoln City Council	As the land on Albion has yet to be transferred to Lincolnshire County Council. LLRA charged £200 to place the voting cabin on the land.
Expenditure:	Total Expenditure £630
£299 Printing & Stationery	General admin costs including newsletters, printing and AGM flyers.
£265 3 rd Party Insurance	3 rd Party indemnity, vandalism and theft Ins, which covers for example events, group activities and SID the Speed Indicator Device.
£66 Bank Charges	In November 2021 HSBC introduced bank charges
Internal Transfer	Total £512
£262 Donations	Transferred balance from purchase of land at the Albions - some residents kindly donated their surplus donations to general admin costs.
£250 Transfer	Annual transfer from ring-fenced balance to cover on-going costs as expenditure above.

Ring-fenced Fund

The balance @ 31 March 2023 was £6,318 after the transfer of £250 to cash flow.

The ring-fenced balance is the surplus monies from the Stop Veolia campaign. As per the conditions of crowd funding any surplus funds would be released from the Trustees and used by LLRA for the benefit of the Long Leys community.

Neighbourhood Planning Grant

LLRA were successful in their bid for the 2022-23 NP Grant of £9,760. A change in rules required an incorporated body, business or charity to hold the funds, before the funds could be released. This was therefore put on hold until 2023-24.

Purchase of Land, Plots 2 & 3 The Albions

Donations received in the previous financial year were carried forward into 2022-23, supported by funding from S106 money held by Lincolnshire County Council, and facilitated by LLRA. Purchase of the plots being completed during this financial year, with surplus donations on Lot 3 being refunded or donated to LLRA general funds.

2023-24

Expenditure Projection – The main anticipated expenditure is the 3rd Party Insurance of approx. £290 and Printing costs for Newsletters of approx. £150.

Neighbourhood Planning - It is intended to apply for the Grant in 2023-24 once the online grant system opens to continue the Neighbourhood Planning process. Lincoln City Council have agreed to act as fund holder.

Sec 106 Grant A Balance of approx. £62,000 is held by Lincolnshire County Council. This grant is due to end November 2024.

LLRA -LONG LEYS RESIDENTS ASSOCIATION

FINANCE REPORT @ 31st March 2023

The following report sets out the income and expenditure of the LLRA Funds to 31/3/ 2023

	CR	DB	TOTAL
Opening Balance			
1. LLRA Cash Flow	366.68		
2. LLRA Ring Fenced	6568.45		
3. Albion Land Donations	13485.00		
			<u>20420.13</u>
INCOME			
1. LLRA Cash Flow	200.00		
2. LLRA Ring Fenced	0		
3. Albion Land Donations and Matched Funding	0		
Total Income			<u>200.00</u>
EXPENDITURE			
5. Cash Flow Expenses		629.54	
6. Ring Fenced		0	
7. Albion Land		13222.60	
Total Expenditure			<u>13852.14</u>
TRANSFERS Between A/c's			
LLRA Cash Flow	512.40		
LLRA Ring Fenced		250.00	
Albion Land (Surplus Bal Donated to Cash Flow)		262.40	
			<u>0</u>
Closing Balance Cash Flow			449.54
Closing Balance Ring Fenced			6318.45
Closing Balance Albion Land			0
TOTAL BALANCE OF FUNDS @ 31/3/2023			<u>6767.99</u>
<u>Funded by:</u>			
Balance @ Bank 31/03/2023			7033.16
Less Unpresented cheques			265.17
			<u>6767.99</u>