

WYNYARD RESIDENT ASSOCIATION

Meeting: 20.6.24

MINUTES

1. Residents Present: 28
2. Residents were welcomed by chairperson, Andy Dennis
3. The Minutes of the previous meeting were adopted as a true record.
4. Matters Arising were included in the Chairs Report.
5. Chair's Report.
 - Reminder that a vacancy existed for a vice-chair (Social Events}. Although no major events were currently being planned, he congratulated those individual residents who had taken on responsibility for specific tasks like tending the flower containers, the Woodland Walk/Story and other activities which would surface in the coming months.
 - That the agreed funding (£10000) from the Wynyard Parish Council (S'ton) had now been finalised and was available to the WRA in funding the opposition to identified planning application (700 Houses).
 - AD commented on the state of some aspects of the estate maintenance and this led to an extensive discussion amongst residents about grass cutting, hedge pruning, uneven paving, pot-holes, street lighting, vehicles parking on grass verges, signage and cars speeding, particularly on the Wynd.

It was agreed that residents were the best people to monitor conditions and to bring them to the attention of relevant responsible bodies. However, AD agreed to raise the matter with WES, The Parish Council and local councillor, John Gardener, to ensure that steps were taken to rectify the problems.

It was also noted that Stockton Borough Council, on their web-site, had a provision for reporting concerns relating to roads, street lighting and upkeep of grassed areas.

It was noted that repairs to roads (Pot-holes and man-hole covers were progressing.

6. Treasures' Report, The treasurer reported that his job, at the moment was a quiet one, in that there had been little activity, apart from managing the income from the Wynyard Matters magazine which was going from strength to strength. (Well done Caroline Bennett). The finances were still in a relatively healthy position and now bolstered by the available funding from the WPC (S'ton), The balance, at the end of May. standing at £18,506.14 with some outstanding payments, for magazine advertising, to be settled. (Copy Attached). AD thanked the treasurer for his report.
7. John Richardson was invited to provide an update on planning matters currently being dealt with by WRAAG.

The 700-house application is still pending, with still no sign of the promised amendments as yet.

In relation to the 135-house application, rejected by SBC planning committee, JR informed the meeting, that we are waiting to see what happens next: potentially an appeal by Cameron Hall to the planning inspectorate, submission of another revised application or no further action. JR advised of the 6-month time limit to appeal.

WRAAG are ready to feed into any appeal and will be looking to see if individual residents can do likewise. JR expressed thanks to all who had expressed a view, concerns that elevated the position to the planning committee rather than delegated to an officer. WRAAG believe that this was the most appropriate course of action for Wynyard Village developments as a result of the 500 houses stipulated in the Local Plan being hugely exceeded.

JR then commented on the withdrawal of an application in Wynyard Park for 74 houses, relevant because of the Gazette article reporting it. The article helpfully quoting the withdrawal follows the rejection of 135 houses in Wynyard Village by Stockton planning committee, going against officers' recommendations to approve the plans, saying that they "went too far".

It further quoted that the plan attracted 65 objections saying that it was over-development which would cause traffic congestion and be out of keeping with Wynyard. Finally identifying, that various plans sent to the council, including the 135 homes, if approved, could have brought the number of new homes from

500 to 767, a rise in more than 50%.

JR welcomed the article, repeating our perspective that Wynyard Village is over-developed already, as this will be a key issue when the 700 application returns.

Second approval for a local centre, a street of 9 retail units at Hanzard Drive, in the heart of the Wynyard Park estate, providing convenient community shopping and services to residents was agreed.

This new retail development- named Roseberry Place- will also incorporate Substantial car parking and amenities with construction set to start on the new shops this summer.

JR explained the two reasons for highlighting this application.

First, the from quote Chris Musgrave, chief Executive of Wynyard Park Ltd, "It is a further example of how we are working to create a truly sustainable community at Wynyard Park."

JR explained that making Wynyard Park a sustainable community is crucial to delivering the wider Wynyard sustainable community in the Local Plan and Roseberry Place will contribute to that objective.

Second, it refocuses attention on the type and nature of a local centre for Wynyard Village, which is the subject of a current planning application. JR Explained that the lack of car parking in the application is a major concern and that dialogue is needed with Cameron Hall to ensure that any solutions to the parking issues balance both developer and residents' interests.

Finally, JR raised a recent application for 200 houses at Ingleby Barwick refused By SBC planning committee, an example of officers being scrutinised and challenged much more effectively by elected members. Such scrutiny and challenge is crucial to balancing developer, council and resident's interests in development issues, another key consideration when the 700 application is determined.

The chair thanked John Richardson for his contribution and residents for their attendance and continuing support.

The next meeting is scheduled for September 10th but may have to be postponed until September 17. Date to be confirmed.