

MINUTES OF WERRINGTON NEIGHBOURHOOD COUNCIL MEETING

DRAFT v2

Monday 19th January 2026

Present: Belinda Coaten, Charles Coxon, Elliot Hodgson, Vince Moon (Chair),
Geoff Smith, Sally Weald
Ward Cllr Sandra Bond (part of the meeting), Cllr John Fox, Cllr Judy Fox
Councillors: (part of the meeting).
Visitors: One member of the public
Apologies: Tony Forster, Martin Greaves, Ivan Hammond, Cllr Sarah Hillier, Cllr
Ann Shaheed.

1. APOLOGIES FOR ABSENCE AND CHAIR'S COMMENTS

The minutes of the last meeting were agreed.

MATTERS ARISING

At the last meeting, it was reported that the progress of the draft Local Plan had been stalled. The Cabinet is now being asked to approve a new consultation which proposes a new additional site for future housing west of Wittering, (as an alternative to areas north of Castor). As comments will only relate to these sites, there is nothing for WNC to do. The final consultation for the draft Local Plan is expected to take place in August which WNC will need to promote and respond to given the expected inclusion of Brookside fields, Werrington Centre etc.

John Fox said he understood that there were plans to move the Werrington Centre bus stop. This will remove one of the obstacles to the development of Staniland Court.

The Gladman development appeal was successful in Glinton. Glinton parish council are investigating if there are any other legal processes open to them.

Geoff referred to the Christmas gift he had obtained and given to PEDS on the WNC's behalf, and that a message of thanks had been received. In addition, Geoff referred to the repair work on the Village Sign plinth having now been completed by Martin and a good job done - members placed on record their thanks to him.

2. OPEN PUBLIC FORUM

A member of the public was welcomed by Vince. Concerns were raised re the ongoing issues at the skate park late at night. John encouraged any issues be reported to the Police.

It was noted that WNC will continue to advertise the regular police updates at the Lounge and residents must take the opportunity to raise all the community issues like

speeding, anti social behaviour etc for the police to take notice.

3. POLICING MATTERS

Unfortunately, no one was able to the meeting due to a training day.

3.1 TREASURERS REPORT

Geoff reported that the current account, TSB holds a credit balance of £3,971.42 and that no transactions had as yet been made in this financial year - just two small items of expenditure on postage stamps to be deducted from cash in hand in due course. He continued by referring to the work he had been doing on the preparation of the statement of accounts in readiness for the annual independent examination. He circulated copies of three of the base documents but asked that they should not be widely circulated until the formal examination has been completed. A letter had been sent to Richard Collingridge, independent examiner explaining our new banking arrangements and asking if he is happy to continue providing his services - a text message had since been received confirming he is happy to do so.

Bank Accounts

After problems with ID checks and sign-up codes the Metro Bank is set up with Sally and Vince having online access. This is currently set up for cheque payments only due to Metro's restrictive processes for more than one signature. There is currently no money in this account.

It is unclear what the signature situation is with the existing TSB account and Geoff is chasing this up.

It is proposed to change the Constitution as follows to allow smaller amounts such as the website to be paid by BACS through the Metro account. The Constitution needs to be changed to the following through an extraordinary special meeting to be called at the beginning of the March meeting.

Transactions drawn on behalf of the Council for £100 or under and made by BACS can be authorised by one of three named signatories. All other transactions shall be authorised by two of three named signatories.

Currently it is suggested that the Metro Account is used for the day-to-day expenses using unrestricted funding, whilst the TSB is retained for the larger amounts such as CIL and funding amounts. This is subject to the TSB signatures being sorted and having a long-term future.

3.2 ITEMS FOR DISCUSSION:-

3.2.1 NEW BANK ACCOUNT – SEE ABOVE, RECORDED AS PART OF THE TREASURERS REPORT

3.2.2 DISPOSAL OF THE BARN

The Cabinet will be considering the proposal to dispose of The Barn tomorrow. As also reported in the PT, it is intended that the land behind is turned into a Hydrotherapy Pool with PEDs remaining in the main building.

John apologized to WNC that he did not feel able to share this information before as he did not want to get up hopes and then it fall down.

The Beacon have approached Geoff and Sally to support with funding. It was agreed that Sally is happy to help by referring to her network.

3.2.3 ASSET REGISTER UPDATE

This matter is still outstanding. Geoff and Elliot agreed to discuss this further outside the meeting.

3.2.4 CIL MONEY

The City Council still holds Werrington's CIL money whilst the bank accounts are sorted out.

CIL supports providing, improving, replacing, operating or maintaining infrastructure or anything else concerned with addressing the demands that development places on the area. The process for WNC applications has been put on the website. If WNC mis spends the money then PCC will seek a refund from WNC, (if necessary, collecting through future CIL payments). Payments can be made to third parties such as the Parish Church.

Dukesmead underpass: This remains the main project to use this funding which was approved by PCC last Spring. Nathan remains committed to this project and has suggested a March/April timetable but still has not provided a formal quotation.

Recutting and cleaning of War Memorial: Per Lise it would seem that the Parish Church has responsibility for this and is seeking permission from the Diocese to do this work. There is a plan to initially crowdfund, then to approach WCA and to approach the CIL (there are examples of war memorial work being undertaken by Parish Councils using CIL).

The Church asked about replacement lights for Village Centre and for The Beacon. The criteria and process have been sent.

3.2.5 FENCING OF THE FIELDS ADJOINING TO KEN STIMPSON ACADEMY

Negotiations have been ongoing between the legal teams of the 4Cs academy and PCC to reach a compromise.

Save Werrington Fields have been trying to get involved in these negotiations. PCC say that they will only communicate with SWF's legal team. SWF have had to reach out for more crowdfunding to progress engaging their legal team but even still there seems to have been no engagement.

The Cabinet tomorrow should have been signing off on a final draft lease agreement. This item has now been delayed until the February meeting. A public question is expected to be raised at Full Council this week. It is not clear how this sits with the ongoing negotiations.

IN the meanwhile, the whole issue of the fields: the granting of the initial planning permission, the buying of the original fence, what happened when the initial academisation lease was signed and 'what was agreed and when' has all got mixed up with the larger scale officer/councillor behaviour investigations.

SWF has emailed this evening to all Councillors expressing their disappointment in how this matter has been dealt with.

3.2.6 PLANNING UPDATE

Please refer to appendix 1 on page 7.

3.2.7 NEWT POND FIELD

WNC have been trying to help Peakirk Parish Church to secure funding to maintain the 'Newt Pond' Field over the last few months. Good news is Peakirk Parish Church have received £17,000 from National Gas who own the pipeline under the field to cut back the undergrowth and trees, clear the paths, remove the tree and brambles from around the ponds (but not to touch the ponds themselves), repair the fence and replace the gates. There is also some money to support some Conservation Volunteer work to support some community events. This is a two year programme and the work will start on 30th January.

WNC have been invited to visit the field again with the Contractors. WNC are willing to meet up again with Peakirk, however it was felt that this was not necessary, a message will be sent expressing this and that WNC are happy to keep in touch if there are any issues.

There was £1000 allocated to this project from the WNC environment funding. This is clearly not now needed so a new project needs to be urgently found.

Sally highlighted that the Waitrose money still needs to be spent on environmental issues, funding something for the Boon was discussed. Sally asked everyone to reflect what other environmental opportunities there might be.

3.2.8 CAMBS NATURE RECOVERY STRATEGY

Is going through its final agreements. WNC have previously identified two discrepancies within Werrington on the designation of two areas on the mapping

around 'Areas that could become of importance for biodiversity' i.e. the omission of the Fox Covert Wood, Sobrite Spring and the 'newt pond' field.

Despite WNC's submission to the Consultation, nothing changed. The question over what the consultation achieved and if comments from a small organisation are actually considered has been raised with PCC officers, Rowan Rumball the PCC wildlife officer has responded acknowledging that this was a mistake saying that he didn't know that there were newt ponds. He is trying to get the mapping changed at this late stage.

Ironically Ken Stimpson fields (and in fact all the playing fields) did get the designation!

3.2.9 SPEED LIMIT CONSULTATION

WNC have of course been involved to some extent for 7 year+ but of course did not publicly promote this. Councillors have of course been pushing for this all this time. It is good that it has finally been able to be consulted on driven by the cycleway designation. WNC sent supportive comments to the consultation although we were surprised by the extent of this across the side roads and also questioned the enforcement. A decision is anticipated by March.

3.2.10 AGM AND AWARDS

Given the timing of Spotlight the award format for the AGM in principle needs to be agreed. Ideas for AGM format and speakers need to be progressed.

Sally suggested a 45 minute Roadshow in the foyer of the Village Centre and then a 5 or 10 minute Speaker that would be of interest. Geoff will approach PEDS to see if they would be interested in the Speaker slot.

4 ROLES WITHIN WNC

Due to lack of time, this item was postponed to the next meeting.

4.1 REVIEW OF ROLE DESCRIPTIONS

Due to lack of time, this item was postponed to the next meeting.

4.2 DECISION ON MEETING FACILITATOR/CO-ORDINATOR

Due to lack of time, this item was postponed to the next meeting.

5 WARD COUNCILLORS REPORTS

John Fox – still waiting for some graffiti removal from the Council. Canterbury Road – Parking Bays are being reformatted

Sandra Bond – The swans that had been removed from Cuckoos Hollow due to concerns about their plumage have now been returned by the Wildfowl Trust. An oil based discharge has been reported again to the Environment Agency. Officers are not responding to the general public notifications.

Pride and Place fund, Werrington residents will not qualify for any funding. This will be for Gunthorpe ward only. Sandra anticipates that most will be spent on the Manor Drive development. Community meetings have already started, it will be resident led.

Postponed to March.

Two memorial benches have been donated for Cuckoos Hollow. A bin is currently missing at Aster Drive.

Judy Fox – The Dukesmead flooding has now been resolved. Sarah has been litter picking on the A15 and filled 10 bags.

THE MEETING CONCLUDED AT 9.19

DATE OF NEXT MEETING - TUESDAY 17TH MARCH

FUTURE PROPOSED DATES: MONDAY 11TH MAY, TUESDAY 16TH JUNE – AGM

Status of Applications – since beginning of June 2025

42 No Applications submitted consisting of:

- Full Planning applications - **19 No**
- Validation or Discharge of previous approved application conditions - **9 No**
- Works to trees - **8 No**
- Change of use - **2 No**
- Withdrawn Applications - **4 No**

Of the above **8 No** responses submitted to PCC by WNC

Currently:

- Applications permitted / discharged - **27 No**
- Refused – **2 No**
- Outstanding - **9 No**
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No 4, Werrington Mews:

Planning Permission refused. 18th July 2025

Appeal submitted by the applicant 22 September 2025, on the basis of:

- Thatch roofing not suitable with overhanging trees.
- Without further works the building is at risk
- Potential damage from deterioration of the tree

Appeal in progress, Inspectors review awaited.

Olympus House, Staniland Way – proposed Boundary Treatment to form Nursery Play Area.

Application awaiting decision.

Response to application submitted by WNC raising concerns in regard to the proposed Boundary Fence on the basis of:

- Impact on Visual appearance and on tree lined avenue affecting the Local Character
- Impact on local habitat / wildlife and Biodiversity
- No supporting information on impact on existing lime trees
- Out of character with existing planning i.e. proposed would intrude beyond the current previously established boundaries of housing / offices.
- Conflicts directly with Policy LP16 of the Peterborough Local Plan (PLP), *which requires that development proposals respect the context of the site and its surroundings.*
- Potential impact on public safety with removal of low-level planting
- Possible, but less likely, impact on sight line from road / pedestrian users
- Lack of information in regard to proposed fence appearance and materials
- Clarification required in regard to Ownership / Boundary
- Many of the above points also raised by PCC Tree and Wildlife Officers

Ploughman, Staniland Way, Werrington

Approved 13th November 2025.

No significant changes made to previous proposal other than:

- Parking and Deliveries not changed but pedestrian sight lines to be confirmed / provided and maintained.
- Cycle parking provision to be submitted.
- Use of the first floor flat only to be occupied by the management of the sports bar

Werrington Healthcare 97 Church Street, Werrington, Double story side extension

Application withdrawn by applicant no further update.

4 Pipistrelle Court, Werrington – Felling of Beech Tree

Application submitted 9th January 2026, awaiting decision:

No action proposed by WNC as reasoning sound and to be replaced by ornamental tree.

- Current tree inspected by tree surgeon, wrong choice of tree for location.
- Location, planted within 1 m wide strip adjacent to fence , driveway, and public footpath.
- Will in the near future damage the public pathway and driveway proposal to fell and replace with more suitable ornamental tree.

Glington:

Two areas to keep an eye on although not in our area are:

Gladman developments 250 new homes south of Peakirk Road

- Refused Planning permission May 2025
- Appeal hearing 25 – 26 November 2025
- Verdict anticipated in next few weeks
- in regard to the development of land by Gladman Developments to the south of Peakirk Road, Glington is still subject to appeal. Watch after the previous Larkfleet development to the East of Lincoln Road was granted.

Draft Local Plan inclusion of 355 homes in Glington

- Two sites at Peakirk Road and Glington Road.