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

MINUTES OF WERRINGTON NEIGHBOURHOOD COUNCIL MEETING

D R A F T

Monday 11th May 2026

Present:	Belinda Coaten, Charles Coxon, Elliot Hodgson, Vince Moon (Chair), Geoff Smith, Sally Weald (Treasurer).
Ward Councillors:	Cllr Sandra Bond, Cllr John Fox, Cllr Judy Fox, Cllr Sarah Hillier
Visitors:	None
Apologies:	Tony Forster, Ivan Hammond, Cllr Ann Shaheed, Werrington Community Police Team

1.	**OPEN PUBLIC FORUM** Vince extended congratulations to Sarah Hillier and Andrew Bond on their success in the recent elections.
2.	**BUSINESS MEETING**
2.1	**APOLOGIES FOR ABSENCE AND CHAIR'S COMMENTS** See above apologies received.
2.2	**MINUTES OF PREVIOUS MEETING & MATTERS ARISING** Geoff requested the following changes to the minutes. Page 3. Someone to be replaced with "Ron McKenna". And the following paragraph to be added to Page 2, Treasurers Report "Further to the recent examination of our accounts this figure was subsequently amended to £1,155.52 and then the £39 Carnival fee deducted and balance paid from the TSB account into the Metro account".
2.3	**POLICING MATTERS** The Police had advised they were unable to attend; Belinda committed to pass any relevant information on post meeting. Sally advised that their next evening session at the Lounge is Monday 18th of May from 6pm -7pm, she has advertised this on social media. Vince will be attending, and possibly Geoff. Geoff circulated the announcement that Werrington Neighbourhood Watch Cluster Group has now closed. Geoff expressed his disappointment in the situation, after all the hard work that he,and others had put into this over the years.
2.4	**TREASURERS REPORT**

	Bank accounts: CIL £10,469.12, restricted funding for environment/mental health/village sign projects £2815.90, unrestricted £1125.52 Recent transactions: £30 carnival. Auditors gift. Pending transactions: £10 WCA subscription, £50 website An advert has been placed in Spotlight for CIL and environment projects, it is hoped this will get some traction with local organisations/groups. Metro Bank has now been set up to allow for BACS payments with one signature so there are now no cash holdings, all smaller payments will be made by BACS. TSB looked to have been all set up correctly with the signatures accepted but WNC have just had to re confirm all signature details again and Sally has had to do an ID verification. TSB has just been taken over by Santander so we must expect account changes. Richard Collinridge has stepped down from being the Independent Examiner for accounts. Sally has sourced a replacement, Charlotte Anson, which will need to be approved by the AGM. It had previously been discussed that accounts be aligned to year end of 31 March each year. This will be achieved by running the accounts from 1st January 2026 to 31 March 2027 (15 months), this will need to be approved at the AGM. Geoff has received some promotional material from Zurich Insurance, and has notified them of Sallys details for her to progress.
2.5	**ITEMS FOR DISCUSSION**
	UPDATE ON DISPOSAL OF THE BARN PEDS have now vacated the Barn, and ended the tenancy agreement, they expressed sadness at having to leave and thanked Geoff for our support. Werrington Councillors confirmed that they did not know of PEDS departure and were not able to add anything as to what will happen in the future. They plan to pick this up at a scheduled meeting with Adrian Chapman tomorrow at PCC. **ASSET REGISTER** A working copy has now been produced. Geoff and Elliot will try and find time to fill the outstanding gaps. Vince expressed his thanks for the work on this thus far. **CIL FUNDING UPDATE/APPLICATION & CHECKLIST** Sally confirmed that just under £5k is allocated for the Dukesmead underpass work. The street works licence has been issued, but the Highways Dept still need to approve the design. Sally does not anticipate any issues. She does not believe it will take place on the scheduled date of 14th May, and is waiting for an update from Nathan.

Elliot has produced an excellent draft policy and checklist for future CIL applications; he received positive feedback on this.

FENCING OF THE FIELDS ADJOINING KEN STIMPSON ACADEMY

The Cabinet met on 24th March, where it was agreed to fence the field. The 10 – 15M strips around the field are being given back as a compromise. The original fence is to be re used by cutting it down to size.

Sally highlighted that a Community Use Agreement has still to be agreed. With the Academy interpreting this as a booked/paid for facility.

She made reference to The Cotham School Fields, which she understood had been opened over Easter to the public.

She also discussed the Public Land to the north, which had a disposal notice issued in March 2024. This relates to the access area to the MUGA (multi use games area), including small sections that were inadvertently built on by the school around 10 years ago, as well as the astro turf pitches. No formal outcome has ever been received regarding this matter. The land was subsequently included within the school's lease. She queried why was it considered acceptable to transfer public land in this way, and why was this not addressed as part of the compromise? This issue was not covered during the Cabinet meeting either. Sally has agreed to follow this up, yet again to see if WNC can get some answers.

SWF submitted several Freedom of Information requests to the Academy, which were deemed vexatious. A number of complaints have also been submitted to the Academy and PCC, but these have not been progressed.

John volunteered to also pick the subject of the MUGA us at his meeting with Adrian tomorrow.

PLANNING UPDATE: ELLIOT

Please refer to Appendix 1 on page 5. John expressed his thanks to Elliot for his work on Planning.

AGM & AWARDS

It was agreed that there will be 2 presentations – The Recycling Team from PCC and Dawn from PEDS. In addition, Recycling will have a table display in the foyer.

The agreed format for the AGM will be: 2 Presentations, WNC reports, which will be kept short and sharp, and finally the Awards. It was agreed that the final details will be discussed outside of the meeting.

AGREE DRAFT MEETING DATES

The following were discussed and agreed.

	2026: Monday 29 June Tuesday 15 September Monday 16 November 2027: Tuesday 19 January Monday 15 March Tuesday 4 May Monday 8 June (AGM) **PRIDE IN PLACE FUNDING** Jonathan Jelly has been appointed as Chair and between 10-15 members are currently being sought. Sally has decided she will not be applying as a member. Instead, she suggested that WNC really push for Gunthorpe/Werrington projects and target Campbell Drive Sports Field, Primary School, and Allotments.
2.6	**WARD COUNCILLORS REPORTS** Sandra is planning a Boom Action Day, possibly on 6TH June. She is hoping for a large group of volunteers. John, Judy & Sarah– were anticipating the 20 MPH zone in Church Street, to happen by 23rd April, and are still awaiting confirmation of reasons of this not been actioned.
	ANY OTHER MATTERS 27th June Carnival Day - it was agreed that WNC will have a pitch, with a gazebo, and table in order to maintain a presence. Sally came up with the idea of having laminated photos of different locations in Werrington that people could to identify. Feedback was that this is a good idea.

THE MEETING CONCLUDED AT 21. 03.

DATE OF NEXT MEETING –Tuesday 16th June – AGM

Monday 29 June, Tuesday 15 September, Monday 16 November, Tuesday 19 January, Monday 15 March, Tuesday 4 May, Monday 8 June (AGM)

APPENDIX ONE

Status of Applications – since beginning of June 2025 up to 05/05/2026

58 No Applications submitted consisting of:

- Full Planning applications - **31 No**
- Validation or Discharge of previous approved application conditions - **10 No**
- Works to trees - **11 No**
- Change of use - **2 No**
- Withdrawn Applications - **4 No**

Of the above **13 No** responses submitted to PCC by WNC
Currently:

- Applications permitted / discharged - **37 No**
- Refused – **3 No**
- Outstanding - **14 No**

19 Barnes Way – Two storey and Single-story extension

The decision regarding the planning application for the proposed extension at 19 Barnes Way remains pending.

- WNC has submitted a response to PCC concerning the application. Whilst WNC has not objected to the proposed extension, it has highlighted local residents' concerns, particularly related to parking, the impact of construction vehicles, and apprehension that the property may potentially be converted into a House in Multiple Occupation (HMO).
- WNC considers the proposed extension to be in keeping with the local character. However, it has suggested a reduction in the scale of the first-floor roof for greater compatibility with neighbouring properties. Additionally, it is recommended that the rear ensuite first-floor window should be fitted with opaque glazing to protect privacy. WNC has also advised that PCC request a daylight assessment to fully understand the impact of the development.
- Several residents have submitted comments, predominantly concerning parking provision. Based on the available space, the proposal satisfies the planning criteria, accommodating a minimum of two vehicles.
- John Fox has requested that the application be referred to the planning committee should the officers be minded to approve the proposal.

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

The original application for boundary treatment to facilitate the formation of a nursery play area at Olympus House, Staniland Way was refused.

New application submitted

WNC has provided a response to the new submission. Although the applicant has included additional information, the revised application does not sufficiently address the visual concerns previously raised by WNC.

- Loss of landscaping and negative visual impact
- Ambiguity concerning land ownership.
- The nature of the fencing required for safeguarding purposes should be solid, but the application proposes an open fence.
- The proposal conflicts with established planning policies, as it extends beyond the typical development limits in the area.

- Insufficient details provided regarding design, materials, and other specifications.
- Potential adverse effect on public safety
- Impact on existing trees, though some additional information has been supplied.
- Possible consequences for biodiversity and local wildlife

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

- The applicant previously withdrew an earlier application for the proposed extension.

New application submitted

- The new submission reflects a reduced scale compared to the previous proposal, as discussed during the meeting with the Owner and adviser by WNC (Vince and Elliot).
- WNC supports the current application, recognising that it will enhance healthcare provision in Werrington.
- It has been requested that the parking situation be closely monitored to address any potential impact.
- Key aspects addressed in the new application include:
- A reduction in the number of consulting rooms, leading to a smaller overall proposal.
- Relocation and soundproofing of the emergency generator.
- Provision of a parking study demonstrating satisfactory levels of parking spaces.
- Engagement with local residents.

32 Hall Lane, Rear single storey extension.

Application submitted for extension to rear of Listed Building and internal alterations.
Overall, the submitted application raises no significant issues or concerns and is considered acceptable. Our support for the proposal has been confirmed following careful review.

- Although the location of the proposed extension does not affect the visual character of the listed property when viewed from Hall Lane, we have provided several comments for further consideration. Specifically, attention should be given to the visual appearance of the flat roof; exploring the possibility of reducing its height may help minimise its impact. Additionally, increasing the extent of glazing could further lessen the visual effect, making the extension more sympathetic to its surroundings.

Ploughman, Staniland Way

Application submitted for Gregg's signage 12th February 2026

- Awaiting decision

123 Church Street – Felling of Fruit trees.

- **Permitted**
- Associated with tree growing at rear of The Cherry House and causing damage to structure.

20 Hall Lane – Fell mature Cypress Tree

- **Permitted**
- Application to fell existing tree – no impact as well within site and low height tree, causing damage to property.

1267 Lincoln Road – Pollard of White Willow tree

- Application submitted to conduct normal periodic reduction to tree No visual impact.

Staniland Way, (Staniland Court) - Proposed Residential

- **Application not submitted yet**, pre application meeting held with Architect and Accent Housing by WNC Vince, Sally and Elliot)
- On the whole a more acceptable development but concerns raised over:
    - Loss of mature trees and shrubbery
    - Proximity of new development to Goodwin Walk and also footpath by Dentist.
    - Loss of direct access from Northeast of Goodwin Walk – to be reconsidered.
    - Loss of primary Gate way Access form existing bus Stop / layby
    - Main access to Centre from bus stop via footpath in front on dentist, not very inviting and narrow
    - Increase in anti-social behaviour as result of above.
    - Bus stop relocated and insufficient for use, one bay provided at least two bays required.
    - Impact on parking associated with Olympus House – current 28 cars on old Staniland Court.
    - Loss of parking in service yard for new road access