Wynyard Parish Council

Minutes of a meeting of the Parish Council held in The Londonderry Room, Wynyard Hall on Tuesday, 20th October 2026

Present	Cllr Robin Woolley	Cllr Val Bailey	Cllr George Arizmendi
	Cllr Mark Doherty	Cllr Valda Goodfellow	Cllr Tony Taylor
	SBC ward Councillor John Gardner		Barry Flux (Clerk)
Apologies			Vanessa Sewell
Attendance	7 members of the public		

Public questions / speaking

- **Estate Security & Anti-Social Behaviour (ASB):** A discussion took place regarding estate security, recent burglaries, and ongoing ASB (including off-road bikes/quads on roundabouts).
- **Feedback from Wynyard Estates (WES):** The Chair reported on discussions with Mark Antonopoulos and John (Gatehouse Security). Security operates ANPR and CCTV at both gates and cooperates fully with Cleveland Police, though they rarely receive feedback on outcomes. Security acts as a visual deterrent and cannot detain individuals.
- **Communication & Next Steps:** It was noted that residents have unclear expectations of security's remit. WES has an FAQ on its website, and it was agreed an article should be placed in *Wynyard Matters* clarifying what security can and cannot do. Residents are also strongly encouraged to report all incidents directly to the police to build an evidence base.
- **Action:** The Chair and Ward Cllr John Gardner agreed to coordinate a joint meeting between the Parish Council, Mark Antonopoulos (WES), and local PCSOs to improve communication and liaison, followed by a potential public meeting.

Agenda Item

YOUTH COUNCIL UPDATE

- The Chair of the Youth Council provided an update on recent activities and discussions:
- Communications & Recruitment: The Youth Council is preparing an article for Wynyard Matters detailing their work, future plans, and advertising a vacancy on the Youth Council. They also plan to establish a youth social media account to improve engagement.
- Engagement & Visits: Plans are underway to contact Chris McDonald MP and Jonathan Brash MP regarding a fully funded educational trip to London (generously funded by WRA). They also intend to contact Mark Antonopoulos (Wynyard Estates Services – WES) to request a tour of the new community centre with a view to hosting youth events there, and to provide input into the Local Plan.
- Litter & Developer Marketing (Charles Church): Youth Councillors raised concerns regarding grass cutting debris and litter left on land managed by Charles Church, as well as marketing advertising a second primary school as an existing option.

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- Action: The Clerk agreed to assist the Youth Council in drafting a formal letter to Charles Church raising both the litter issue and the marketing materials.

APOLOGIES FOR ABSENCE

SBC Ward Cllr Vanessa Sewell

DECLARATIONS OF INTEREST

None

WARD COUNCILLORS' UPDATE

SBC Ward Cllr John Gardner provided brief updates during the discussions on estate security, policing presence, and local planning/infrastructure matters.

MINUTES OF PREVIOUS MEETING

Minutes of the meeting held on 15th September 2026 were approved as a true record.

PLANNING

Local Plan – Update & Actions

- Cllr George Arizmendi reported back from a joint meeting held the previous evening with neighbouring parish/town councils (including Hartlepool-side Wynyard, Sedgefield, Fishburn, and Bishop Middleham).

- **Statement of Common Purpose:** Minor amendments were agreed to include Fishburn and Bishop Middleham Parish Councils. Once circulated and agreed via email, the statement will be issued at the end of October/beginning of November to urge Stockton-on-Tees Borough Council (SBC), Hartlepool Borough Council (HBC), and Durham County Council to treat Wynyard as a single settlement rather than piecemeal across administrative boundaries.
- **Working Group Actions:** Actions from the joint meeting include circulating the online planning site map, establishing a shared mailing list, developing a common evidence-gathering checklist (covering housing completions, permissions, transport, health, education, and Section 106 delivery), and sharing details of Sedgefield's planning consultant.
- **Legal & Technical Advice:** Following discussions with John Richardson (WRA), the Council noted that SBC's Stage 1 scoping consultation runs from late October until 4th December 2026. To determine whether SBC and HBC can be legally compelled to cooperate on cross-boundary infrastructure planning for Wynyard, an exploratory 60–90 minute consultation with a specialist planning solicitor was proposed.
- **Resolved:**
    1. To ring-fence a budget of up to £1,000 for an initial exploratory consultation with a planning solicitor
    2. To nominate Cllr Robin Woolley and John Richardson (attending as a co-opted/specialist advisor, subject to SBC confirmation) as the Council's two delegates for the SBC Local Plan Town and Parish Council meeting on Monday, 2nd November 2026.

CHAIRS REPORT

- The Chair reported on the first quarterly liaison meeting held on Thursday, 15th October with Mark Antonopoulos (WES), alongside the Chair and Clerk of Wynyard Parish Council (Hartlepool):

- **Community Centre:** Construction is approximately six weeks behind schedule; handover for internal fit-out is expected in January 2027, with the facility remaining on track to open

by the end of the financial year (March 2027). WES will manage the centre, operating via an off-the-shelf online booking system (similar to Wolviston), with a closing time of 10:00 p.m. or 11:00 p.m.

- **HMOs, Short-Term Lets & Home Businesses:** WES confirmed it is actively instructing solicitors to shut down unauthorised Houses in Multiple Occupation (HMOs) reported by residents and seeking advice on how restrictive covenants apply to short-term lets (such as Airbnb properties). WES is also strictly enforcing covenants prohibiting businesses operating from residential properties.
- **Youth Facilities (MUGA):** WES expressed support for providing a sporting/MUGA installation for young people. The land near Wynyard Woods playground and the Deer Run is owned by Legato (within the Hartlepool boundary); Mark Antonopoulos offered to forward any formal proposals from the Hartlepool Parish Council to the landowner.
- **Bellway Landscaping:** Following a site walkaround, WES has agreed in principle to take over the maintenance of the Bellway open spaces and complete outstanding remedial works, subject to Bellway paying an upfront sum to cover the remedial costs.
- **A689 Crossing:** With Tees Valley Combined Authority (TVCA) entering Stage 2 of government special measures (running until April 2027), the £16m crossing project faces potential scrutiny and delay ahead of its scheduled December business case review.
- **Amazon HGV Overnight Parking:** Temporary fencing erected on Wynyard Park has been moved by drivers. Because the affected land is owned by a third-party property company rather than Wynyard Park, enforcement falls between agencies. It was noted that HBC recently resolved a similar issue on its side of the A689 by clearing fly-tipping and installing large boulders.

CLERK'S REPORT

Financial Report & Budget Monitoring: The Clerk presented the financial statement covering April to October 2026. Expenditure to date stands at approximately £6,500, remaining within budget with no excessive spend anticipated for the remainder of the financial year.

Pay Award: The Clerk reported that the Local Government Services Pay Agreement for 2026/27 was settled in August at 3.5% (effective from 1st April 2026). **Resolved:** The Council approved the implementation of the 2026/27 national pay award and back-pay to 1st April 2026 on the Clerk's current spinal column point, subject to the Clerk placing the official union/NJC pay scale documentation on file for audit purposes.

Policy Update (Risk Register): Deferred to a future meeting, as the Clerk is developing the updated Risk Register as part of his CiLCA portfolio.

Defibrillators, Parts & Guardian: Both parish defibrillators and spare units are equipped with batteries valid until 2030. Following recent ambulance deployment of the Stables defibrillator, it was agreed to transfer the formal Defibrillator Guardian role and automated notification alerts from the Clerk to Cllr Mark Doherty.

MOBILE LIBRARY CONSULTATION

SBC Library Services is consulting on mobile library stop locations.
Resolved: The Clerk will respond confirming that the Council is satisfied with the current stopping arrangement at The Stables and has received no requests for additional stops**.**

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CASTLE EDEN WALKWAY

Concerns raised by a resident regarding uneven surfaces and accessibility on the Castle Eden Walkway (within the Hartlepool boundary) were raised with Mark Antonopoulos at the quarterly liaison meeting. WES is checking with its technical manager whether promised levelling works have been completed and will confirm in the liaison meeting minutes.

NEXT MEETING

Due to an exclusive booking at Wynyard Hall on the third Tuesday of November, it was confirmed that the next meeting of Wynyard Parish Council will take place on Tuesday, 24th November 2026 at 6:30 p.m. in The Londonderry Room, Wynyard Hall.

EDUCATION IN WYNYARD – Confidential

(In accordance with the Public Bodies (Admission to Meetings) Act 1960, members of the public were excluded from the meeting for this item due to the confidential nature of the business to be transacted.)

Given procedural concern about school admissions it was agreed to escalate a formal complaint to the Department for Education (DfE) with Cllr Bailey to draft the submission on behalf of the Council.

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