# ANNUAL GENERAL MEETING 2026

# AGENDA

1. Welcome and Introductions
2. Apologies
3. Acceptance of Minutes of AGM 2025
4. Secretary's Report
5. Treasurer's Report
6. Election of Committee for 2026/2027
7. Topics for discussion:
   Preference will be given to topics raised in advance by email or by notifying the Chairman before the start of the meeting. As many topics will be included as time allows but a response will be made after the meeting if not included.

**Secretary's Report**

## GENERAL

There were a limited number of meetings over the last year due to the availability of committee members.

Jonathan Scott resigned from the committee with immediate effect on 25th May 2026. The JRA committee recorded thanks to Jonathan for all his efforts and commitment to the JRA for the time he was chair.

## Anti-Social Behaviour

The JRA continues to support residents with anti-social behaviour (ASB) matters primarily through common membership of the Facebook Jesmond ASB Group.

## LINKMAIL

We continue to send out information that we think will be of interest to Jesmond residents using Linkmail.

## Social Media (Facebook & Bluesky)

Whilst we have accounts on Facebook and Bluesky, activity over the last year has been minimal. Committee member David Houpt posts Jesmond matters on Facebook on behalf of the Jesmond Community Forum. The JRA feed on X (formerly known as Twitter) is now inactive.

## WEBSITE

The JRA Committee Meeting Summaries and the summaries of planning applications and decisions are made available on the web site.

# PLANNING

The JRA continues to take a keen interest in planning matters affecting Jesmond. In particular we maintain our interest in restricting the number of family dwellings being converted into Houses in Multiple Occupation (HMO) and generally register an objection where a change of use or increase in size is proposed. The JRA will try to assist residents with planning matters where appropriate.

The area covered by the JRA is the residential areas within the new Jesmond Ward and also Sandyford that is now in the Ouseburn Ward (by including Post Code Area NE2 1).

A summary of approval for major developments as well as other significant matters is as follows:

Change Use of Dwelling House (Class C3) to Six Bed HMO (Use Class C4).
43 Queens Road, Jesmond, Newcastle Upon Tyne, NE2 2PR 2025/1203/01/DET
This application was refused and the decision was upheld by the Planning Inspectorate.

Change of use of vacant commercial garage at rear and existing residential garage at rear to residential HMO (Use Class C4) to allow for expansion of existing adjoining Use Class C4 HMO, with new windows and new raised shallow-sloped roof to include residential insulation requirements.
14 Tavistock Road, Newcastle Upon Tyne, NE2 3JA 2026/0159/01/DET
This application was granted, however there was then a further application.

Change of use of vacant commercial garage at rear and existing residential garage serving Use Class C4 HMO at rear to allow for expansion and change of use from existing six bedroom Use Class C4 HMO into an eight bedroom large HMO (sui generis), with new windows and new raised shallow-sloped roof to include residential insulation requirements (the physical works already under an extant permission 2026/0159/01/DET).
This application was refused and the decision was upheld by the Planning Inspectorate.

There were a number of application for new dormer windows. These were generally at HMOs in order to increase the attic space.

Proposed new front dormer window in front roof slope.
1a Fairfield Road, Newcastle Upon Tyne, NE2 3BY 2026/0228/01/HOU
This application was refused and the decision was upheld by the Planning Inspectorate.

There is now a new application: 2026/1382/01/HOU.
The size of the dormer window has been reduced.

Erection of dormer windows to front and rear and alterations to elevations.
13 Holly Avenue, Jesmond, Newcastle Upon Tyne, NE2 2PU 2025/1880/01/HOU Refused

Erection of dormer extension to front.
7a Saint Georges Terrace, Jesmond, Newcastle Upon Tyne, NE2 2SU 2026/0137/01/DET
This application was refused and the decision was upheld by the Planning Inspectorate.

Erection of two dormer extensions and insertion of window to ground floor east elevation and extend existing dormer to west elevation.
97a Osborne Avenue, Newcastle Upon Tyne, NE2 1JT 2026/0271/01/HOU Refused

Two proposed dormer windows to front, replacing two velux skylights
79 Osborne Avenue, Newcastle Upon Tyne, NE2 1JT 2026/0138/01/HOU Refused

Demolition of existing club building and erection of 4-5 storey apartment building comprising 43 No. residential units (Class C3) (2 x 1-bedroom flats, 2 x 1 bedroom maisonettes, 29 x 2-bedroom flats, and 10 x 2-bedroom maisonettes) with associated infrastructure and landscaping.
Royal British Legion Club, 1 - 3 West Jesmond Avenue, Newcastle upon Tyne, NE2 3EX 2025/0826/01/DET
This application was minded to grant permission at the planning committee meeting that took place on 18 September 2026.

Change of use from 13 bed HMO (Sui Generis) into 3no. Flats (Class C3) with associated works.
Ashton Court, 27 Grosvenor Place, Newcastle Upon Tyne, NE2 2RD 2025/1190/01/DET
This application was withdrawn.

Whites Hotel Redevelop to Residential
Whites Hotel, 38-42 Osborne Road, Newcastle Upon Tyne, NE2 2AL 2024/1316/01/DET
Demolition of existing off-shots to rear of hotel building; erection of four storey extension to rear of hotel building, change of use/conversion of first and second floors of existing hotel to create 10no. residential apartments (Class C3) with the retention of the existing ground floor bar as a separate drinking establishment (sui generis); erection of 8no. 2 storey mews houses to rear (Class C3); and associated access, parking and landscaping. The application is due to be considered by the planning committee on 19 September 2025. The application was withdrawn from that committee meeting and there have not been any further updates on the web site.

## LICENSING

No significant licenses were granted over the last year in Jesmond.

## THE GROVE, JESMOND

The Grove, Jesmond is a footpath/road that links the north end of Queens Terrace with Jesmond Dene Road. Newcastle City Council have now determined the application made by the JRA for the path to recorded on the definitive map as a public right of way. The Assistant Director Transport agreed with the recommendation to make a Modification Order which if confirmed would add The Grove to the Definitive Map and Statement as a Public Footpath. It is our view that a public right of way subsists or is reasonably alleged to subsist based on the evidence examined to date.

The Order and notice was drafted and in the press, on site etc. The council received a total of eleven representations objecting to the Order, along with some utility responses offering no objection.

Given the strength and nature of the objections, and no real prospect that any would be withdrawn, the Council intends to submit the Order and representations to the Planning Inspectorate for determination. The submission will take time to prepare. There is no deadline for the submission of an opposed order. The Council has other DMMO applications which may impact on the submission timeframe.

# Jesmond Residents Association

## Income and Expenditure Account For Year Ended 31 May 2026

| | Year Ended 31 May 2026 £ | Year Ended 31 May 2025 £ |
|---|---|---|
| **Income** | | |
| Donations | 677.50 | 717.50 |
| Artisan Market | 45.00 | 856.50 |
| Artisan Market Refund (Room Hire) | 450.00 | 0.00 |
| **Total Income** | **1172.50** | **1574.00** |
| | | |
| **Expenditure** | | |
| | | |
| Website Hosting Annual Fee | 123.44 | 79.20 |
| Linkmail Fee | 91.73 | 60.00 |
| Noticeboard Security Keys | 0.00 | 22.49 |
| Noticeboard Perspex | 75.67 | 0.00 |
| NORA Annual Fee | 25.00 | 25.00 |
| Artisan Market Publicity | 0.00 | 35.58 |
| Artisan Market Decorations | 13.49 | 0.00 |
| Artisan Market Trader Refund | 120.00 | 0.00 |
| Donations JCF Jesmond Festival | 0.00 | 100.00 |
| Donations (Room Hire Jesmond Library) | 0.00 | 100.00 |
| Donation to Jesmond Library Roof Appeal | 250.00 | 0.00 |
| Donation Northumberland Wildlife Trust | 100.00 | 0.00 |
| AGM Room Hire Newcastle Cricket Club 2025 | 50.00 | 0.00 |
| Room Hire Newcastle Cricket Club | 25.00 | 0.00 |
| Artisan Market Room Hire Newcastle Cricket Club | 0.00 | 800.00 |
| Acorn Rd Christmas Decorations | 500.00 | 1,000.00 |
| Cradlewell Defibrillator | 0.00 | 324.00 |
| | | |
| **Total Expenditure** | **1374.33** | **2,546.27** |
| | | |
| Surplus (Deficit) for Year | (201.83) | (972.27) |
| Accumulated Surplus Brought Forward | 6634.02 | 7,606.29 |
| Accumulated Surplus Carried Forward | 6432.19 | 6,634.02 |
| Represented by Bank Balance 31st May 2026 | **6432.19** | **6,634.02** |

These accounts have not been audited but are believed to be an accurate statement of the financial position of the Association at 31st May 2026 I approve these accounts and confirm I have made available

D.Etchells — Treasurer — Date: 08.06.2026

These accounts have been examined and I can confirm that they are an accurate statement of the financial position of the association as of 31st May 2026

TPM Poon — Account Manager, Wing Hong Ltd — Date: 30.07.2026

**Election of Committee for the year 2026-27**

The following Committee Members are standing for re-election:

- Chair - vacant
- David Etchells (Treasurer 2025/26)
- Nils Clemmetsen (Secretary 2025/26)
- Ian Nelson
- Ben Ponton
- Ralph Tatt
- David Houpt

Proposed new committee member: Jodie Donovan a Sandyford resident.

In accordance with the Constitution the officers are chosen by the Committee.

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**General matters and matters of concern.**

Residents are invited to send any correspondence to the Secretary at: **secretary@jesmondresidents.org** together with contact details (e.g. email address or postal address).