

## STOKESLEY TOWN COUNCIL

The Meeting of the Town Council was held on Tuesday 8 April 2025 at 7 pm  
in Stokesley Town Hall

**Present:** Cllrs Sally Atkinson, Claire Craster, Christopher Johnson, David Oxley, Graham Sowerby and Gary Yuille.

Assistant Clerk – Mrs Debbie Young, two members of the Youth Council and two residents

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

Two members from the Youth Council expressed their interest in being more involved with ‘what’s going on in the Town.’ They are going to start a monthly litter pick and would welcome new members. They expressed their concerns for public safety and how to feel safer. **RESOLVED** Cllr Atkinson is liaising with the school to keep them informed of ways they can get involved with activities in the town. The Youth Council were advised to contact the Police and Scouts to join the meeting to discuss Public Safety. It was agreed that the Town Council we would help with recruiting new members through social media and displaying posters in the Town Hall.

The two residents in attendance expressed their concerns regarding the delivery of the Off Street Parking Places Order (OSPPO) consultation leaflet and to whether more than one person per household could send in a consultation paper. **RESOLVED** the Town Councillors were unaware that some properties had been missed and would investigate the delivery method used. As an interim it will be published on social media that papers are available in the Town Hall for residents to complete before the closing date if they did not receive one. It was confirmed all residents of Stokesley can submit a response.

**North Yorkshire Council (NYC)** – Cllr Griffiths not in attendance.

### **1/08/04/25 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

### **2/08/04/25 APOLOGIES FOR ABSENCE**

1. **RESOLVED** that the apologies for absence from Cllr Canavan, Carey, Cook and Griffiths be received.
2. **RESOLVED** that the reasons for absence provided be agreed.

### **3/08/04/25 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA**

**None declared.**

### **4/08/04/25 MINUTES**

**RESOLVED** that the minutes of the Town Council meeting held on 11 March 2025 be agreed and signed as a true record.

### **5/08/04/25 PLANNING**

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

## Applications Received

**ZB24/02194/FUL – North Riding County Football Association Ltd sports Ground Stokesley Sports Club** – Conversion of a natural grass pitch to a 3G artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, replacement floodlights, storage container, topsoil bund and new modular changing block (amended red line boundary received on 5<sup>th</sup> March 2025). **RESOLVED** no objections

**ZB25/00341/LBC ZB25/00340/FUL – 51 Levenside** – various internal and external alterations at The Mill, together with the erection of an entrance canopy, the (retrospective) demolition of wall, and the reconfiguration of the existing car park / yard. **RESOLVED** that as a Grade 2 listed building, the application is complex as it involves changes to the external appearance of the building, the internal fit out and use of the building, changes of use of parts of the building, the demolition of a wall which historically formed the boundary of an adjacent property and formalisation of parking arrangements. Taking the above changes in sequence:

### 1) External Appearance of the Building

The investment associated with the proposed development of the property is welcomed overall as it provides for the preservation of an important asset in the Stokesley Conservation Area. Elements of the application which contribute positively to the building are the revised entrance and elevational treatment of the gable end entrance to the extension to the main building, the revised fenestration arrangements on the western elevation of the main mill building and the revised shop frontage on the west elevation

### 2) The Internal Fit Out

The loss of the traditional staircase and its replacement with a steel staircase has a negative impact on the listed building. The installation of the raised of the first floor and the fit out of the first floor are seen as minor negative impacts, albeit it is recognised that they can be removed at a later date without apparently impacting the listed building.

### 3) Change of Use of Parts of the Building

The key impact here is the changes of use of the first floor of the building. Previously in use as only a storage area, it is proposed to convert the eastern half of the floor to additional retail space. Such a change would justify the quoted increase in the employee count. More significantly, it is proposed to convert the eastern half of the floor to office accommodation, including staff and meeting rooms. This introduces a new use to the building and provides for a total 18 desks and two meeting rooms. Clearly this is not for use by the retail staff and represents a similar extra number of office staff which it is proposed use the new facilities. The application notes that it covers 'the reconfiguration of the existing car park / yard'. Importantly it does not state the provision of any additional car parking spaces for use by the new offices staff. Given the location of the mill, the consequence of no increase in parking provision is the overwhelming of nearby residential streets with parked cars during office hours.

### 4) Demolition of Wall

Mention is made on more than one occasion in the Heritage Statement that several areas of traditional Stokesley are characterised by having 'narrow linear plots' or 'extended burgage plots to the rear of ... houses'. The residential property shown in the Location Plan as 49-53 Levenside traditionally had such narrow linear rear gardens, which were enclosed on the eastern side (i.e. closest to the Mill) by a wall. The demolition and removal of this wall would entail the loss of such a characteristic on the few such areas along this stretch of Levenside that remain. Such a loss has a not insignificant impact on this part of the Conservation Area.

The application provides no justification for the demolition of the wall, either by a structural engineering evaluation or even photographic evidence before its demolition.

Additionally, the opening up of Leven Mews is likely to increase traffic speeds along the street, where there is no formal pavement in place, and lead to an increased risk to pedestrians, who are now likely to cross the traffic at uncontrolled points to access either the retail space or office accommodation. It is for the above reason that I object to this application.

Additionally, I note the following in relation to the application:

- a) The Heritage Statement indicates that the River Leven at point flows from West to East. This is totally incorrect, it actually flows from east to west!
- b) The Heritage Statement also incorrectly states in Paragraph 6.3 that newspaper articles on the Union Mill 'date the building to the second half of the 9th century', whilst stating in the following paragraph that it was constructed post 1857!
- c) Given the application covers the demolition of the wall belonging to 49-53 Levenside and the reconfiguration of the car park in the plot to the rear of that property, is the red line boundary for the application correct?

**ZB25/00455/FUL – 43 Cleveland Avenue** – application to remove existing roof to existing rear offshoots and new flat roof over with lantern. **RESOLVED** no objections.

**ZB25/00448/FUL – 5 Hambleton Gate** – single storey extension to the rear, new dormer cladding and alterations to the drive and access. **RESOLVED** no objections.

**ZB25/00494/TPO – Lyndhurst 31 Springfield** – Application for works to trees subject to TPO 1991/16 – T12 Horse Chestnut and T13 Birch. **RESOLVED** no objections.

#### Applications Granted

**ZB24/02265/FUL – 8 Elmwood Close** – Single storey extension to front and rear of property. Converting garage to extra bedroom.

**ZB25/00096/FUL – Stanley House 1A North Road** – installation of solar panels to south facing roof of property

**ZB25/00038/FUL – Cheston, 24 Station Road** – Proposed extension to front elevation of dwelling creating an entrance porch, shower room / wc and enlargement to existing garage.

#### Applications Refused

**ZB24/02425/TPO – 45 The Firs** – Application for works to trees subject to a tree preservation order – reduce the height of 8 trees.

#### 2. Planning and Development Issues:-

- a. Taylor Wimpey Estate – **RESOLVED** that the Clerk would notify NYC that a site construction area has been established and ask what work is going to take place as the Town Council is not aware of any approved works.
- b. British Legion Club Site – **RESOLVED** that the Clerk has again requested an update as the Section 215 notice period has now passed seeking clarification if the site visit has taken place and what the next course of action is. The Clerk to write to MP Rishi Sunak expressing the Council's concern on wasting Public money on something that has been going on for so long and the lack of action from North Yorkshire Council.
- c. Tilia Estate – **RESOLVED** no further update received. The Clerk was asked to report the increase in rubbish to the Site Manager.
- d. Brierley Development – **RESOLVED** that North Yorkshire Council have confirmed that the car park is not permitted development and that they have written to Brierley regarding this and will report back on the agreed outcome. Cllr Cook advised that work had been taking place on a Sunday which is outside of the permitted working hours, the Clerk would report this to NYC Enforcement.

- e. 47 High Street (formerly the Pack Horse Pub) – **RESOLVED** no further update received.
- f. Morrisons, High Street – **RESOLVED** no further update.
- g. Costa Coffee, High Street – **RESOLVED** no further update.
- h. Millbry Hill – **RESOLVED** no further update.
- i. Golden Lion Mews – **RESOLVED** that the response regarding the removal of the cobbles and that they would be reinstated be received.

**RESOLVED** that Cllr Griffiths raise the lack of response and updates at the next North Yorkshire Council Area Committee meeting.

#### **6/08/04/25 FINANCIAL STATEMENTS**

1. **RESOLVED** that the monthly statements March 2025 circulated on 2.4.25 be received.
2. **RESOLVED** that the payments made in March 2025 (attached at Appendix 1) be received and agreed.
3. **RESOLVED** that the Investment Contract Notes circulated on 31.3.25 be received and noted.
4. **RESOLVED** that £10k be transferred from the Investment portfolio to the Town Council bank account to ensure we can cover all the expenditure during April as the precept funding will not be paid until the end of the month. It was also agreed to transfer the cash from the deposit account and to not reinvest the dividends for the coming year.

#### **7/08/04/25 MATTERS FOR DISCUSSION**

##### **Town Council**

1. Strategic Objectives for 2024/25:-
  - a. Cobble. **RESOLVED** that following a meeting with North Yorkshire Council we are waiting for an update on what work the proposed to undertake and when it will take place.
  - b. Parking – the closing date for the Off Street Parking Places Order consultation is 25 April 2025. Parking adjacent to the Police Station – **RESOLVED** that the Clerk is liaising with our solicitor about the lease agreement for police vehicle parking at the station.
2. Press Releases / Newsletter – **RESOLVED** that the copy deadline for the next newsletter is 10 May 2025, any articles for inclusion to be submitted to the Clerk by Friday 2 May 2025.
3. Maintenance of Northumbrian Water Assets – **RESOLVED** that the Environment Agency had confirmed that the work to the pumping station is now complete and will be monitored.
4. Public Toilets – **RESOLVED** that the quote circulated to install a pay entry system and a replacement DDA compliant door and entry system be agreed and that the Clerk look into possible funding options to cover the costs for this work.
5. Annual Town Meeting – 29 April 2025 – **RESOLVED** that the meeting format will be the same as previous years. A suggestion box will be in the Town Hall prior to the meeting for residents to let us know what they would like to see happen in the town in the following year 2025/2026

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

1. **RESOLVED** that the minutes from the Special meeting of the Communications and Events Committee held on 12 March 2025.

##### **North Yorkshire Council**

1. **RESOLVED** that the Standards Bulletin – March 2025 be received.
2. **RESOLVED** that the 30 mph Speed Limit Order 2025 – C1 Stokesley to Tame Bridge circulated on 10.3.25 be received.
3. **RESOLVED** that the correspondence – North Yorkshire council: Playing Pitch & Built Sports Facility Strategies circulated on 1.4.25 be received.

**Police**

1. **RESOLVED** that the monthly statistics report circulated on 3.4.25 be received. A total of 13 incidents had been reported between 1 March and 31 March 2025, Sgt. Ross had provided a report prior to the meeting.

**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.

**Correspondence/Complaints received**

1. **RESOLVED** that the correspondence from Stokesley Scout & Guide Hut regarding ongoing incidents with anti-social behaviour circulated on 11.3.25 be received. A meeting would be arranged with the Police to discuss the issues raised.
2. **RESOLVED** that the questions from a resident about the caravan and other items in the lay-by on the A172 and a concern about the land opposite which has been fenced off circulated on 31.3.25 be received. The Clerk had responded advising that although this was outside of our parish we continue to push for North Yorkshire Council to take action. The resident to be asked to also report to NYC. The clerk would also forward the concern onto Busby Parish Council.
3. **RESOLVED** that the concern from a resident about the excess speeding on Westlands circulated on 31.3.25 be received. The clerk to advise that the Council are aware of the speeding in the area and have informed the police. The (Vehicle Activation Sign) VAS system will be placed at Westlands on the 6 weekly rotation at the end of May. The information from the VAS will be tabled and the Police informed of the results.
4. **RESOLVED** that the e-mail from North Yorkshire Citizens Advice & Law Centre withdrawing their request for a S137 Grant due to a change in circumstances that means the funding is no longer required be received.

**Items tabled for information**

**No items received.**

The meeting closed at 8.20 pm.

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

**STOKESLEY TOWN COUNCIL – FEBRUARY 2025****ACCOUNTS REPORT**

## Payments

<b>Supplier</b>	<b>Reason</b>	<b>Value £</b>
Salaries	Weeks 44 – 47	5770.64
HMRC	PAYE/NIC Month 11	1095.77
Sage	IT Support	121.20
HFC Systems	Office 365 – IT Support	124.08
Town Hall Trust	Officer Rent	484.00
Clear Business	Phone / Internet	119.81
Canon	Photocopier Contract	64.26
Canon	Photocopier Contract	82.37
LHC Hire	Cherry Picker Hire – Clock Maintenance	189.00
Wigin Landscaping	Monthly Contract – Grass Cutting and Trees	2944.50
MBP Groundcare	Monthly Hedges SLA – Tree Work	322.50
Wigin Landscaping	North Road Repairs – Tree Work	690.00
Loorolls	Toilet Rolls – Open Spaces / Toilets	261.00
British Gas	Electricity – Open Spaces / Toilets	120.27
Westclean	Cleaning Holiday Cover – Open Spaces / Toilets	361.20
NYCALC	S137 Grant for attendance at Friday Market (paid direct to Manorial Lands Trust)	162.00
Broadacres	S137 Grant to cover the venue hire for the Community Action Day (paid direct to the Town Hall Trust)	152.00
Signs and Plastics	Parking Signs – Allotments Maintenance	88.74
Christmas Plus	Dismantle Christmas Lights – Christmas Lights Maintenance	2070.30
Town Hall Trust	Meeting Rent	111.50
Barclays	Bank Charges - Miscellaneous	8.50
YLCA	Councillor Training	43.80
Catch Designs	Website Amends	120.00
<b>Total</b>		<b>15507.44</b>