

STOKESLEY TOWN COUNCIL

A Meeting of the Town Council was held on Tuesday 12 March 2024 at 7 pm
in Stokesley Town Hall

Present: Cllrs Sally Atkinson, Mike Canavan, Sean Carey, Bryn Griffiths, Christopher Johnson, David Oxley and Andy Wake.

Clerk – Mrs Julie McLuckie, Assistant Clerk – Mrs Debbie Young and North Yorkshire Police - Sgt. Chris Ross.

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

Sgt. Ross presented the Police Report and provided a progress update against each of the recorded incidents.

North Yorkshire Council - Cllr Griffiths confirmed that North Yorkshire Council (NYC) would be increasing their precept by 4.99%. This would mean an increase of over 7% for Hambleton residents as the second year of levelling up to bring the whole of NYC in line.

The new Scrutiny Panel was in place and would commence once the Mayor is elected (elections due to take place on Thursday 2 May 2024).

NYC are currently undertaking a full review of school transport – the consultation is available on line and Councillors were encouraged to review and respond.

Following the Town Council Surgery on Saturday 9 March 2024, Cllr Canavan reported the following issues that had been raised:-

Lack of a dropped kerb on the footpath on the southern side of the entrance to Stokesley Motors adjacent to Manor Close. This is the only location lacking a dropped, or low kerb as one walks from the East End to the entrance to the Leisure Centre. **RESOLVED** that the Clerk raise this issue with Highways to try and seek a resolution.

Parking at the Cemetery – the ongoing issue of the verge getting damaged by vehicles. **RESOLVED** that Cllr Griffiths raise this concern with Highways again to try and seek a resolution.

Church Footpath Lighting – currently there are only two lights in the middle of the public right of way that runs alongside the church, as this path is on an incline and is very dark residents would welcome the installation of a streetlight at either end. **RESOLVED** that the Clerk would raise this with NYC Street Lighting.

Church Footpath Repairs – it was noted that some repairs have been carried out to the Church footpath but there were still potholes at Manor Close. **RESOLVED** that the Clerk would confirm with NYC that they are going to complete the repairs to Manor Close.

Thirsk Road White Lines – following the installation of white lines at the entrance to Carricks Corner – residents on the opposite side (2 to 4 Thirsk Road) would welcome a similar scheme on their side as they have the same ongoing issues. **RESOLVED** that Cllr Griffiths would discuss this with NYC to see if this could be achieved.

1/12/03/24 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

2/12/03/24 APOLOGIES FOR ABSENCE

1. **RESOLVED** that the apologies for absence from Cllrs Cook, Luxton and Sowerby be received.
2. **RESOLVED** that the reasons for absence provided be agreed.

3/12/03/24 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

None received.

4/12/03/24 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 13 February 2024 be agreed and signed as a true record.

5/12/03/24 PLANNING

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

Applications Received

21/02395/FUL – OS Field 3918 – Change of use of grazing land for the siting of 9no holiday chalets with associated upgrade works to access and landscaping. **RESOLVED** to object based on the following:-

The current application makes several revisions to the original application that was published for public consultation. These include a reduction in the number of proposed chalets and the separation of the lodge's application from the hydroponic farming operation run by the owners. The latter change is welcomed as it clarifies that the application for the lodges should be treated independently on its own merits. It is noted that in terms of the planning support statements no documentation has been withdrawn only an addendum provided. This does not facilitate evaluation of the latest proposal. However, several comments made on the original application remain valid and are repeated below. Some additional comments on the revised proposals are made and these follow on later in this document.

The following comments made on the initial proposal remain valid:

- Whilst the documents supporting the application accept that the proposed development is situated outside the development limits of Stokesley, they state, inaccurately that the site is situated only 1 km from Stokesley. However, with reference to Google maps it is evident that the entrance to the site is 2 miles, or over 3 km, from the centre of Stokesley, with all the local shops and services. (It is noted that no shops or services will be provided on site). This is significantly greater the recommended maximum walking distance for new developments.
- The landscape document indicates that mature hedgerows run along outside of the site, but these are outside the development site and are intermittent, particularly on the southern boundary and fail to prevent site lines from the B1365 as the site is approached from the Stokesley direction. Any proposed planting would take many years (up to 10 years or more) to reach a height to provide effective screening, and the document itself acknowledges that there would still be sight of some lodges during this period. Given the location of the site in a rural environment this is considered unacceptable.
- Given that part of the site is located within Flood Zone 3 (albeit no chalets are proposed to be located in this zone) a more robust flood risk assessment is considered necessary – no evidence to show the extent of recent flood events caused by the backing up of adjacent watercourses to the site has been provided.
- The Transport Statement provides in several instances a less than full description of the highways in the nearby vicinity to the applications site and contains inaccuracies in the description of the broader road network. Beyond the immediate site entrance, the B1365 is bounded by banking and hedges, and provides no refuge for pedestrians from traffic on the B1365, given the less than generous width of the road. Further south of Tanton there has been a pedestrian fatality in recent years on this road which highlights both the real and potential danger to pedestrians on this undulating road. For similar reasons many local cyclists choose not to use this route.

- Whilst it is correct to say that the nearest bus stops are on Tanton Road, these are served on the first run from the depot into Stokesley in the early morning and on the run back to the depot in the early evening. There are no main day time services at these stops. During the rest of the day the nearest bus stops are in the centre of Stokesley, over 3km distant from the site. The statement made in Paragraph 3.4.6 is completely erroneous.
- Paragraph 4.2.5 makes the bland statement ‘given the light traffic volumes along the B1365’ but provides no survey evidence to substantiate this comment. The B1365 is well used by traffic heading north towards Teesside and elements of the national road network, often at or close to the national speed limit. No evidence is provided of visibility splays from the site – particularly in respect of traffic heading north, nor of the visibility by road users of the site entrance.
- Paragraph 4.3.1 notes that the PRoW near to the eastern border of the site provides an off-road link, but this cannot be accessed directly from the site, and no confirmation of access rights from the site has been provided which would enable users of the site to use this PRoW.

The following are additional comments on the revised proposal:

- Whilst the combination of the reduction in the number of chalets and their placement is welcome it is noted that the proposed road layout is designed not just to service the proposed 9 chalets, but unnecessarily to service the locations of possible additional chalets in a future expansion.
- Given the non-withdrawal of previous documentation the statement that ‘the proposed development will retain existing trees, woodland and hedgerow onsite’ is no longer valid given the proposed creation of a new entrance and the removal of hedgerow to accommodate this.
- Whilst a traffic assessment has been carried out this was undertaken in December 2021, this was immediately after a 4-week Covid 19 lockdown when traffic flows were lower (by at least 10%) than normal. Additionally, the report makes no reference to weather conditions to enable an assessment to be made as whether such an assessment is characteristic of traffic speeds and volumes during the summer when occupation of the chalets will be higher.
- More importantly, the Highway Technical Note dated January 2022, but only submitted in January 2024 with the revised application, singularly fails to demonstrate the claimed 160 metres visibility splay, which in itself is a reduction from the 215 metres stated as a requirement by NYCC highways in its submission dated 29 November 2021. Not only are the measurements in the Technical Note it measured from the opposite side of the road from the proposed exit, but it assumes the road is flat. The reality is that visibility, particularly to the north is limited to significantly less than this by the topography of the road.
- With reference to the PRoW which it is claimed could be used by occupants of the chalets for access to Stokesley, closer examination indicates that it runs on the opposite side of a stream that runs close to, but which does not form a border with, the site of the application. The application has failed to demonstrate not only that it the applicant has access rights to the PRoW but that it is physically possible to access the PRoW without further development.

For the above reasons, and particularly with respect to the safety of both road vehicles and pedestrians, Stokesley Town Council object to the proposal and suggest its refusal.

ZB24/00408/FUL – 4 The Beeches – Addition of a small white UPVC double glazed window (144cm x 36cm) to side of the property. **RESOLVED** that the only concern is the potential loss of amenity (through overlooking) to the residents of No.3 The Beeches, but at the proposed height of the window it is unlikely to be an issue, therefore no objections.

ZB24/00260/FUL – The Mount, 8 West End – Application to install solar panels to rear roof of property and an EV charging point to southern elevation wall. **RESOLVED** that more detailed

documents which address the following observations be requested to enable a meaningful observation on this application:-

The proposed block plan with the coloured annotations appears to be at variance with the black rectangle annotate (out of focus) overhead photo provided in the manufacturers details; No drawings of elevation provided, and no indication given of whether any on the proposed panels are visible from public view.

As this is in a Conservation Area additional documentation is required.

Applications Granted

ZB23/02558/ADV – White House Farm – Advertisement consent for 3no 2-sided signage totems and 3no flags.

ZB23/01627/LBC – 73 Levenside – Listed building consent for replace of all existing wooden windows on North elevation to be replaced with heritage wooden double glazed sealed units matching design of exiting windows. New timber sash windows to be installed. Size to match existing openings. Windows specification: Accoya wood (painted) fully double glazed with Low E, Heritage Sealed units; draft sealed; traditional cords and weights, axel pulleys, sash lifts, and locking claw fasteners; scribed (not routed); ovolo mouldings and mortice and tenon joints.

2. Planning and Development Issues:-

- a. Taylor Wimpey Estate – **RESOLVED** that the Clerk had contacted Taylor Wimpey as requested and is awaiting a response.
- b. British Legion Club Site – **RESOLVED** that Cllr Griffiths had asked when the new notice would be served and what it would include to ensure it could be pursued legally. He was advised that it remains with the NYC Legal Team and that there currently is no time frame for serving the notice. The Clerk was asked to report that the fence is now completely collapsed and that there is a hole in the door.
- c. Tilia Estate – **RESOLVED** that the Cllr Griffiths advised that the planning application for the bungalows had been approved, however, there is still no public evidence of this available. **RESOLVED** that the Clerk write to Planning to ensure that when they issue the letter of approval to Tilia that it stipulates the conditions regarding the installation of the street lighting and the public footpath, both of which should already have been in place.
- d. Brierley Development – **RESOLVED** that the Clerk request the detailed calculations of the floor space of each building and when each building was last used to understand the conclusion that there would be no Community Infrastructure Levy (CIL) payments.
- e. 47 High Street (formerly the Pack Horse Pub) – **no further update received.**
- f. 41 High Street – Conversion of upstairs shot to residential. **RESOLVED** that the Clerk had contacted the building regulators on the advice of the planning department and is awaiting a response.
- h. 1 Hambleton Gate – **RESOLVED** that this has been reported to Enforcement as work has commenced on installing two dormer windows to the front elevation without planning permission.

RESOLVED that the Clerk write a formal complaint to the Chief Executive about the lack of response from the Enforcement Officers despite continuous update requests.

6/12/03/24 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for February 2024 circulated on 4.3.24 be received.
2. **RESOLVED** that the payments made in February 2024 (attached at Appendix 1) be received and agreed.
3. **RESOLVED** that the Q4 Investment Report from Redmayne Bentley for the period ending 3 December 2023 circulated on 19.2.24 be received.

7/12/03/24 MATTERS FOR DISCUSSION

Town Council

1. Strategic Objectives for 2023/24:-
 - a. Cobbles – following a meeting with the NYC Officer project managing the Cobbles refurbishment programme a list of actions was produced including definitive maps detailing the Manorial Land cobbles and the level of repair required in each area and associated costs. We are still waiting for this information. Following our enquiry to the Legal Department regarding the letting of areas for decking that are included in the lease agreement with NYC a response has been received from NYC proposing that the Cobbles lease be handed back to the Town Council (in its role as Manorial Land Trustees) upon completion of the repair programme. **RESOLVED** that the Town Council was minded to agree this but it would be subject to discussions around the ongoing maintenance costs and agreement to a long term parking enforcement contract with the current provider.
 - b. Parking – **RESOLVED** that a meeting was due to take place on 19 March 2024 with the officers responsible for the Parking across North Yorkshire, the agenda would include the cobbles lease agreement and a request for the Town Council to take ownership of the Show Field Car Park so that there is a uniform approach across the whole of Stokesley.
2. Press Releases / Newsletter – **RESOLVED** that the draft newsletter circulated via e-mail on 4.3.24 be approved..
3. Grass Cutting Contract – **RESOLVED** to discuss this item ‘In Camera’.
4. Tree Trunks in the River – **RESOLVED** that the Clerk would continue to push the Environment Agency to remove the tree trunks.
5. Cattery Lane – **RESOLVED** that Councillors were asked to visit the Lane with a view to deciding if a full repair should take place or the sections detailed within the drawing provided by Cllr Oxley. This item would be placed on the agenda for the Trustees meeting on 4 April for decision.

Committees and Working Groups

1. **RESOLVED** that the minutes from the Open Spaces and Footpaths Committee held on 26 February 2024 be received.
2. **RESOLVED** that the minutes from the Health and Safety Committee held on 27 February 2024 be received.

North Yorkshire Council

1. Levenside TTRO – **RESOLVED** that the Clerk write to the Head of Highways to express the Town Council’s disappointment at the lack of understanding regarding the road closure despite the sensible approach recommended by the local inspector that they insisted on increasing the level of disruption to residents and a substantial increase in costs.

Police

1. **RESOLVED** that the monthly statistics report circulated on 4.3.24 be received. A total 29 incidents had been reported between 1 February and 29 February 2024.

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.
5. **RESOLVED** that the Chief Executive bulletins be received.
6. **RESOLVED** that the briefing note on Council E-mail addresses circulated on 20.2.24 be received.

Correspondence/Complaints received

1. **RESOLVED** that the e-mail regarding the Highland Games circulated on 26.2.24 be received and Clerk respond wishing her good luck.
2. **RESOLVED** that the note of thanks for arranging for the hedge to be cut on Jackson Drive circulated on 26.2.24 be received.
3. **RESOLVED** that the letter from Steptoos Footcare Centre Re: Parking circulated on 21.2.24 be received. The Clerk to respond confirming that there is a disabled parking space in the Y’Thai triangle and unfortunately, we cannot allocate parking bays to individual businesses. The letter to also confirm that we share their frustrations regarding the Show Field Car Park and that it is something we continue to pursue with NYC.
4. **RESOLVED** that the e-mail from the candidate for North Yorkshire Central for the British Youth Parliament regarding the proposal to set up a Stokesley Youth Council circulated on 22.2.24 be received. Cllr Atkinson and Wake to meet with the candidate to discuss what they would like to do in Stokesley to see if it is something the Town Council can support.
5. **RESOLVED** that the grant application requesting a S137 donation of £200 from the Stokesley Scout Group circulated on 16.2.24 be received and approved.
6. **RESOLVED** that the resignation from Cllr Audrey Scott in her role as a Town Councillor be received. Cllr Scott was thanked for all her hard work and efforts during in her tenure as a Town Councillor and Trustee to the Town Hall Trust and Manorial Lands Trust, the Clerk to send a letter of thanks.

Items tabled for information

No items received.

8/12/03/24 EXCLUSION OF THE PRESS AND PUBLIC

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

Grass Cutting Contract – **RESOLVED** that the revised costs detailed within the letter from the current contractor be approved. The Clerk to stipulate that a forward programme of work must be provided and that the appropriate reports are completed and returned upon completion of each cut and complaints received or evidence that the work has not been completed in accordance with the contract would result in payments held until rectified.

The meeting closed at 8.45pm.

SignedDate

STOKESLEY TOWN COUNCIL – FEBRUARY 2024**ACCOUNTS REPORT**

Payments

Supplier	Reason	Value £
Salaries	Weeks 44 - 47	5524.20
HMRC	PAYE/NIC Weeks Month 11	1024.84
Sage	IT Support	102.00
HFC Systems	Office 365 Subscription	117.24
Town Hall Trust	Office Rent	484.00
Clear Business	Phone / Internet	94.91
Wigin Landscaping	Grass Cutting and Tree Work	2278.19
MBP Groundcare	Monthly Hedges SLA – Tree Work	322.50
Direct Business Supplies	Wallgate Soap – Open Spaces / Toilets	113.98
British Gas	Electricity – Open Spaces / Toilets	125.35
Citizens Advice	S137 Grant	500.00
Brian Noble Fencing	Gate Repair – Allotments Maintenance	672.00
Christmas Plus	Christmas Lights Maintenance	2070.30
Town Hall Trust	Meeting Room Costs	45.00
Barclays	Bank Charges - Miscellaneous	10.60
HM Land Registry	Land Registry search	3.00
Bilsdale Silver Band	Remembrance Day Parade – Events	60.00
Total		13548.11