

Wynyard Resident Association  
Meeting Held on 13 January, 2026

Minutes

1. Residents were welcomed by chair, Andy Dennis (AD).
2. An apology for absence was received from Helen Coates and Steve and Helen Tulloch
3. The secretary, TM, confirmed that the minutes of the Previous Meeting had been distributed.
4. The secretary confirmed that any Matters Arising were included in today's Agenda.
5. The Chairman's Report.
  - AD commented on Bob Scott's (BS) offer to fill the current vacancy for vice-chair of the WRA. It was suggested that BS should be co-opted onto the management group until the formal elections take place at the AGM on February 10 2026. This was accepted by the meeting, and he was nominated, seconded and voted into post.
  - AD also commented on the work of the Events Group, the maintenance of roads and footpaths around Wynyard, some concerns about some "anti-social behaviour, around Wynyard, and the present planning issues which were to be discussed in greater detail as agenda items.
6. Treasurer's Report (Financial Reports attached).
  - Simon Osborne (SB) Provided an overall financial statement and a monthly breakdown of income and expenditure. SO commented that the finances were in a very healthy position with the current balance exceeding the balance on the 1 November, despite the WRA making substantial donations to charities. He also commented that there were substantial amounts of money to be included in January's statement of account as a result of the monies raised by the Events Team at the "Musical Celebration of Christmas" and the Luminary Event and advertising funding still due from the WM

magazine. The funding raised by the Luminary Event had already been designated to the “Headlight Project” charity and it was agreed that the funds raised should be “topped-up” to £1500. This was agreed unanimously, by residents in attendance.

- SO also commented that he had received letters of thanks from the charities that had benefitted from donations from the WRA in recent weeks.

## 7. Events Team Report.

Caroline Bennett (CB) provided an update on the work of the Events Team and in particular the “Musical Celebration of Christmas” event and the “Luminary” event which had been extremely successful both socially and financially, with funds being directed towards charitable causes. She praised the work and commitment of the Wynard Matters Community Events team (WMCE) and explained that plans were already “underway” for future events. CB Explained that she intends to write an article in the magazine about spring cleaning and suggested that residents could be invited, as part of that, to donate to worthwhile causes any items that they may wish to dispose of. These could be collected and donated, as a community activity perhaps through the WMCE team This idea was supported at the meeting. She invited suggestions, from residents, for “future events” and also invited residents to join the group. CB was thanked for her input and asked to share residents’ gratitude with the members of the WMCE team.

## 8. Planning Matters: Update

It was confirmed the 700 CH/Jomast application had been formally withdraw.

An update on meetings with SBC and some of the lessons learned in the last three years, dealing with this application were shared.

- How quickly things can change. The need to be prepared to act quickly if no pre-application consultation is undertaken. (2-week statutory consultation period.)
- How slowly things can progress. Incredulously, even after 3 years, information on the impact on the '700 house' proposal has still not been published.
- Strength in numbers. The hundreds of residents' objections supported the engagement of every democratically elected body and person in the area.

The objections by organisations representing many thousands of local people would have huge influence on planning committee members.

- Short-comings in council processes were clearly detrimental to residents.

The council's inability to maintain a local list left it no choice but to validate the application with little or no knowledge on the impact of the proposals.

Validation triggers a statutory consultation period but without such information the consultation is defective and legally flawed. A proper consultation would have to be repeated with the information included before a decision could be taken. While pre-application engagement between applicants and residents, on such application, cannot be legally enforced it is acknowledged as best practice, in the National Planning Performance Framework, promised by the council in its Statement of Community Involvement, and specifically required under the Wynyard Master Plan, formally agreed by both SBC and HBC. No consultations were undertaken.

Whilst we can now see how it could happen, the challenge now is to ensure the council deliver on their promises to Residents in the planning service.

A series of meetings between WRA representatives and senior management at SBC have commenced with that objective in mind.

The actual substantive planning issues couldn't be discussed at these meetings as at that time it was a "live" application but the focus on process extended beyond the initial Local List and validation concerns to include Section 106 triggers and failure to deliver, the impact of supporting the Garden Village designation for Wynyard Park, and the Local Plan Review, the 5 Year Housing Supply, the status of the Wynyard Master Plan and how joint working, between SBC and HBC, with regard to the Wynyard Settlement could be improved.

It is vital to understand the impact on all of these issues in the context of the 700 application or its successor.

So far, the dialogue between WRA and SBC has been very helpful to us with new senior management committed to restoring residents' faith in the SBC Planning Service. All involved are positive about a successful outcome being achieved.

- Finally, a 135 House application to complete the Wynyard Village Extension was considered by WRAAG as it provided an opportunity to raise concerns at the overdevelopment already in the Village, as an outline permission for up to 500 homes had morphed into the delivery of 765 houses- an important issue to raise in challenging the Outline application for "up to" 700 houses.

Greatest Lesson – The importance of attendance at Planning Committees.

Planning Committee did not approve the 135 house application and the Appeal is currently with the Planning Inspectorate to "Redetermine."

We await the outcome, but in any event, the overdevelopment has been well and truly lodged in the minds of the Planning Committee members. The potential huge increase in houses from Outline Approval to reality has been demonstrated to them and the mechanisms to achieve that are now recognised.

We firmly believe the Planning Committee now has a far more robust and challenging approach to scrutinising the officer's recommendations.

- Kane Forrester (KF), chair of the Wynyard Hartlepool Parish Council also provided an update on planning matters affecting residents in the Wynard area of HBC.
- He commented on: St Joseph's Primary School (Strategic appeal to 'minded to cancel' decision) See below.
- Duchy Homes (Construction of access road commenced)
- Taylor Wimpey Phase 2 (Planning Committee site visit on January 21 at 8.10 am with the location likely to be Barratt's Roundabout on Wynyard Park)
- Bellway Wynyard Park (Application approved)
- Robertson's Castle Eden Walkway Bin Siting (Confirmation unadopted)
- Wynyard Woods Bus Stop (Bellway Permission sought. Awaiting response)
- He reminded residents that information regarding the impact of development could be found on the HBC Planning Website under "Maps".
- KF forewarned residents of a meeting that was planned to take place, in the school hall, relating to the future need of Primary School places for children living on Wynyard and the ultimate requirement for the provision of Secondary Education for the 11-16 year old pupil sector.
- He pointed out that the case had been made for the educational provision and an understanding of provision had been agreed but "set-back" by the current government as not currently being a priority issue.

- The purpose of the meeting is to bring together local MPs, presently representing Wynyard residents, to garner their support for pressure to be applied to the Department for Education for new primary School provision to be delivered.
  - This is an incredibly important issue and one that will be vital for present and future parents living in Wynyard.
  - The meeting is scheduled for Friday 23 January, in the school hall, but this, as yet cannot be confirmed. However, confirmation will be distributed, of date and time of meeting as soon as it is available. IT IS VERY IMPORTANT that there should be an overwhelming turn-out by all residents in order to show Wynyard's commitment to the education provision and a demand for further, on site, school places.
  - Notice of the meeting will be via a leaflet drop, direct email contacts (where possible) and notices posted on all Wynyard social media sites.
9. Provision of Benches. TM confirmed that the new bench had been installed on the "Bellway Path" and it was hoped that the bench planned to replace the one outside of the village shop would be provided as part of a Bellway/School project. However, Robin Woolley confirmed that the Wynyard (S) PC would still be able to provide the funding for the bench should the project fail to materialise.
- KF asked for WRA support, through its link with Bellway, to assist in gaining final approval for a bus shelter to be erected on the Bellway site in Wynyard (H) PC jurisdiction. TM agreed to contact the Bellway representative.
10. Questions. The on-going concerns about the maintenance and repair of roads, footpaths and overhanging hedges was raised along with concerns about the lack of provision of 'dog bins'. Councillor John Gardner (JG) highlighted the process for improvements to be made and the difficulties, including "adoption" of roads, paths and areas of land. JG confirmed that there was a procedure to follow in submitting complaints and

concerns but complaints had to be of specific situations and locations identified.

11. A.O.B

- After a number of concerns had been raised by residents, about “anti-social behaviour” around Wynyard, it was proposed that newly coopted vice-chair, Bob Scott and resident Paul Redfearn be supported in setting up a Neighbourhood Watch scheme for the Village side of Wynyard, to work in association with the NW scheme already operating in the Wynyard (H’pool) PC jurisdiction. This was agreed unanimously. RW informed the meeting that the PCC for Cleveland had been invited to address the February meeting of the Wynyard (S’ton) PC