



**JRA Committee Meeting Minutes Wednesday 10<sup>th</sup> April 2024**

**Committee Members**

David Etchells, Nils Clemmetsen, Katherine Crosby, Jeannie Davison, Annie-Ester Dugini, David Houpt, Ian Nelson, Yve Ngoo, Ben Ponton, Jonathan Scott, Aldo Spagnoli, Eileen Strouzer & Ralph Tatt

**Present:** Ben Ponton, Aldo Spagnoli, Katherine Crosby, Jonathan Scott, Ralph Tatt, Later in the meeting Eileen Strouzer and Yve Ngoo

**Apologies for absence:** Nils Clemmetsen, David Houpt, Jeannie Davison & David Etchells

**Minutes of last committee meeting:** Accepted as a true record.

**Action points from last meeting:**

BP to hopefully introduce new committee member - Yve Ngoo - at next meeting.	See agenda item "Committee Members"
NCC to get in touch with Alan Grant for agreement to stand down from JRA committee.	Alan Grant responded to say that he agreed to stand down.
DE to contact Tesco concerning the loose brickwork around the JRA noticeboard.	Ongoing
JS to check if DH/AS can also pick up looking after the X account.	Requirement superseded - see agenda item
Development of Aims and Objectives for 2024 and changes to Constitution. JS to review proposed changes again.	Ongoing
JS to ask agents for their ASB Policy/Tenancy Terms.	Emails sent awaiting response
JS to invite Neil Ford (Newcastle University) and Vashti Hutton (Northumbria University) to a JRA meeting.	Emails sent awaiting response as well as Emma Candlish
NCC to get in touch with Ward Councillors and Planning Department with reference to new planning restriction on Short Term Holiday Lets	See Planning Notes below
JS to check with AS on progress with joint JRA/JCF Leaflet.	Aldo updated
JS has had correspondence with One Jesmond and is planning a meeting with representatives of One Jesmond next weekend (16/17 March 2024).	See agenda item
Agreed to publicise JRA intention to take an active role in the issue, but not to take sides.	Done

**Committee Members**

Alan Grant's offer to stand down from committee accepted.

Election took place at the start of the meeting Yve Ngoo and Eileen Strouzer were elected as full members – Ian Nelson was co-opted onto the committee.

## **Management of JRA Social Media Accounts (Facebook and X (formerly known as Twitter))**

With Ian Nelson being co-opted on to the JRA committee this resolves the X (ex Twitter) admin.

A number of issues were discussed and the social media group (AS, JS, DH, A-ED and now IN need to meet to discuss a way forward.) What is the Facebook page for - after the "Be Kind" initiative previously set up, the page has reinvented itself but now we need a few tweaks to move forward.

One move has been made and that is the committee have the right to remove or block people from the Facebook page if they do not hold with the values of the group. To date two members have been removed. There will be zero tolerance on bullying behaviours or rudeness to members on the Facebook page.

## **Joint JRA/JCF Leaflet**

Aldo has provided the social media group with examples of work that could be used as well as other work to update the website and Facebook page.

## **Jesmond East Low Traffic Neighbourhood**

As per the notices on Facebook – members of the committee met with Marion Williams and Pamela Holmes to discuss how JRA could support engagement for the new consultation – FB hold the collective thoughts of that meeting

JS and A-ED also met with One Jesmond to discuss future ways of working – this will be discussed in future Committee meetings.

## **ASB**

BP has recently taken part in a Look North article regarding ASB – Following an FOI to NCC it has been seen that 1% of penalties CPN/CPW were on the spot fines.

JS confirmed that he has requested the universities and also Emma Candlish from the police attend a committee meeting to discuss the issues around ASB in Jesmond.

## **Treasurers Report – DE in absentia**

There is currently £7881.29 in the bank – but of those monies:

£150 will be donated to the Jesmond Community Forum for the Jesmond Community Festival

£100 will be donated to St Georges Church, Community Hub – there was a request if this donation could be explained.

## **Planning - NCC in absentia**

New application for change of use from a 5-bed HMO (Class C4) into a 7-bed HMO (Sui Generis), erection of a first floor extension to the West of the main building, erection of single storey extension to rear and insertion of rooflight to main roof following removal of dormer at 61 Larkspur Terrace, Newcastle Upon Tyne, NE2 2DT. NCC has had an email exchange with Tanya Pretswell who advised that very upset local residents have been in touch with her about the application. NCC proposes that the JRA supports residents and prepares an objection.

It is the end property that runs along Acorn Road and has the Noodle Restaurant, Hays Travel and Local Cafe on the Ground Floor. The proposal is for an extension similar to all the back extensions to the other houses on Larkspur Terrace so will arguably have minimal impact in terms of the building when it is finished. The construction work would have a major impact on the ground floor businesses. I find it hard to believe that Hays Travel could continue to operate whilst the work was being carried out. For better or worse construction disturbance is not a material consideration in planning terms.

We have previously objected to increases in HMO Occupancy which has often been allowed in the past. The Council recently refused permission for an increase in occupancy from 6 to 7 at 1 Oakland Road. The subsequent appeal was upheld by the planning inspector which I suspect means that the Planners will be reluctant to refuse based on the increase in occupancy. Having written that I think that the principal grounds for objection would be the increase in occupancy.

Restrictions on Short Term Holiday lets to be introduced later this year, but will be dependent on Local Authority Action to remove the permitted development rights that would allow changes between residential and short term holiday lets. Whilst the focus on Short Term Holiday Lets nationally is the loss of C3 accommodation this is probably a secondary issue in Jesmond. The main concern in Jesmond is ASB associated with Short Term Lets. We agreed at the March JRA Committee meeting that we make representations to the City Council to remove the permitted development rights.

I have been given this some further consideration. Restriction on conversion to short term lets (new planning class C5 - Short Term lets) will need an Article 4 direction. To get an Article 4 direction the council has to go through a full consultation process demonstrating need. The National Planning Policy Framework states that Article 4 directions should only be used in limited circumstances and, in all cases, "apply to the smallest geographical area possible". It will fall to local authorities to establish the perceived issue with short-term lets in their area in order to justify the removal of the new permitted development rights.

I suspect that Newcastle City Council will not see the need or certainly not be very keen. I think the regulations are mostly aimed at areas where there is loss of housing to short term lets, I don't think that is so much of an issue in Jesmond at the moment - vastly outweighed by C4 HMO's. The main objection would be the resulting ASB from short term lets. I recently heard from a Jesmond resident who has a neighbouring property that is being let out on AirBnB that is effectively being used as a Party House on a regular basis with ASB drug taking etc. I think we need to get feedback from residents to see if there would be any support for trying to get an Article 4 direction.

The meeting supported all planning objections were supported and it was noted that End ASB in Jesmond are also supporting the objection to the Larkspur terrace application.

### **Licensing**

No current applications in North or South Jesmond Wards.

**Next meeting - Wednesday 8 May 2024 at 7:00pm in the Library**

### **Action Points:**

DE to contact Tesco concerning the loose brickwork around the JRA noticeboard.
Development of Aims and Objectives for 2024 and changes to Constitution. JS to review proposed changes again.
Social media sub group to determine way forward
Finalise joint JRA/JCF Leaflet. Maybe aim for October delivery?
JS to follow up email to agents for their ASB Policy/Tenancy Terms.
JS to follow up invitation to Neil Ford (Newcastle University) and Vashti Hutton (Northumbria University) to attend a JRA meeting.
NCC to prepare objection to planning application at 61 Larkspur Terrace.
NCC further action to work out whether to push for Article 4 Direction for new planning restriction on Short Term Holiday Lets.

**Dates of Next Meetings:**

Wednesday 8 May 2024

Wednesday 5 June 2024

Wednesday 3 July 2024

No meeting in August

**Proposed Autumn Meetings**

Wednesday 11 September 2024 (2<sup>nd</sup> Wednesday to be well past summer holidays and closer to AGM)

Wednesday 2 October 2024

Wednesday 6 November 2024

All meetings to be held in Jesmond Library and to start at 7:00pm UNO.



**JRA Committee Meeting Summary Wednesday 10<sup>th</sup> April 2024**

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It is likely that Newcastle City Council will not see the need or certainly not be very keen. It would appear that the regulations are mostly aimed at areas where there is loss of housing to short term lets. This does not appear to be much of an issue in Jesmond at the moment - vastly outweighed by C4 HMO's. The main objection would be the resulting ASB from short term lets. We need to get feedback from residents to see if there would be any support for trying to get an Article 4 direction.

**Licensing**

No current licensing applications in Jesmond.

**Joint JRA/JCF Leaflet** - To be finalised.