JESMOND RESIDENTS ASSOCIATION

JRA AGM Minutes Wednesday 24th September 2025

Welcome and Introductions:

Chair Johnathan Scott chaired the meeting and introduced David Etchells (Treasurer) and Ben Ponton (ASB Lead)

Apologies for absence: Nils Clemmetsen, Katherine Crosby

Minutes of 2024 AGM: Accepted as a true record of proceedings.

Secretary's Report

GENERAL

Under the guidance of Interim Chair Jonathan Scott, the following lead roles relating to Aims and Objectives were shared out:

Liaison with the Police and Crime Commissioner – Eileen Strouzer

Liaison with Jesmond Ward Councillors – Katherine Crosby

LTN issues – Jonathan Scott

Liaison with local Jesmond businesses – Yve Ngoo

JRA contribution to Christmas/Winter Festival Events in Jesmond – Jonathan Scott

Social Media – Aldo Spagnoli

Working with landlords – Ralph Tatt

Liaison with Jesmond Neighbourhood Groups – Ian Nelson

ASB / Environment – Ben Ponton

Planning and Licensing – Nils Clemmetsen

Banqueting Hall and Ouseburn Trust - Eileen Strouzer

ANTI-SOCIAL BEHAVIOUR

The JRA continues to support residents with anti-social behaviour (ASB) matters.

We have engaged with Newcastle City Council Officers, University Representatives, Northumbria Police and local councillors. We have invited them to our meetings and there have been some useful discussions. As ever there seems to be a long way to go in particular with the limited support from Newcastle University.

There does appear to be some momentum building to enforce licensing conditions.

At our November Meeting we were joined by University Representatives, Officers from Newcastle City Council and Northumbria Police to discuss ASB:

- Neil Ford (Newcastle University Community Relations)
- Vashti Hutton (Northumbria University - Assistant Director Student Engagement)

- Ed Foster (Newcastle City Council)
- Kris Hartridge (Newcastle City Council)
- Jonathan Byrce (Newcastle City Council)
- Jessica Earley (Newcastle City Council)
- Emma Candlish (Northumbria Police Student Liaison Coordinator)

Along with ASB, transient noise has now become a significant issue, this mainly occurs on Wednesdays with gangs gathering in the streets and then making their way to West Jesmond metro station. BP presented a video compilation of ASB incidents that had occurred since the end of Fresher's week. The video represented less than 10% of recorded incidents.

LINKMAIL

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

Social Media (Facebook & Bluesky)

We have maintained a presence on social media over the last year. Aldo Spagnoli led the input on Facebook and Ian Nelson leads the input on Bluesky. The JRA feed on X (formerly known as Twitter) is now inactive.

ARTISANS MARKET

The inaugural Artisan's Market was held on 22 March 2025 at the Cricket Club. It was a success. There had been a plan to run them every three months. As the markets were led by Eileen Strouzer and Aldo Spagnoli who are no longer committee members, future events are currently postponed.

CHRISTMAS AT ACORN ROAD

The JRA made a donation of £1000 towards the Christmas decorations in Acorn Road that are arranged by the Watson Foundation. The JRA also helped with publicity. The lighting up event was a great success.

WEBSITE

The JRA Committee Meeting Summaries and the summaries of planning applications and decisions are now 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 North and South Jesmond Wards.

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

Over the course of the last year there was a series of application to increase the number of tenants in existing C4 HMO's that are for 3-6 tenants to more than 6 with sui generis classification. The initial applications were approved, however more recent application have been refused.

As far as I am aware the decision at 16 Fern Avenue was the first change of use from planning class C4 to sui generis in Jesmond that has been refused on the grounds of the impact of an HMO on the wider area. The officer report referred to the planning inspectors notes in upholding the decision to refuse planning permission for change of use to an HMO at 118 Manor House Road. In upholding the refusal the Inspector commented on the impact on the character of an area. The Inspector noted that an increase in HMOs damaging to the character of an area. This is because HMOs are typically more intensively used compared to family homes. The Inspector noted the increase for issues of noise and disturbance and the general impact on the character of the area. The current proposal would increase the intensity of an existing HMO but this is in an area where HMO uses are already identified as being problematic as set out in the SPD.

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.
61 Larkspur Terrace, Newcastle Upon Tyne, NE2 2DT 2024/0257/01/DET
Planning permission granted

Change of use from a 6 bed HMO (Class C4) to 7 bed HMO (Sui Generis). (Retrospective)
58 Larkspur Terrace, Newcastle Upon Tyne, NE2 2DU 2024/1622/01/DET
Planning permission granted

Change of use of 6-bed HMO (Class C4) to 8-bed/person HMO (Sui Generis), erection of single storey rear extension with rooflight following demolition of existing garage and offshoot, with removal of garage door and replacement of gate to rear lane.
54 Sunbury Avenue, Newcastle Upon Tyne, NE2 3HE 2024/1899/01/DET
Planning permission granted

Change of use of 6 Bed HMO (Class C4) to 8 Bed HMO (Sui Generis).
106 Holly Avenue, Jesmond, Newcastle Upon Tyne, NE2 2QB 2024/1749/01/DET
Planning permission granted

Change of use from 6 bed HMO (Class C4) to 8 bed HMO (Sui Generis).
16 Fern Avenue, Jesmond, Newcastle Upon Tyne, NE2 2QT 2025/0098/01/DET North Jesmond
The planning application was refused. On appeal the decision was upheld by the planning inspectorate

Change of use from a 6 Bed HMO (Class C4) to a 7 Bed HMO (Sui Generis)
59 Manor House Road, Newcastle Upon Tyne, NE2 2LY 2025/0844/01/DET -
Planning permission refused

Change of use from a 6-bed HMO (Class C4) to a 8-bed HMO (Sui Generis).
44 Larkspur Terrace, Newcastle Upon Tyne, NE2 2DU 2025/0697/01/DET
The application was withdrawn after the Officer Report for the planning committee hearing recommended refusal.

There were also three planning applications for change of use from Class 3 Residential to Class 4 HMO.

Change of use of residential dwelling (Class C3) to five bed HMO (Class C4)
32 Sunbury Avenue, Newcastle Upon Tyne, NE2 3HE 2024/1923/01/DET
Planning permission granted

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
In progress. The JRA have objected in support of local residents.

Change of Use of residential dwelling (Class C3) to 4 bed house HMO (Class C4)
118 Manor House Road, Newcastle Upon Tyne, NE2 2LY 2024/0792/01/DET
This property has been subject to various applications during the last year. The house was sold and has been redeveloped. The application for change of use was refused in August 2024. The decision to refuse was upheld by the Planning Inspectorate.

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
Change of use from 13 bed HMO (Sui Generis) into 3no. Flats (Class C3) with associated works at 27 Grosvenor Place. Whilst on the face of it this sounds like a positive development, the details are questionable. The current HMO has 13 bedrooms with the proposal to convert to 3 Flats with 5 bedrooms each that could each be occupied by 6 people so an increase in occupancy. The bedrooms in general are small only just meeting the National Space Standard requirements. Indeed in one of the flats the double bedroom does not meet the area requirement. The available floor area has also been reduced as two new staircases have been introduced. The layouts do not look like they are designed to suit family usage.

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 committee report recommends that the application be 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
There were two earlier applications that would have added residential accommodation with the club remaining operational, but the club has now closed. The JRA have objected to the proposals.

Creation of 9no. new residential units (Class C3), comprising conversion of the existing public house (Sui-Generis) to provide 4no. apartments to include the demolition of the existing single storey extension to the east elevation, erection of a first floor extension to the north elevation, installation of solar panels to roof and alterations to elevations and erection 5no. three storey houses with garages. Creation of 4no. off street parking spaces, associated landscaping and felling of 2no. trees.
The Dun Cow Brandling Place, Newcastle Upon Tyne, NE2 4RS 2024/1410/01/DET
The original application was refused. New proposals were developed that included keeping the original pub building. This application was granted conditional approval.

LICENSING

Licenses were granted for the following two premises. These are both now trading.

Siesta Coffee at 146 Manor House

Angel's Share at ex Boots the Chemist on St George's Terrace

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 is being drafted and anticipate it being advertised in the press, on site etc. There will be a (minimum) 42 day consultation period during which representations can be made. Any Order with outstanding objections will be forwarded to the Secretary of State for Environment, Food and Rural Affairs to appoint an inspector to make the final decision.

NOTICE BOARD AT TESCOS

The Perspex to the JRA notice board at Tesco's has been replaced.

Matters arising from Report

None

Treasurer's Report

Jesmond Residents Association
Income and Expenditure Account for Year Ended 31 May 2025

	Year Ended 31 May 2025	Year Ended 31 May 2024
	£	£
Income		
Donations	717.50	882.50
Artisan Market	781.50	
Total Income	**1574.00**	**882.50**
Expenditure		
Website Hosting Annual Fee	79.20	27.60
Linkmail Fee	60.00	0.00
Noticeboard Security Keys	22.49	0.00
NORA Annual Fee	25.00	25.00
Artisan Market Publicity	35.58	0.00
Donations JCF Jesmond Festival	100.00	150.00
Donations (Room Hire Jesmond Library)	100.00	125.00
Donation to St Georges Community Hub	0.00	100.00
AGM Room Hire Newcastle Cricket Club	0.00	50.00
Artisan Market Room Hire Newcastle Cricket Club	800.00	0.00
Acorn Rd Christmas Decorations	1000.00	0.00
Cradlewell Defibrillator	324.00	0.00
Total Expenditure	**2546.27**	**477.60**
Surplus (Deficit) for Year	(972.27)	404.90
Accumulated Surplus Brought Forward	7606.29	7,201.39
Accumulated Surplus Carried Forward	6634.02	7,606.29
Represented by Bank Balance 31st May 2025	**6634.02**	**7,606.29**

These accounts have not been audited but are believed to be an accurate statement of the financial position of the Association as of 31st May 2025 I approve these accounts and confirm I have made available all relevant records.

D.Etchells **Treasurer** **Date: 08.06.2025**



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 2025

TPM Poon **Account Manager Wing Hong Ltd** **Date: 30.07.2025**



Matters arising from Report

None

Election of Committee for the year 2025-26

The following Committee Members were elected

- Jonathan Scott (Chair 2024/25)
- David Etchells (Treasurer 2024/25)
- Nils Clemmetsen (Secretary 2024/25)
- Ian Nelson
- Ben Ponton
- Katherine Crosby
- Ralph Tatt
- David Houpt

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

Annie-Ester Dugini, Ciaran O'Shea and Eileen Strouzer resigned from the Committee during the course of the year.
Aldo Spagnoli died on 22nd June 2025. We remembered him for his enthusiasm, good ideas and his work on social media. He is a big loss to the JRA and the wider Jesmond community.
We thank them for their input.

AOB

Student reps, it was noted that there are no student reps standing for election to the committee. Past student reps have been welcomed, and their presence is felt to be beneficial more representative of the community; Newcastle University Students Union will be approached.

Pavement parking outside Waitrose, this is a problem for pedestrians and especially people in wheelchairs and mobility scooters.

Presentation by Paul Balmont – Ouseburn Way Programme Manager