

## STOKESLEY TOWN COUNCIL

A Meeting was held in the Town Hall, Stokesley, on Tuesday  
14 January 2020

**Present:** Cllrs Mike Canavan, Sean Carey (arrived at 7.30 pm), Bryn Griffiths, Christopher Johnson, Nigel Johnson, David Oxley, Karen Robinson, Graham Sowerby and Andy Wake.

Clerk – Mrs Julie McLuckie. D&S Reporter – Mr Keith Turland and two Police Officers.

*The Chairman welcomed Cllr Nigel Johnson to this his first meeting since he was co-opted in December.*

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

The Police presented their report. A total of 34 incidents had been reported between 10 December 2019 and 12 January 2020. The police confirmed that they had done a leaflet drop asking the community for assistance in relation to reporting drug use, this includes an e-mail address which enables people to report anonymously. Three new PCSOs are due to join the team, one who has already started, one in March and one in June.

District Cllr's Griffiths and Wake confirmed that they continue to push for the old North Road Club site to be addressed. It had been expected that a demolition notice would be submitted by the owner, but this has not been the case. HDC Officers are now considering the next course of action.

Cllrs Griffiths and Wake had attended a Vibrant Market Towns seminar in their role as District Councillors. Following this meeting they discussed the proposal that Stokesley become a gateway to the North York Moors with Mr Cole from HDC. **RESOLVED** to arrange a meeting with Mr Cole from HDC and Council members to discuss options around promoting Stokesley as a gateway to the North York Moors.

District Cllr Griffiths advised Members that there was a proposal to build a crematorium near to Thirsk as there is currently no crematorium in the District. Plans were developing and more information would be shared in due course.

County Cllr Griffiths told members that County are currently consulting carrying out budget consultation but that this was proving difficult due to the lack of information from the Government.

Cllr Griffiths was due to meet with a County Council Officer on Friday to look at several concerns across Stokesley, including, North Road, Station Road, High Street and would report back following the meeting.

Cllr Griffiths confirmed that he has requested site of the road condition reports for both Great Broughton High Street (which is due to have some surface repairs) and North Road so he could understand why Great Broughton was getting repaired and North Road is not.

#### **1/14/01/20 NOTICE OF MEETING**

The notice convening the meeting was taken as read.

#### **2/14/01/20 APOLOGIES FOR ABSENCE**

**RESOLVED** to receive and accept the apologies for absence from Cllrs Ian Blakemore and Carol Lewis.

#### **3/14/01/20 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA**

None declared.

#### **4/14/01/20 MINUTES**

**RESOLVED** that the minutes of the meeting of the Town Council held on 10 December 2019 were agreed and signed as a true record.

## **5/14/01/20 PLANNING**

a. The following Planning Applications were received and reviewed.

### Applications Received

**19/02325/TPO – Springfield House** – Works to 7 trees covered by Tree Preservation Order 2004/07. **RESOLVED** No objections.

**19/02452/FUL – Tanton Grange** – Replacement of existing dwelling and outbuilding and construction of replacement dwelling and garage. **RESOLVED** to object to the current application for the following reasons / comments:

Looking specifically at this site, it is in a non-sustainable location, located some distance from the main built form of Stokesley, with no footpath links to the town centre and no access to public transport within a reasonable walking distance. Therefore, to secure approval this application should be able to demonstrate its benefits by exception.

The application makes a number of statements but fails to provide the factual information which would enable their effective assessment. Examples include:

- The lack of provision of floor plans of the buildings to be demolished, only photographs of the main dwelling and outbuilding. This means it is difficult to consider both the size and impact of the proposed new buildings compared with the existing buildings.
- It is claimed that the proposed new dwelling is of a similar scale to the existing dwelling, but this lacks substantiation as the supporting documents appear to indicate that both the dwelling itself (e.g. 4 bedrooms plus office etc) is significantly bigger than the dwelling to be demolished. The application fails to demonstrate clearly that there would be only a 'modest increase in floor area' with the replacement dwelling. Additionally, the provision of an enlarged garden means that the proposed curtilage is larger than at present.
- The application says some existing farm buildings and associated facilities are to be demolished, but these are not clearly specified on the plans.

- The comment is made that the existing dwelling 'is not particularly energy efficient' but no documentary evidence is provided to support this, despite some emphasis being given to this element of the application in the planning assessment paragraph.

Policy DP9 of the current HDC LPF DPD notes that 'development may be supported as an exception to the general location strategy which focuses on the settlement hierarchy where it relates to activities that need to be located in the countryside (e.g. agricultural workers dwellings). For the same applicant a substantial dwelling on the wider Tanton Grange Farm site has recently been completed (Ref 15/02845/CLP) which has an agricultural occupancy condition placed on it. The current application fails to demonstrate the need for a further such substantial dwelling on the Tanton Grange Farm site to support the agricultural activities on the site. Indeed, looking at the history of the two applications it would appear that the previous owner of the farm chose to develop a dwelling at the location of the current application instead of the 15/02845/CLP site. Approval of the current application would provide for the progressive development of executive sized dwellings on this site.

No site contamination statement has been provided. Given part of the proposed development site is located on land previously used for agricultural purposes, confirmation of the absence of any contamination is considered necessary.

From examination of Google satellite maps, the proposed development would appear to include the removal of some trees, but the application is silent on this matter. Given the location, it is considered an ecological survey is required to support the application. This requirement is underlined by the proposed garage being located in land to the east of the main dwelling, away from the existing buildings.

It is also noted that Form FDA 1 has been only partially completed and that in the Supplementary Planning Information, it would appear that the proposed development should be correctly classified as a Self-Build / Custom Build dwelling, not Market Housing.

If contrary to the above objections, approval is given for a dwelling on this site then it is requested that an agricultural occupancy condition be placed on the dwelling.

**19/02467/FUL – 16 Levenside** – Installation of a sky dish to the rear of the dwellings. **RESOLVED** No objections subject to confirmation that it is for Option A that the application is being made and that it can be clearly demonstrated that the dish will not be visible from Levenside, including the drying ground.

#### Applications Granted

**19/02163/FUL – 10 Copsewood Walk** – Proposed construction of a single storey side extension.

**19/02094/TPO – Showfield Car Park** – Works to a tree with a Tree Preservation Order (1963/22). Felling of a horse chestnut tree.

**19/0223/FUL – 47 Malvern Drive** – Single storey rear and side extension to property. First revision of previously approved application 19/00448/FUL – construction of single storey extension to side and rear of dwelling.

**19/02222/FUL – 5 College Square** – Replace timber windows to front elevation to traditional designs.

**19/02362/TPO – St Josephs Presbytery** – Works to tree subject to a tree preservation order 2018/05.

- b. Planning and Development Issues. **RESOLVED** to receive the update reports from HDC Enforcement circulated on 14.1.20. The Clerk would ask HDC Planning to update the Enforcement Planning Spreadsheet to only show properties in Stokesley.

#### **6/14/01/20 REVIEW OF ACTIONS FROM LAST MEETING**

See the attached Appendix 1.

#### **7/14/01/20 FINANCIAL STATEMENTS**

1. **RESOLVED** to agree the financial statements for December 2019.
2. **RESOLVED** that the payments made during December 2019 totalling £31490.52 were agreed.
3. The draft budget for 2020/21 agreed at the Town Council meeting on 10 December 2019 was reviewed following notification that the National Wage would increase from £8.21 per hour to £8.72 per hour from 1 April 2020 which equates to a 6.2% increase. **RESOLVED** that the budget agreed by the Town Council at its meeting on 10 December 2019 would remain.
4. The Town Council had agreed to increase the level of precept by £3k from £132k to £135k at their meeting on 10 December 2019. However, following receipt of the information regarding the Council Tax Base Figures Cllr Canavan had circulated information on the impact of the additional properties in Stokesley and based on this information recommended that the

Stokesley Town Council precept be increased to £138k. **RESOLVED** that the Stokesley Town Council precept be increased by £6k from £132k to £138k for the financial year 2020/21 with the caveat that this was subject to confirmation that the Council Tax Base figures provided were correct.

## **8/14/01/20 MATTERS FOR DISCUSSION**

### Town Council

1. Strategic Objectives for 2019/20.
  - a. Cobbles – Cllr Canavan was busy drafting a response to the Solicitors detailing the Traffic Regulation Orders (TRO) requirements. **RESOLVED** to arrange a meeting of the Parking Working Group to confirm the report and to progress handing the cobbles over before April.
  - b. Parking – **RESOLVED** to arrange a meeting of the Parking Working Group.
  - c. River Leven Project – Cllr Oxley confirmed that two bids have been received and two had opted out of providing a quote. **RESOLVED** to arrange a meeting with both of the bidders to discuss their submissions in more detail.
  - d. Developing Stokesley as a Gateway to the North York Moors – **RESOLVED** to arrange a meeting with Mr Cole from HDC.
  - e. Electrical Vehicle Charging Points – Cllr Blakemore is arranging to meet with Hambleton District Council Officers to discuss their proposals and would report back.
2. Town Council Surgery – no one attended.
3. Climate Control – **RESOLVED** to defer this item to the next meeting as Cllr Blakemore was attending a meeting of this group tonight so he could gather further information and report back.
4. Town Wifi – **RESOLVED** to receive the Q3 Usage Report circulated on 7.1.20.
5. Annual Hedge Maintenance Service Level Agreement – Cllr Canavan had circulated an e-mail seeking clarification on some of the areas detailed within the agreement. **RESOLVED** that the Open Spaces & Footpaths Committee would review the proposal and highlight the areas for maintenance on a map ensuring that those with the agreement are the responsibility of the Town Council.
6. Cemetery Verge – Cllr Griffiths confirmed that this is one of the areas he will show the County Council Officer on Friday. **RESOLVED** to discuss the concerns with the Stokesley Parish Church to see if a joint solution could be established.

7. Press Releases Approval – Mr Turland from the D&S asked that when providing pictures for newspaper articles that they be in jpeg form and at least 1mb otherwise the print quality is poor or means that the picture is very small. Cllr Canavan advised members that the Market Place newsletter deadline was the coming weekend and any articles need to be with him by Friday 17 January 2020. Several Councillors had been contacted by Radio Tees requesting that they be interviewed. **RESOLVED** that any approaches be directed through the Clerk who would then liaise with the most appropriate Councillor regarding providing any interviews.

#### Committees and Working Groups

1. **RESOLVED** that the feedback from the River Leven Working Group who met on 16 December 2019 be received.
2. **RESOLVED** that Cllr Nigel Johnson be appointed to Open Spaces & Footpaths Committee, Employment Committee, Communications & Events Committee, Planning Committee and the Parking Working Group.

#### North Yorkshire County Council

1. **RESOLVED** that the response to our request for the Urban Grass Cutting Payments to be increased for 2020/21 circulated on 23.12.19 be received. The Clerk was asked to ascertain from NYCC how much they pay their Urban Grass Cutting Contractor and report back to members.
2. **RESOLVED** that the correspondence to be circulated to residents regarding the Bridge Widening Works at Tanton Bridge scheduled to commence on 20 January 2020 for a period of 20 weeks circulated on 7.1.20 be received.
3. **RESOLVED** that the response regarding the Thirsk Road Traffic Calming circulated on 8.1.20 be received. Cllr Griffiths would also discuss this issue with the County Council Officer at their meeting. The Clerk would also include it as an Agenda item for the next quarterly police meeting.

#### Hambleton District Council

No items received.

#### Police

1. The Police Report had been circulated and discussed in the Public Session.

## YLCA

1. **RESOLVED** that the NALC Chief Executives Bulletins be received.
2. **RESOLVED** that the White Rose Update – December 2019 circulated on 16.12.19 be received.
3. **RESOLVED** that the Home Office Consultation: Strengthening Police Powers to Tackle Unauthorised Encampments circulated on 10.12.19 be received. The Clerk would write to confirm support of the proposals.

## Correspondence/Complaints received

1. **RESOLVED** that the Stokesley Flood Alleviation Scheme information regarding a meeting scheduled to take place on Friday 31 January 2020 circulated on 16.12.19 be received.
2. **RESOLVED** that the Grant Application Form from the Climate Action Stokesley and Villages Group requesting £200 towards the costs of meeting room hire, printing leaflets and promotional materials for events circulated on 12.12.19 be received. It was agreed to donate the £200 as requested from S137 Funds.
3. **RESOLVED** that the response from Major Ralph MM, asking to meet with a Council representative as an Armed Forces Champion circulated on 18.12.19 be received. Cllr Wake agreed to be the Armed Forces Champion.
4. **RESOLVED** that the thank you from Zoe's Place for the donation from Stokesley Sparkle Event circulated on 23.12.19 be received.
5. **RESOLVED** that the correspondence from residents of West Green regarding the Parking circulated on 6.1.20 be received. It was agreed to carry out a resident's consultation to ask if they wanted the West Green car park to remain as is or if they would prefer it to be marked out as per the map previously circulated. This survey would be for guidance purposes only and the Town Council would then make a final decision.

## Items tabled for information

No items received.

The meeting closed at 8.30 pm.

### Town Council Meeting Actions

Minute No. Date Agreed	Task	Lead Councillor	Responsible Committee	Expected date for completion	Status
09/01/18 Police Report	CCTV – camera in the Play Park.	Clerk	Town Council		The pole and electrics and camera are now installed and we are just waiting for confirmation from HDC that it is working. <b>Ongoing.</b>
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. <b>Ongoing.</b>
8/09/07/19 Comms & WGs	CIL Funds – Clerk to obtain quotes for market signs and vehicle charging points.	Clerk	Town Council		<b>Ongoing.</b>
8/12/11/19 3.	Town Hall Clock – to arrange repair and if this does not work to look to purchase a new one.	Clerk	Town Council		<b>Ongoing</b>

8/12/11/19 5.	NYCC NY net Fibre Broadband Roll Out – to see if the Town Hall can be included as one of the buildings to receive Fibre Broadband as it houses the Town Wi-fi and is used by a lot of people.	Cllr Griffiths	Town Council		Awaiting a response. <b>Ongoing.</b>
8/14/01/19 Correspondence 5.	West Green Parking – to conduct a survey or residents regarding marking out the parking bays	Clerk	Town Council		The Clerk has circulated the proposed questionnaire and is awaiting responses. <b>Ongoing.</b>