



AGM 21st March 2024 19.45 at St Faiths Church Hall, West Parade

1. Welcome Jayne Arnold

JA welcomed local residents and speakers Cllr. Lucinda Preston, Cllr. Murray, Kieron Manning (Asst. Director Planning). (Police Sgt. Steven Parker will join online to report)

Jayne drew attention to:

WERA booklet which is distributed to 2000 homes

Planning applications; residents asked to get in touch if they become aware of any close to their home

2023 Big Lunch went well and enjoyed good weather

2023 Open Gardens afternoon was also successful and had grown from previous year

Peter W was thanked for his work with the mobile Speed Indicator Device (SID)

Sandra and Rob Lewis were thanked for their work with the Carholme Community Forum (CCF) and Sandra for her contribution to the Friends of West End Play Spaces

Jayne reported, with sadness, the death of George Wolfenden. George's massive contribution, especially on the Commons Advisory Panel and to West End Residents Association, will be greatly missed. John Bustin will now attend CAP on behalf of WERA.

There had been recent confirmation that WERA had secured Levelling Up funding which can contribute to the running costs of the group.

Mike Cancedda was thanked for hosting the WERA Facebook page.

2. Kieron Manning (Asst. Dir. for Planning Policy, Conservation Policy and Heritage)

Permitted Development Changes to a dwelling which do not need Planning Permission (Permitted Development) restrictions can be tested using a virtual house on the planning portal website.

Changes in Planning law in 2010 meant that changes from a Class 3 (dwelling house) can be changed to a new category Class 4 (House in Multiple Occupation of between 3 and 6 residents) without planning permission. This removed power from local authorities to restrict such developments.

The adoption of an Article 4 Direction in Lincoln in 2016 gave some discretion back to the Council. Proposed HMO applications are now measured against a 100m circle drawn around them. The number of HMOs in that area is limited. If the development of an HMO would lead to a proportion of over 10% within the circle, permission will probably be refused.

During the past 18 months to 2 years, there have been significant problems with a specific developer who has bought up existing C4s and is using permitted development rights to build extensions and increase the size. Main frustrations have been dis-respect for neighbours with noise and damage to neighbouring properties. The Council is often powerless to stop this behaviour.

C4 has the same permitted development rights as C3 allowing eg. significant dormer extensions. Locally there is no control but the local authority will do as much as it can.

Skips on streets where development is taking place. These should have a County Council Highways permit. Get in touch with Planning team if there is any doubt.

Conservation Areas Much of the West End is a conservation area. This does not stop development but does add some additional control layers. There are 13 C.A.s in the city.

Q and As

Party wall agreement is a civil/legal agreement and does not involve planning authorities. If there are time of working or noise issues an enforcement officer can visit.

Thanks for resident support around planning applications, especially with respect to Whitehall Grove.

It is thought that some student HMOs are no longer lived in by students and should not be subject to Council Tax relief. Needs following up.

KM believes that, in the West End, the tide might have turned back towards family homes.

Planning application notifications sent by mail to affected properties are not reaching the landlord who owns the property, and therefore they cannot object. Tenants should be instructed to pass communication on.

KM can see a potential conflict of interest now that developers can use private building control inspectors.

3. Sgt. Steven Parker (Carholme Community area team along with PC Amanda Allen)

Police approach in the area is to target 'problematic people' who are identified through intelligence. Majority of issues are burglary and drugs.

The team liaises with YMCA. Mental Health teams, We Are With You (previously Addaction) and others to create a support structure around offenders. If offers of support fail, the law is enforced and there are currently 34 local offenders in prison. There is a plan in place for everyone who is known to the police. This structure is data driven so ANY information reported by the local community is potentially useful.

JA: contact details for the team are on WERA facebook page and WERA website.

Q and As

Rave next door ... police powerless for a private residence. Refer to Council Public Protection and Ant-social Behaviour Team. If a Council property, refer to Housing dept. Cllr. Lucinda Preston might be able to advise.

Speeding: contact police with specific issues. WERA to pass SID data to police. JA WERA has applied for Levelling up funding for its own SID.

John Bustin: University police officer. Information can be forwarded via WERA ref. about issues at specific properties.

Neil Murray asked for CCTV on lamp posts.

4. Cllr. Lucinda Preston

Planning Landlords are circumventing planning permission using permitted development rights. Problems ensuing include parking issues, loss of garden, businesses etc. Some PAs have been turned down, specifically an extension to a house in Whitehall Grove. Councillors will fight and enforce wherever possible where property development or change of use is sought.

Carholme is looking at creating further tools, specifically a Neighbourhood Plan which would be a legal planning tool to sit alongside the Lincolnshire Plan. This could better protect community assets and amenities. Carholme Community Forum and a Planning Consultant are involved.

Anti-social behaviour There is close liaison with the University and with the police if serious enough.

Bins on streets Report, report, report. Lucinda is personally identifying and labelling bins where there is an issue. Can eventually lead to a fine. WERA or Lucinda will pass reported offences on.

West Common Bigger bins are being considered and CCTV will possibly be installed. A site visit has been arranged (also for one for The Avenue).

Graffiti Will be removed by Council if reported. There is a piece of work underway to look at prevention.

Dog poo Council will fine if told. The Council is looking at the legal ramifications of using 'naming and shaming' eg. on social media.

5. Cllr. Neil Murray

CCTV has been installed in Ashlin Grove because of drug-related activities.

Footpaths Highways have been asked to repair some especially Newland Street West.

Parking A review of parking in the West End is taking place. NM wants community support to review parking associated with the schools.

Resurfacing Newland and Carholme Road will be resurfaced from April together with the installation of new traffic , work on Carholme Road footpath and a review of Hewson Road/Carholme Road drainage.

6. John Bustin Commons Advisory Committee

Brief report. Committee covers West Common, South Common and the Cow Paddle. Use of West Common as a golf course is in question as it is changing the natural habitats. NM has written a letter calling for a halt to drainage works. Relations between the Council and the Golf Course are currently adversarial. NM applauded George Wolfenden's contribution once more.

7. AOB

Jayne appealed for volunteers for street wardens etc.

Volunteers from Liquorice Park advertised their open day on 23rd June and asked for volunteers to help run the event. See Liquorice Park website.

8. Sandra Lewis Treasurer

Tesco grant of £1283 had been used towards purchase public liability insurance, a bereavement gift and the WERA booklet. £680 had come from the Levelling Up fund. SL thanked Melanie Spence for auditing WERA accounts.

9. Appointment of Committee

Jayne nominated as chair by Frances Carson. Seconded by John Bustin
Val nominated as secretary by John Bustin, seconded by Frances Carson
Sandra nominated as treasurer by Peter W seconded by Stephen Carson

These and other members Sarah Jenkins, Rob Lewis, Mike Cancedda, Peter W and Agnes Barstow nominated, voted for and appointed en bloc.

Meeting closed 21.45