

STOKESLEY TOWN COUNCIL

A Meeting was held in the Town Hall, Stokesley, on Tuesday
13 August 2019

Present: Cllrs Mike Canavan, Bryn Griffiths, Carol Lewis, David Oxley and Andy Wake.
Clerk – Mrs Julie McLuckie. Sgt Chris Ross.

In accordance with the notice of meeting a public forum session took place from 7.00pm to 7.15pm.

Sgt Ross presented the Police Report. A total of 16 incidents had been received between 6 July and 13 August 2019. Sgt Ross confirmed that the introduction of a CCTV camera in the North Road Play Area would be fully supported and would be extremely beneficial in tackling some of the ongoing problems in this area. Sgt Ross updated members on current initiatives regarding youth work, in particular in the junior school, and that this is having a positive impact. Sgt Ross also confirmed that there had been several drug success stories recently which had resulted in removing a lot of drugs that were due to be delivered to other areas within the Country.

County Cllr Bryn Griffiths advised members that the Tanton Bridge had been granted permission but that the work has been deferred because of bridge damage in other areas following the recent flooding. It is hoped that the work to widen the bridge will still take place this financial year. The work to Station Road should have take place last week, but to date work had not commenced. **RESOLVED** that Cllr Griffiths will seek a progress update from Highways. Cllr Griffiths confirmed that he had secured enough funding to complete at least half of the A172 footpath improvement and it is hoped that this work will take place this financial year.

District Cllr Wake told members that the planning application for the care home development by McCarthy & Stone has been withdrawn. Cllr Wake confirmed that he and Cllr Griffiths had met on site with Officers from HDC regarding the old British Legion

Club. The officers had confirmed that no planning application has been received and that they will be writing to the owners to ask that they undertake some work to improve the property and surrounding area including the recent fence that was installed.

1/13/08/19 NOTICE OF MEETING

The notice convening the meeting was taken as read.

Cllr Canavan expressed the Town Council's sincere sympathy to the family of Malcolm Smallwood. Malcolm had served as a Parish Councillor prior to him taking ill and had been an active and supportive member during his service. His family has kindly set up a fund-raising page for the Town Hall Trust in Malcolm's memory as they acknowledged that he had been very keen to promote and improve the Town Hall during his tenure as Trustee.

2/13/08/19 APOLOGIES FOR ABSENCE

RESOLVED to receive and accept the apologies for absence from Cllrs Ian Blakemore, Chris Johnson, Karen Robinson, Caroline Seymour and Graham Sowerby.

3/13/08/19 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

None declared.

4/13/08/19 MINUTES

RESOLVED that the minutes of the meeting of the Town Council held on 9 July 2019 were agreed and signed as a true record.

5/13/08/19 PLANNING

a. The following Planning Applications were received and reviewed.

Applications Received

19/01314/FUL - 4 Neasham Court – two storey rear extension and internal alterations. **RESOLVED** no objections.

19/00738/FUL – 12 Westlands – new highway crossing and drive. **RESOLVED** no objections but the following observations were made. There is no plan of the current lay-out, section 7 states that hedges will be removed but there is no drawing on the HDC

planning portal. Section 8 states that the proposed works will not affect the current parking arrangements, however the provision of a dropped kerb will affect the current arrangements, permission to install a dropped kerb must be secured from NYCC Highways. This work will also include the removal of the grassed in front of 12 Westlands although this is not stated in the application. Despite these observations' members concluded that the benefits of providing a parking space outweighed them.

19/01409/ADV - Co-op, Springfield – installation of 1no illuminated fascia sign, 1no non illuminated fascia sign and 2no non illuminated other signs. **RESOLVED** the council would like reassurance that this is a like for like replacement as there are no diagrams e.g. not going from non-illuminated to illuminated signs. Also, requested that a condition be applied regarding the cutting back of the foliage to the HDC car park to stipulate that although it must be trimmed as necessary but that a suitable amount of foliage be retained to keep the existing character of this area when viewed from Springfield and Stokesley Motors roundabout. The Town Council does object to the provision of 5 banner frames located behind the foliage – this is a specific significant increase in advertising when none currently exists.

19/01486/FUL – 29 Queens Drive – Demolition of existing garage and construction of a single storey extension to side and rear of house. **RESOLVED** no objections.

19/01459/FUL – Greenacres, 27 Levenside – Internal alterations and rebuild single storey extension with small two storey extension to the annexe and a single storey extension to the garage together with rebuilding a section of garden wall. **RESOLVED** to object because this annexe is being increasingly developed over time.

The additional area on the second floor is achieved by increasing the height of the building to the north, i.e. towards Levenside. This will impact on the local street scene along Levenside. The HDC appraisal of the Stokesley Conservation Area (in which this property is located) notes with reference to Levenside that 'the character of the individual buildings is of less importance than the general wide sweep of the river and its setting, the buildings and large trees forming an important framework for the views.' The proposed provision of glazed units protected by opening shutters to replace the current garage doors on the northern elevation immediately abutting the Manorial Land on Levenside significantly changes the character of this elevation and is inconsistent with the principles of the Conservation Area. Similarly, the addition of rooflights to both elevations would be clearly visible from public space on Levenside.

19/01464/FUL – 33A Levenside – Replacement of all windows and doors to dwellinghouse. **RESOLVED** no objections.

19/01504/FUL – 24 Northfield Drive – Construction of a single storey rear extension and internal alterations. **RESOLVED** no objections.

19/01563/FUL – 6 Malvern Drive – Construction of ground floor infill extension to front elevation. **RESOLVED** no objections.

19/01544/FUL -Land North East of Stokesley Leisure Centre – construction of ten, three bed dormer bungalows (8 x semi - detached and 2x detached) with associated roads and car parking. **RESOLVED** to object. This site was submitted in the call for sites in the initial stage of the recent development of the emerging Local Development Plan. The assessment of the submission noted that the site:

- Is within a mineral safeguarding area for sand and gravel
- Is within the green infrastructure corridor
- Is prominent due to its open nature and therefore development of the site would have an impact on the character at this location, which is adjacent to a major roundabout on the Stokesley by-pass road.
- Is susceptible to surface water flooding in two areas
- Is currently within Flood Zone 2, but could potentially increase to Flood Zone 3 in future due to climate change
- Will require works to improve the existing major road and extend existing footway / street lighting to serve the site.

The assessment concluded that the site is within Flood Zone 2 and is susceptible to surface water flooding. That as there is other land within Flood Zone 1 available this site is not a preferred site. Therefore, it has been excluded from the draft allocation of sites in Stokesley in the recently published draft Local Plan. This is against the background that there is five-year supply of housing from allocated sites in both the district and Stokesley sub-area.

It is noted that the proposed development based on the provision of bungalows, albeit of 1 and half storeys with dormer windows to the upper floor, would mitigate the impact on the character of the site compared with houses it is nevertheless considered the impact would be unacceptable as the rear elevations of four of the bungalows would face the roundabout or A172 approach to it. There are no buildings of any type immediately adjacent to this roundabout whose approaches are characterised by open fields. The Landscape and Visual Assessment notes in Paragraph 3.30 that ‘to the east [of Stokesley town centre] an open aspect survives well and is important on the approach to the town’. Paragraph 4.23 notes ‘The B1365 and A172, and the recreational open space that straddles the latter, form a firm settlement boundary to the east of Stokesley. Development beyond these areas would feel separate and remote from the town centre and is likely to integrate poorly in townscape terms.’

The size of the proposed bungalows does not address the shortage of smaller 2 bed roomed bungalows in the Stokesley area to meet the requirements of older people who wish to downsize.

The need to provide significant lengths of 2 metres high acoustic barriers to the rear gardens of the properties adjacent to the roundabout, A172 and B1257 further compound the adverse visual impact on the street scene.

Additionally, the proposed development is outside the development limits of Stokesley. The site is poorly connected with Stokesley Town Centre. Using the main exit from the site would require pedestrians to cross the carriageway of the busy A172 at a five-arm roundabout where the national 60mph speed limit applies and both the B1257 and A173 to access outbound bus services.

The offer of 'residual' land as Payment in Kind for the Community Infrastructure Levy is not considered acceptable.

Turning to the detail of the application,

- The proposed use of slate is not consistent with the predominant use of pantiles as roof coverings in the local area. The design of all the bungalows to (apparently) a similar height is not consistent with the varied roof heights that are characteristic of the town centre. This is despite the claim in the Design and Access Statement that the design of the bungalows 'will be in the local vernacular'.
- Whilst the documentation states that a swept path analysis has been carried out for waste collection lorry, I believe that there is no similar analysis provided to demonstrate that the parking provision for all bungalows avoids the need for a car to reverse over an extended length of roadway. Property 4 appears to be the potential worst case. The safety of the parking provision at Property 1 so close to the site entrance requires investigation to confirm its acceptability in highway safety terms.
- The baseline Visual Resource fails to consider as a visual receptor the traffic on the five-arm roundabout immediately adjacent to the north-west of the site where traffic is NOT passing at 'some speed' (as is stated for the other roads passing the site)

There are a number of inconsistencies in the documents submitted with the application:

- Highway statement based on 8 dwellings, but application is for 10 dwellings.
- In the Design and Access Statement
 - Page 11 states 'the wider surrounding area is made up of recent residential properties. The surrounding area has few residential properties and is characterised by the provision of sports facilities, primarily cricket and football pitches, tennis courts and a bowling green.'

- Page 14 states ‘this is an opportunity to remove a bad neighbour use’ and that ‘the reapplication is to take into account design issues and access proposals’. No evidence is provided that the current open field previously used as agricultural grazing land is a ‘bad neighbour use’ nor that this is a re-application – presumably these items of text refer to another site.
- Page 41 incorrectly states there is a bus stop on Station Road
- The environmental assessment mentions ‘if the proposed garages are located in areas which provide screening to the roads then this will assist in reducing the noise from road traffic noise at the closest facades to the roads’ – but none are included in the application.
- The final page of the Viability Assessment mentions 6 market houses on the application site – but the application is for 10 dwellings.

A further query relates to:

- The size of the site in the Call for Sites analysis is given as 0.63ha, but in the application is given as 0.49ha. Which Figure is correct? If the larger area does this have an implication on the provision of affordable housing on the site?

Applications Granted

19/00632/FUL - 5 The Stripe – replace the defective timber front door to the property with a modern composite style door.

19/01023/FUL - Trevithick House 24 The Stripe – construction of a single storey flat roof extension and single storey extension to garage.

19/00417/ADV – 2 High Street – Retrospective advertisement consent for replacement of existing signage.

19/01104/LBC – 2 High Street - Retention of Listed Building Consent for replacement of external signage.

19/00931/ADV – Bridge View, 9 East End – Application for advertisement consent to display 2no non illuminated fascia signs, 1no non illuminated projecting / hanging sign and 3no other non-illuminated signs.

19/01137/FUL – Strikes Garden Centre – Proposed electrical substation.

19/00816/LBC – HSBC 25 High Street – Listed building consent for internal alterations to facilitate conversion of first and second floors from offices to 2 No. residential units.

19/01014/FUL – HSBC 25 High Street – Change of use of first and second floors from offices to 2no. apartments. A new access door to the front elevation.

19/01236/LBC – 36 High Street – Listed building consent to replace the existing fascia sign.

19/01235/ADV – 36 High Street – Advertisement consent for 1 fascia sign.

b. Planning and Development Issues.

RESOLVED that the update from the HDC Enforcement Officer circulated on 13.8.19 be received. **RESOLVED** that the Clerk produce a report outlining various questions that the Town Council has raised over recent months and to highlight areas of concern. In addition, members asked our District Cllrs to arrange a meeting with the relevant HDC officers to discuss these issues.

6/13/08/19 REVIEW OF ACTIONS FROM LAST MEETING

See the attached Appendix 1.

7/13/08/19 FINANCIAL STATEMENTS

1. **RESOLVED** to agree the financial statements for July 2019.
2. **RESOLVED** that the payments made during July 2019 totalling £10713.89 were agreed.
3. **RESOLVED** that the Town Council and Manorial Lands Trust Investment Reports for the period 31 March 2019 to 30 June 2019 be received.

8/13/08/19 MATTERS FOR DISCUSSION

Town Council

1. Strategic Objectives for 2019/20 – **RESOLVED** that the Cobbles and Parking objective would be the responsibility of the Parking Working Group, the River Leven Project has its own Working Group and it was agreed that Working Groups should be established for the 'Development of Stokesley as a Gateway to the North York Moors and one for the Electrical Vehicle Charging Points.
 - a. Cobbles – No further update.

- b. Parking – **RESOLVED** that a Parking Working Group would be arranged as soon as the advice was received from Scarborough Borough Council regarding the proposal to introduce a Parking Order.
 - c. River Leven Project – the working group had met on 5 August and Cllr Oxley continues to progress the design proposal and to try and contact the Environment agency. Following concerns raised regarding the fencing along the riverside Cllr Oxley had carried out a full review and confirmed that there are several posts that need urgent replacement. **RESOLVED** that Cllr Oxley would arrange to meet with Nobles Fencing to secure a quote to replace the full stretch of fencing and to also seek advice on how best to protect the posts from the strimming machines which are the main cause of the damage.
 - d. Developing Stokesley as a Gateway to the North York Moors – The Clerk confirmed that HDC had expressed their support of this objective and would like to be involved. **RESOLVED** it was noted that the Clerk had contacted both North York Moors National Park and Welcome to Yorkshire to seek their support of this initiative. North York Moors NP had confirmed that they were supportive and would provide further advice in due course. No response received from Welcome to Yorkshire to date.
 - e. Electrical Vehicle Charging Points – **RESOLVED** it was noted that the Clerk had contacted HDC to request advice regarding the installation of charging points and is awaiting a response.
2. Town Council Surgery – Cllrs Canavan and Johnson hosted the TC Surgery on Saturday 3 August 2019. Two residents attended and raised the following concerns:
- a. Streetlight removed from the path in front of 27 Riverslea – queried why it had been removed and if it would be reinstated. Also questioned why all the streetlights had not been changed to LED. The Clerk had received confirmation from NYCC that the streetlight had been removed following damage to it by a car and it would be reinstated. The remainder of the lights would be changed to LED in due course.
 - b. Raised concerns about the number of empty properties on the High Street and the impact this would have on the vitality of the High Street. An update was provided regarding some of the empty properties and reassurance given that the Town Council continues to support the HDC Vibrant Market Towns initiative. The boarded-up window of the Red House flats building has been reported to HDC Enforcement.
3. **RESOLVED** that the Town WiFi Usage Report for Quarter 2 circulated on 27.7.19 be received.

4. **RESOLVED** that the damage report to the paving around the bench on the North Road junction circulated on 6.8.19 be received. It was agreed that the tree would have to be removed and replaced with a more suitable species whose roots grown down rather than out and that the paving would have to be repaired. The Clerk would secure quotes for the work.
5. Office Cooling System – during the recent warm weather it was acknowledged that both the Main Hall and the Clerk’s office were extremely hot. Cllr Oxley is looking at possible solutions to cool the Main Hall, but it was agreed to look at the cost of purchasing a standalone cooling unit for the Clerk’s office. **RESOLVED** that a cooling unit can be purchased up to a maximum cost of £150.
6. Grass cutting – Cllr Wake expressed his concern regarding the level of service been received from the contractor, in particular the fact that the strimming is not taking place at the same time as the grass is cut. **RESOLVED** that the Clerk would speak with the contractor to ensure he carries out the strimming at the same time as the cutting.
7. CCTV Update – Cllrs Griffiths and Wake had met with the Guide and Scout Association to discuss the proposal to install a CCTV camera in the Play Area and if possible, for it to be mounted onto their building. They had confirmed their support of the installation of CCTV camera(s) but that they were not happy for it be placed on their building but would be happy for a pole to be erected on their plot of land if necessary. **RESOLVED** that the Clerk would arrange to meet with the contractor to discuss options around installing a stand-alone pole for the camera and to secure a new quote for this work for members to consider.
8. North Road Play Park Bins – the Clerk had submitted a report to members advising them of the continuous damage to the bins in the Play Park and that three of them were now in a very poor state of repair. **RESOLVED** to purchase three new bins to replace the damaged ones, this had been included in the budget for this year. The Clerk had discussed the installation of them with our contractor who would ensure they were secured in a more robust way to try and prevent the damage in the future.
9. Street Café Licences Update – the Clerk has asked NYCC to commence removal of street furniture for anyone who does not have an appropriate licence. This follows a letter drop over 7 weeks ago advising them that they had to apply for the appropriate licence or enforcement procedures would commence. NYCC are seeking Legal Advice on how to do this.
10. Riverslea /Riversdene Spine Path Bollards / Access – **RESOLVED** to arrange for two bollards to be reinstated with the more robust approach as one had to be earlier in the year following damage. It was also agreed that the caravan could be returned to a resident’s garden as long as no vehicle is used.
11. Press Release Approval – none received.

Committees and Working Groups

1. **RESOLVED** that the feedback from the Homecoming Events held on 19 and 20 July 2019 be received. It was concluded that the event had been a great success and had promoted Stokesley in a positive light and had provided residents and hopefully visitors some valuable historical information. Cllr Canavan stated that he felt we missed an opportunity to promote use of the Town Hall and Manorial Lands on Levenside and also that the Town Council logo should have been included.
2. **RESOLVED** that the notes from the meeting between Stokesley Town Council and Stokesley Police held on 24 July 2019 circulated on 5.8.19 be received.
3. Communications and Events Committee – unfortunately it had not been possible to arrange a formal meeting of this committee due to annual leave. An informal meeting had taken place to discuss the Food Fest which is scheduled to take place between 11 and 13 October 2019 as we do require some urgent decisions. **RESOLVED** that the kitchen required for the food demonstration day on Saturday 12 October 2019 be agreed as per the quote received. The Clerk confirmed that this would cost £1520 (excluding VAT) but that Quorn had agreed to sponsor £1000 of this cost. It was also agreed to go ahead with the Design and Artwork costs of £185 and to order a 6ft x 2ft banner to be displayed on the Town Hall asap at a cost of £50.

North Yorkshire County Council

Nothing received.

Hambleton District Council

1. **RESOLVED** that the following Local Plan consultation document notices provided by HDC be received. It was agreed that the Clerk would ask all members to submit any comments to her for collation and that the Town Council would meet in advance of the next Town Council meeting on 10 September 2019 to finalise a response.
 - a. Publication Draft – consultation closing date 17.9.19
 - b. Local Green Space Assessment – consultation closing date 17.9.19
 - c. Infrastructure Delivery Plan – consultation closing date 17.9.19
 - d. Sustainability Appraisal – consultation closing date 17.9.19
2. **RESOLVED** that the Local Plan Statement of Representations Procedure circulated on 6.8.19 be received.

Police

1. The Police Report had been circulated and presented in the public session.

YLCA

1. **RESOLVED** that the NALC Chief Executives Bulletins be received.
2. **RESOLVED** that the White Rose Update – July 2019 circulated on 31.7.19 be received.
3. **RESOLVED** that the information regarding the YLCA One Day Conference – Showcase What Your Council Has Done / Achieved circulated on 18.7.19 be received.
4. **RESOLVED** that the YLCA One day conference and YLCA 75th Anniversary Celebration information circulated on 2.8.19 be received.

Correspondence/Complaints received

1. **RESOLVED** that the complaint regarding the footpath between Northfield Close and North Road circulated on 29.7.19 be received. The Clerk would contact HDC to try and establish the designation of this land. The Clerk would report the overgrown footpath to NYCC as it is impeding onto the public footpath.
2. **RESOLVED** that the request for a Memorial Bench on the Levenside circulated on 30.7.19 be received. It was agreed that a bench could be installed between the footbridge and watersplash. The exact location to be agreed with the residents and they are to be made aware that dependent on the River Leven Project that there may be a requirement to move it at some point although in this location it is unlikely.

Items tabled for information

No items received.

The meeting closed at 9.35 pm.

Town Council Meeting Actions

Minute No. Date Agreed	Task	Lead Councillor	Responsible Committee	Expected date for completion	Status
11/13/06/17	Cobbles – to obtain a quote for repairs to the cobbles outside Natural Heat.	Clerk	Town Council		Meeting took place with the contractor on 11.2.18 who agreed to provide quotes – awaiting response. The Clerk continues to chase for response. It was agreed to carry out temporary repairs to areas identified with a view to repairs taking place when the cobble refurbishment programme is agreed. Ongoing.
09/01/18 Police Report	CCTV – proposal by HDC to install a camera on Silver Street. Clerk to discuss the proposal and to see if the camera could also cover the Play Park.	Clerk	Town Council		Following the meeting with the Scouts it was concluded that a new quote should be obtained to mount the camera on a stand-alone pole. The Clerk & Cllr Griffiths had met with the provider and a revised quote has been circulated for consideration. A quote for the electric work has also been circulated from NYCC. Ongoing.
8/12/06/18 1.b.	Parking – negotiations to commence with NYCC on how to implement a trial traffic regulation order in College Square	Cllr Griffiths	Parking Working Group		The Clerk had met with Scarborough BC to discuss the options regarding parking enforcement in College Square. The Scarborough officer was seeking confirmation from their legal team that a Town Council can introduce a Parking Order. If this is agreed then we can negotiate the enforcement contract with Scarborough BC. Ongoing.

8/12/06/18 1.d.	S106 Funds – to review the current list and resubmit to HDC	Clerk	Town Council	11/6/19	The Clerk was asked to confirm with HDC if the projects they had included were still outstanding – awaiting a response. Ongoing.
5/13/11/18 c. 14/5/19 update	Millies Paddock – response received. The Clerk would write to the Chief Executive to confirm the questions previously raised and request a response.	Clerk	Town Council	11/6/19	E-mail sent on 5.6.19 – response received on 18.6.19. Cllr Canavan would submit a personal complaint to the Ombudsman. Ongoing.
12/2/19 County Update	Highways issues – Cllr Griffiths had reported the dip on Station Road to Area 2.	Cllr Griffiths	Town Council	11/6/19	Station Road was examined by Northumbrian Water who advised that it was nothing to do with the culvert so it was now back with NYCC. Ongoing.
8/09/07/19	Speed Watch – agreed to request volunteers in the Market Place then progress	Cllr Wake	Town Council		Ongoing.
8/09/07/19 Comms & WGs	CIL Funds – Clerk to obtain quotes for market signs and vehicle charging points.	Clerk	Town Council		Ongoing.