

## STOKESLEY TOWN COUNCIL

The Meeting of the Town Council was held on Monday 10 November 2025 at 7 pm  
in Stokesley Town Hall

**Present:** Cllrs Mike Canavan, Sean Carey (arrived at 7.35pm), David Cook, Bryn Griffiths, Chris Johnson, David Oxley (arrived at 8.10pm), Graham Sowerby and Gary Yuille.

Town Clerk – Mrs Julie McLuckie and 6 residents.

***In accordance with the notice of meeting a public forum session took place from 7pm to 7.15pm.***

Two representatives from Stokesley Area Imagination Library (SAIL) provided further information about this new charity which aims to provide children aged 0 to 5 with reading books. Parents would be offered the opportunity to sign up to the scheme which would see a book delivered once a month to each child up to the age of 5 years old. The cost is £26 per child, per year. This is part of the bigger charity scheme the ‘Dolly Parton Imagination Library’ and they will be supported by this charity. **RESOLVED** that Members would consider their S137 grant application and confirm their decision.

Representation was made by the residents who live adjacent to the land owned by the Catholic Church which had recently been advertised for sale. Despite the land now been removed from the land agency website the residents are concerned that this area of land may be sold for development and asked for the support of the Town Council in their application for this land to be registered as an asset of community value. **RESOLVED** that the residents were asked to send a copy of their application to the Clerk so the Town Council can review and consider the reasons provided to establish if it meets the requirements to become an asset of community value.

**North Yorkshire Council (NYC)** – Cllr Griffiths informed members that a meeting had taken place with a North Yorkshire Council Planning Officer and Cllr Canavan to discuss the ongoing issues with the Millbry Hill development. In particular the removal of the historical window without permission. The Planning Officer agreed that this was an Enforcement issue and agreed to hand this along with several other areas of concern to them for action. Litter Bins - Cllr Griffiths confirmed that he had provided street scene with a map identifying where the bin that had been removed from the Riverslea / Riversdene estate should now be sited. Cllr Canavan confirmed that since its removal, poo bags have been left on the grassed area where the bin used to be which clearly shows that there is a need for a dog litter bin in this area. Street scene has also removed a bin from Malvern Drive and Cllr Griffiths was asked to request that this gets reinstated.

Banking Hub – Cllrs Griffiths and Johnson attended the Area Committee meeting to put forward the case for Stokesley to have a banking hub. The Area Committee were supportive and appreciated that since the last survey took place Stokesley has lost Santander and now has no external ATM. It was agreed that they would liaise with Yarm who are currently in the process of introducing a banking hub and they would provide the information on who the Town Council need to contact. Neighbouring Parishes will also be asked to consider supporting this proposal. **RESOLVED** that Cllr Griffiths will liaise with the Area Committee to

obtain the contact information and to receive the feedback following their discussions with Yarm.

Stokesley Grange Estate – Cllr Griffiths is continuing to support the residents on the Stokesley Grange Estate to try and ensure the roads etc are adopted and that Taylor Wimpey maintains the site appropriately.

Signs on Stokesley Motors Roundabout – Cllr Canavan identified that permanent signage has been erected on the railings at Stokesley Motors roundabout. **RESOLVED** that the Clerk would inform NYC of this sign and ask that they undertake a survey of the Town as several unauthorised signs are now appearing.

#### **1/10/11/25 NOTICE OF MEETING**

**RESOLVED** that the public notice of the meeting had been provided in accordance with Schedule 12, paragraph 10(2) of the Local Government Act 1972.

#### **2/10/11/25 APOLOGIES FOR ABSENCE**

1. **RESOLVED** that the apologies for absence from Cllrs Atkinson, Craster and Dell-Price be received.
2. **RESOLVED** that the reasons for absence provided be agreed.

#### **3/10/11/25 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA**

**None declared.**

#### **4/10/11/25 MINUTES**

**RESOLVED** that the minutes of the Town Council meeting held on 14 October 2025 be agreed and signed as a true record.

#### **5/10/11/25 PLANNING**

1. The following Planning Applications were received and reviewed. **RESOLVED** to confirm approval of all the comments submitted as detailed.

***Cllr Griffiths as a member of NYC Planning Committee observes and offers advice only regarding planning applications discussed.***

#### Applications Received

**ZB25/01768/FUL – Millbry Hill, 47 Levenside** – Application for Planning permission: Siting of a shipping container to be used for retail (Class E) purposes. **RESOLVED** that Stokesley Town Council object based on the following. This retrospective application covers the siting of a 40ft shipping container on an area of the car park in close proximity to the Grade II listed Union Mill, and the relocation of an existing wooden outbuilding from its previous location. The planning history relating to this wooden outbuilding is uncertain. From the drawing provided it is unclear if the proposal also includes the provision of seating, in the form of tables and chairs, and planters on other areas of the car park. From the information provided in the supporting documents to the application, it is evident that the red line boundary has been drawn too tightly with respect to the proposals in the application, in that it covers only the location of the shipping container. It should also cover the area now occupied by the, to date, unapproved relocation of the outbuilding. However, to accommodate the container would require the relocation of the wooden outbuilding. This outbuilding is shown in three different locations in the supporting documentation to the application. The letter dated 16 September 2025 in support of the application is not self-consistent with regards to the

position of the outbuilding. In Photo 1 on Page 4 of the document it is shown close to the extension, whilst in Photo 1 on Page 1 it is shown further away from the extension. Finally, on the block plan it is shown close to the blue line boundary related to the application, in front of 4 Leven Mews. This latter position matches where the outbuilding is currently located. The current positioning of this outbuilding leads to a significant loss of amenity to the resident of 4 Leven Mews through loss of daylight. The proposed siting of the combination of the shipping container and the outbuilding leads to a loss of car parking spaces in the area between the Union Mill and 1 to 4 Leven Mews. The remaining provision of car parking, taken with other current developments within 'the blue-line' ownership of Millbry Hill, requires re-assessment to ensure guidelines are met for the proposed combined retail, office and residential facilities. The assertion in the letter of 16 September 2025 that the location of the siting of the shipping container is 'within Stokesley Town Centre' is inconsistent with previous definition used by the former Hambleton District Council, which defined the town centre as not extending to the south of the River Leven (ref Policy DP20). Similarly, the assertion that the new retail offering 'would [need] be functional in appearance' is determined by the choice of the applicant of a shipping container, and not by the purpose for which it is used. The juxtaposition of the utilitarian shipping container, utilitarian in character, contrasts sharply and unfavourably with the Grade II Union Mill, which is noted as the last surviving remnant of Stokesley's days as a commercial centre, and with its shiny finish fails to maintain any continuity with the recently re-clad, but extension to the mill. No justification has been provided for the extension of the retail floor area of the Millbry Hill store through the use of an externally placed shipping container rather than repurposing some of the floorspace in the existing store, given the current (unapproved) trading hours for the shipping container are similar to those of the store. The branding shown on the elevation of the shipping container drawing is excessive and negatively impacts the setting of the Listed building and fails to follow both the Hambleton Market Towns Conservation Area Design Guide For Repair and Alteration Works of December 2010 and the Business Signage In Stokesley published in 2019.

**ZB25/01712/CAT – Annexe Willow Cottage, 67 Levenside** – Application for works to a tree in a Conservation area – pollard willow to 8-10m high. **RESOLVED** no objections.

**ZB25/01695/FUL – The Bank, 25 High Street** – Application to extend the current decking area by 1m in width, same materials as exist. Addition of a 2m glass surround and double glass doors to the decking and a canvas canopy roof. **RESOLVED** that the request to increase the decking area by 1m is a decision for the Stokesley Manorial Lands Trust and not one for the Planning Department. As the proposal basically turns this decking area into an additional room consideration must be given as to whether this is appropriate in a conservation area?

**ZB25/01933/FUL – 5 The Garth** – Erection of a single storey extension. **RESOLVED** no objections.

#### Applications Granted

**ZB25/01572/LBC and ZB25/00760/ADV – 33 High Street** – Application for consent for change of colour scheme to fascia, light pink to woodwork and black signage to fascia. The letters are to be individual with static halo lighting.

#### Applications Withdrawn

**ZB25/00793/LBC – 14 West Green** – Application for Listed Building Consent for installation of through floor lift.

**ZB25/02032/LBC and ZB25/02031/FUL- The Packhorse, 47 High Street – Change of use of public house with residential accommodation to retail and aparthotel (use class E / C1).**

2. Planning and Development Issues: -

- a. Taylor Wimpey Estate – **RESOLVED** no further update.
- b. British Legion Club Site – **RESOLVED** that the window board was reinstated but has since been removed again. The Clerk has reported this and is awaiting action.
- c. Tilia Estate – **RESOLVED** that Cllr Canavan has still not received a response to the questions he had raised. In addition, the bungalows have still not received planning approval.
- d. Brierley Development – **RESOLVED** that following recent work and road closures there are large pieces of debris left on the verge and on the central island. The Clerk to contact street works to ask them to arrange for Brierley Developers to remove.
- e. 47 High Street (formerly the Pack Horse Pub) – **RESOLVED** that the planning application for this building has now been withdrawn.
- f. Morrisons, High Street – **RESOLVED** that the Clerk ask the Enforcement Team what action will be taken now that the application to replace the windows has been withdrawn – awaiting response.
- g. Costa Coffee, High Street – **RESOLVED** no further update.
- h. Millbry Hill – **RESOLVED** no further update.
- i. 49 Levenside – **RESOLVED** no further update.
- j. Mind Shop, Bridge Road – **RESOLVED** that the Clerk report the poor state of repair of this building to the Enforcement Officer.
- k. Old Natwest Building – **RESOLVED** that the Clerk report the poor state of repair of the exterior of the building.

**6/10/11/25 FINANCIAL STATEMENTS**

1. **RESOLVED** that the monthly statements for October 2025 circulated on 4.11.25 be received.
2. **RESOLVED** that the payments made in October 2025 (attached at Appendix 2) be received.
3. **RESOLVED** that the Investment Income Account Statement for September 2025 circulated on 13.10.25 be received.
4. **RESOLVED** that the Investment Report for Q3 ending 30 September 2025 circulated on 28.10.25 be received.

**7/10/11/25 MATTERS FOR DISCUSSION**

**Town Council**

1. Strategic Objectives for 2025/26: -

- a. Cobblestones. **RESOLVED** that the information from North Yorkshire Council that was received via e-mail on 10 November 2025 be received. The Clerk has asked for a time frame for when the required work will take place and is awaiting a response.
- b. Parking. **RESOLVED** that the revised Off Street Parking Places Order and map has now been received. **RESOLVED** that the Clerk arrange a Parking Committee meeting to review the document so that a full proposal can be submitted to the Town Council for consideration.
- c. Endeavour Footpath. **RESOLVED** that to date no quote has been received to lay a footpath. **RESOLVED** that the Clerk confirm when the S106 funds have to be spent. The Clerk to confirm that Stokesley Town Council are opposed to the proposal to

introduce a bridleway as well on the grounds of health and safety as the pathway is too narrow and could not accommodate horses safely. Horses would also cause damage to any agreed surface suitable for cyclists.

2. Press Releases / Newsletter – **RESOLVED** that the newsletter for the November / December addition circulated via e-mail be formally approved.
3. Town Hall Clock. **RESOLVED** that it was agreed to approve the annual service contract which ensures that the warranties remain valid. The Clerk is awaiting an update on when the clock will be returned.
4. Legionella Risk Assessments. **RESOLVED** that Cllr Carey would liaise with a firm for advice and guidance.
5. Scout Hut. **RESOLVED** that the lease notice letter was sent and received by the Scout organisation and we are in the process of arranging to inspect the scout hut and arrange a meeting to discuss reviewing the lease and the possibilities around making it a shared facility. The legal fees would need to be paid by the Scout Association.
6. Trees. **RESOLVED** that the dead Chestnut Tree on the riverside has been removed and the stump for this one and the one on Tameside have also been removed. The contractor is due to meet with Cllr Canavan and Cllr Sowerby to review the work required to the trees on Riverslea / Riversdene estate.
7. Stokesley Sparkle – 28 November 2025 - **RESOLVED** that following receipt of the Event Plan for the trader's event outside on the Plain that several areas needed clarifying. The Clerk would advise the Event Organiser and ask that they liaise with the Town Council Event Planner to ensure that everything is correct. Subject to confirmation from our Event Planner the Manorial Lands Trust will then confirm that the event can go ahead as planned.
8. Litter / Dog Waste Bins - **RESOLVED** that Cllr Griffiths would ask NYC Waste Management to reinstate the bins on the Riverslea / Riversdene Estate and Malvern Drive.
9. 20's Plenty - **RESOLVED** that the Clerk write to the North Yorkshire Mayor to ask if North Yorkshire Police would enforce the 20mph if the answer was no, then the Town Council would not support the introduction of 20mph zones.
10. Banking Hub. **RESOLVED** that Cllr Griffiths would obtain the feedback from the Area Committee about who to contact to discuss the introduction of a banking hub in Stokesley and any response from Yarm who are in the process of introducing a banking hub.

#### **Committees and Working Groups**

1. **RESOLVED** that the minutes from the Communications and Events Committee held on 13 October 2025 be received.
2. **RESOLVED** that the minutes from the Open Spaces and Allotments Committee held on 22 October 2025 be received.
3. **RESOLVED** that the minutes from the Employment Committee held on 28 October 2025 be received.

#### **North Yorkshire Council**

1. **RESOLVED** that the Tree Preservation Order 2025 No. 18 notice be received.
2. **RESOLVED** that the Parish Precept arrangements for the financial year 2026/27 letter with calculator circulated on 28.10.25 be received.

#### **Police**

**RESOLVED** that the report circulated on 10.11.25 be received. A total of 20 incidents were reported between 1 October and 30 October 2025.

**YLCA**

1. **RESOLVED** that the White Rose Updates be received.
2. **RESOLVED** that the Training E—Bulletins be received.
3. **RESOLVED** that the Law and Governance Bulletins be received.
4. **RESOLVED** that the Information Requests and Vacancies Information be received.

**Correspondence/Complaints received**

1. **RESOLVED** that the email from a Levenside resident regarding the ongoing issues with parking on Levenside circulated on 14.10.25 be received.
2. **RESOLVED** that the S137 Grant Application for £12,208 from The Globe Community Library to cover the costs for the Library Managers salary from October 2025 to March 2026 be received and approved.
3. **RESOLVED** that the S137 Grant Application for £2,600 from the Stokesley Area Imagination Library (SAIL) circulated on 27.10.25 be received. It was agreed to donate £260 to provide funding for 10 children subject to confirmation that they had successfully raised all the required funding for the scheme to go ahead.

**Items tabled for information**

**No items received.**

**8/10/11/2025 EXCLUSION OF THE PRESS AND PUBLIC**

In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Town Council can **RESOLVED** that the press and public be excluded from the meeting to deal with items of a confidential nature.

Remembrance Day Traffic Management – **RESOLVED** that next year the Traffic Management be asked to close the access to the Plain area earlier to prevent any issues. The Town Hall coffee event after the service to be set up in advance as agreed.

Wayleave – Acres – **RESOLVED** that Cllr Canavan be appointed as the Agent representing Stokesley Town Council to deal with the introduction of this Wayleave Agreement.

The meeting closed at 9.20 pm.

Signed .....Date .....

## STOKESLEY TOWN COUNCIL – OCTOBER 2025

## ACCOUNTS REPORT

## Payments

<b>Supplier</b>	<b>Reason</b>	<b>Value £</b>
Salaries	Weeks 27 - 30	4434.28
HMRC	PAYE/NIC Month 7	1536.06
Sage	IT Support	123.60
HFC Systems	Domain – IT Support	75.12
Town Hall Trust	Office Rent	4030.00
Clear Business	Phone / Internet	85.76
MBP Groundcare	Ivy removal – Open Spaces / Play Area	160.00
B&Q	Drain Cover – Open Spaces / Play Area	17.95
C G Robinson & Sons	Grass Cutting – Open Spaces / Trees	2466.07
Wigin Landscaping	Tree Work – Monthly Payment x 2	500.00
MBP Groundcare	Hedge SLA – Open Spaces / Trees x 2	695.00
British Gas	Electricity – Open Spaces / Toilets	137.81
Initial	Hygiene Contract - Open Spaces/Toilets	170.65
Direct Business Supplies	Wallgate Soap – Open Spaces / Toilets	158.31
SPIOTA	S137 Grant Application towards Plant Tubs	360.00
The Globe Community Library	S137 Grant towards staff costs (2 <sup>nd</sup> payment)	12208.00
Lady Hullocks	Allotments Rent	525.00
MBP Groundcare	Hedge Cutting – Allotments Maintenance	150.00
Town Hall Trust	Meeting Room	60.00
Barclays	Bank Charges - Miscellaneous	8.50
M J Pat Services	PAT Testing – Miscellaneous	75.00
Amberol Limited	Plant Tubs – Miscellaneous	2831.40
Royal British Legion	Wreath – Miscellaneous	50.00
YLCA	Training	73.00
Catch Designs	Website Domain	114.00
<b>Total</b>		<b>31045.51</b>