WERRINGTON Neighbourhood Council ..... 50 YEARS SERVING THE RESIDENTS OF WERRINGTON

MINUTES OF WERRINGTON NEIGHBOURHOOD COUNCIL MEETING
Tuesday 15th September 2026

Present:	Belinda Coaten, Vince Moon (Chair), Geoff Smith, Sally Weald,
Ward Councillors:	Cllr Sarah Hillier
Visitors:	No visitors
Apologies:	Charles Coxon, Cllr Sandra Bond, Tony Forster, Cllr Judy Fox, Cllr John Fox, Elliot Hodgson, Cllr Ann Shaheed.

1 OPEN PUBLIC FORUM

No members of the public in attendance.

2 BUSINESS MEETING

2.1 APOLOGIES FOR ABSENCE AND CHAIR'S COMMENTS

Vince welcomed the small number of people in attendance.

2.2 MINUTES OF PREVIOUS MEETING

Were agreed and signed off.

2.3 POLICING MATTERS

The vehicle and motorbike high speed noise on the A15 was discussed plus the increased traffic in HGV usage on Davids Lane. Sarah will bring the subject up at the Police Surgery scheduled for Monday afternoon at the Lounge. Belinda and Vince also plan to attend.

2.4 TREASURERS REPORT

Please refer to Appendix A on Page 4

The repair of the Village Sign was discussed. It was agreed that Geoff would follow up with Ron McKenzie to identify what paint he had originally used and if he still had any molding. An approach would then be made to Nathan to see if he had any contacts, with the possibility of CIL money being used for the project.

2.5 ITEMS FOR DISCUSSION

THE BARN

Geoff has no other news to report. PCC Transport Department are using this location as a storage facility. Sarah advised that there is an upcoming meeting re the land at the rear of The Barn.

DRAFT LOCAL PLAN

This has now been called in. The timelines are tight as it has a deadline of 31 December, and a 6 week consultation needs to take place.

- Werrington Centre: The allocation remains at 100 dwellings.
- Brookside: The allocation remains at 64 dwellings.
- Werrington Fields: The area has not been designated as a Local Space.
- Once the consultation documents are published, Elliot will review them again as he wrote the original objections and it appears nothing has changed.

For the Brookside site, which is allocated for 64 houses, residents should be encouraged to submit comments during the consultation. The WNC statement from the previous consultation will be submitted again.

CIL FUNDING UPDATE

No applications, nothing pending. See note under Treasurers Report (2.4).

PLANNING UPDATE

See attached On Appendix B, Page 5.

THE FENCE

The fence has now been erected. There is only one marked football pitch and the football team who books the pitches have been complaining. There are no other marked football/cricket pitches made available, as promised. Nor an athletics track which was previously said to be made available in September.

Sally has attended various online meetings with Local Councillors and PCC to try and progress a Community Use agreement for use of the field for local residents. Either for free or at a discounted rate.

The Trust was insisting on insurance thereby creating complexity and barriers for individuals. WNC/Cllrs asked PCC to investigate this and it has now been agreed PCC that Vivacity could cover insurance requirements.

Despite it always being said that residents would have access to the fenced area subject to a paid booking, the CUA was agreed with paid access only for Sports Clubs. Whilst this has now been agreed to include Community Groups (with insurance) the WNC and Cllrs continued to press for wider access. It is understood that the following wording is in the process of being agreed.

Any local resident adults comprising two or more adults ('a group') who come together and wish to use the playing field for casual, recreational or community use. Children under the age of 18 to be accompanied by at least one adult.

The rates are still in the process of being agreed. The WNC will maintain its original stance of free access for individual resident bookings. However there are examples elsewhere of residents receiving 50% so this feels an acceptable compromise. The CUA

relating to the rest of the site is still a long way off due to PFI complexities and that will include the MUGA access.

BUS CONSULTATION

Several meetings over the summer were arranged and subsequently cancelled. A meeting eventually took place after Andrew Pakes, Peterborough MP and Shabina Asad Qayyum , PCC Leader, both sent emails calling for the meeting to take place. The outcome is that the 62 bus route will not be changed. Apart from losing the last bus. Local Councillors provided a strong lobby.

PRIDE IN PLACE

The original scope of this funding was for Gunthorpe, Paston and Werrington with a Facebook invitation to a resident's meeting specifically addressed to the whole of Gunthorpe and South Werrington. Sally sent the invites and information to three organisations in this area which might have relevant projects and described these at the meeting that she attended. However, in recent weeks it has become clear that the scope is just for Manor Drive, Gunthorpe and not the larger area originally identified. This is extremely disappointing for the wider community and for the valuable time wasted by WNC volunteers.

THE BEACON

There has been no update regarding The Beacon following the consultation in the summer. A fund raising event is scheduled for October.

CHRISTMAS TREE LIGHTS SWITCH ON

Sally has refused the invitation given the type of event. It was agreed that our presence at The Carnival will remain.

2.6 WARD COUNCILLORS REPORTS

Sarah – has reviewed the bin provision in the local play parks, and would like some funding for new bins that are more child friendly to encourage litter picking. Local councillors to put costs together for potential funding.

There have been lots of complaints from Dukesmead residents about the parking and verges being misused by the local business units for promotional and selling purposes.

There are current negotiation with Highways to provide 20 MPH white road markings in the Village.

DATE OF NEXT MEETING – MONDAY 16TH NOVEMBER, 2026

THE MEETING CONCLUDED AT 8.58

APPENDIX A – TREASURERS REPORT – SEPTEMBER 2026

Assets

TSB Bank Accounts			**£10,357.17**
Restricted:	CIL	£7169.12	
	Environment Projects	£2856.44	
Unrestricted		£331.60	
Metro Bank Account (Unrestricted)			**£664.87**
Total Assets			**£11,025.03**

Recent Transactions

Income [1]

Easy Funding Raising	£33.68 [2]
WCA Grant for insurance	£297.92

Expenditure

Bank charges (July/Aug)	£6
Website	£60[3]
Insurance	£297.92[4]
Auditors gift balance	£13.96 [5]
Certificate Frames	£13.47
Engraving	£5
Stamps	£3.30
Youth Award	£50[6]
WCA Subs	£5

[1] The intention to keep restricted/unrestricted accounts separate has been foiled as these two payments were made into TSB account

[2] Easy Fundraising May payment was £40.54. There is unlikely to be any other payments in near future.

[3] Whilst website charge was expected to be £50, this had been unchanged for 7 years.

[4] Insurance reimbursement from WCA has been credited to TSB account

[5] Previous balance of auditor expenses came out of cash held by Geoff

[6] Youth Award donation from Cllrs J and J Fox was paid in 2025

APPENDIX B – PLANNING REPORT – SEPTEMBER 2026

Status of Applications – since beginning of June 2026 up to 10/09/2026

***Note**: Planning Application register previously updated to reflect the start of a new WNC year commencing after the AGM 2026 – Outstanding applications awaiting decision have been carried over and are shown above the line.*

16 No New application submitted for current year.
17 No Applications caried over from 25 / 2026, of which **14 No** have been permitted, **1 No** refused, **1 No** withdrawn and **1 No** outstanding.
New applications consist of:

- Full Planning applications - **11 No**
- Validation or Discharge of previous approved application conditions - **2 No**
- Works to trees - **3 No**
- Change of use - **0 No**
- Withdrawn Applications - **0 No**

Of the above new application **2 No** responses have been submitted to PCC by WNC

Werrington Healthcare - 97 Church Street, Werrington, Double story side extension – Outstanding application from Previous Year

,Application status
The revised submission, which is smaller in scale than the previous proposal, is still awaiting a decision. Further supporting information has been provided, including an updated traffic management study.

- **WNC position:** WNC supports the current application, recognising its potential to improve healthcare provision in Werrington. However, the parking situation should be closely monitored to address any adverse impacts.
- **Highways Authority objection:** The Highways Authority has objected on the following grounds:
    - Adverse impact on highway safety due to inadequate access.
    - Severe residual cumulative impact on the highway network.
    - Conflict with Policy LP13 of the Local Plan concerning vehicle and cycle parking and access, including insufficient on-site parking and turning space.
    - Insufficient information to assess the proposal's impact on the highway network and safety.
    - Conflict with policies TR3, TR4 and TR6 of the 2026 National Planning Policy Framework in relation to access.
    - Conflict with other material considerations, including LTN 1/20, in relation to cycle parking.

114 Carron Drive Proposed change of use of land and erection of boundary wall

The original application for a two-storey side extension and single-storey front and rear extensions was approved. However, the proposal to enclose the adjoining open space was withdrawn and has now been submitted as a separate application.
WNC position
WNC has submitted a further objection to the proposed enclosure on the following grounds:

- There is reasonable doubt about the ownership of the land.

- The land has previously been maintained by PCC, creating further uncertainty about its ownership.
- Information provided by a long-standing local resident indicates that conditions may apply to land around the residential development, restricting or preventing enclosure by high walls or similar structures.
- Approving this application could set a precedent for enclosing other properties, resulting in the loss of open space and harm to the character of the area.
- John Fox has requested that the application be called in, although this may be affected by changes to planning procedures.

Ploughman, Staniland Way – Change of use from Sports Bar

A new application seeks to change the use of the premises from a sports bar to retail, following unsuccessful efforts to attract interest in the existing use. It also proposes removing the condition that links the first-floor accommodation to the sports bar.

- **Application status:** Permitted.

Ploughman, Staniland Way – Formation of 4 one-bedroom flats

New application for change of approved first floor accommodation as one flat to serve the Sports bar now to be 4 one-bedroom self-contained flats

WNC position

WNC has raised no objection this

11 Pheasant Grove, Werrington, Peterborough, PE4 5BG - Stationing of a mobile home within the residential curtilage

A new application seeks approval to site and use a mobile home within the property's residential curtilage as additional accommodation.

Current position

No supporting information is currently available on the planning portal, and further details have therefore been requested. The general view is that the application should not be approved because it could set an undesirable precedent.

Staniland Way, (Staniland Court) - Proposed Residential

- Application not submitted yet