

STOKESLEY TOWN COUNCIL

The Meeting of the Town Council was held on Tuesday 10 March 2026 at 7 pm
in Stokesley Town Hall

Present: Cllrs Sally Atkinson, Mike Canavan, Sean Carey, Claire Craster, Bryn Griffiths, Chris Johnson, Graham Sowerby and Gary Yuille.

Town Clerk – Mrs Julie McLuckie, North Yorkshire Police – Inspector Rory Sadler and 3 residents.

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

Inspector Sadler provided an update on the staffing situation in Stokesley confirming that they are now up to full strength with one Sergeant, two Police Constables and two Police Community Support Officers (PCSO). Inspector Sadler has also submitted a bid for an additional PCSO. Inspector Sadler provided an update on the incidents detailed within the report for February. He also advised that currently a lot of their resources are being directed to deal with the increase in the current rural crime spike and anti-social behaviour issues in Great Ayton but he was pleased with the results to date from the new team in Stokesley and asked that incidents continue to be reported to ensure they are allocating resources appropriately. Inspector Sadler informed members that following the retirement of the front desk staff member a recruitment process had taken place and a replacement identified, unfortunately, they had then decided the role was not for them, so they have interim cover in place while they try to appoint a replacement. This will mean that the opening hours may differ from time to time, but they were committed to making sure this is advertised.

The three residents in attendance were all potential Councillor candidates who were attending the meeting to observe and gain an understanding of what takes place.

North Yorkshire Council (NYC) – County Cllr Griffiths advised members that the Parking Plan that had been submitted for approval was withdrawn at last minute. It is believed this was because the ‘one size fits all’ approach was deemed to be inappropriate, and they are currently reviewing again. County Cllr Griffiths notified members of a new ‘Town Investment Plan’ that had £1.25 million funding allocated. The Plan is to be introduced in 4 stages across various areas, Stokesley’s consultation would commence in September.

Cllr Canavan requested that County Cllr Griffiths ask what NYC are going to do with the unspent S106 and Community Infrastructure Levy (CIL) payments and report back.

County Cllr Griffiths was asked to find out more information about the advertising signs on the Leisure Centre roundabout and confirm if these are being funded by NYC and if so why this is the case when they own the roundabout?

1/10/03/26 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.

2/10/03/26 APOLOGIES FOR ABSENCE

1. **RESOLVED** that the from Cllr David Cook be received.
2. **RESOLVED** that the reasons for absence provided be approved.
3. **RESOLVED** that the letter of resignation from Cllr David Oxley circulated on 11.2.26 be received. The Clerk has commenced the co-option process.

3/10/03/26 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

RESOLVED none declared.

4/10/03/26 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 10 February 2026 be agreed and signed as a true record.

5/10/03/26 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for February 2026 circulated on 4.3.26 be received.
2. **RESOLVED** that the payments made in February 2026 (attached at Appendix 1 be received.
3. **RESOLVED** that the Investment Income Account Report for Q4 – the period ending 31 December 2025 circulated on 26.2.26 be received. This showed a positive return over the quarter. The Clerk would ask Redmayne Bentley why the ‘Home Real Estate’ investment is now not shown at all in the statement and why it does not appear with a nil return.
4. **RESOLVED** that the Investment Income Account Statement for January 2026 circulated on 5.2.26 be received.

6/10/03/26 MATTERS FOR DISCUSSION

Town Council

1. Strategic Objectives for 2025/26: -
 - a. Cobbles. **RESOLVED** that a response had been received from NYC confirming that they are currently reviewing the scope of work and obtaining revised quotes. A business case will then be produced and submitted for consideration by NYC in April / May 2026 with a view to commencing the first phase of work in this financial year. The scheme will be divided across a three-year programme. County Cllr Griffiths was asked to request that the first phase repair the areas West of Bridge Road towards the West Green as this is the area in most need of repair.
 - b. Parking. **RESOLVED** that a meeting had taken place with NYC and they had agreed to purchase and install the signs on our behalf and deduct the payment from the parking enforcement income. NYC had committed to getting the enforcement agreement approved by the end of this week. The Clerk was asked to obtain the availability from the lining company so we can forward plan when the additional lines can be painted. The aim is to go live with the enforcement from June 2026 subject to fulfilling the required advanced notice period.
 - c. Endeavour Footpath. **RESOLVED** that County Cllr Griffiths ask NYC if the S106 Funds can be varied to be used for another project. If this receives a positive response, Cllr Carey will confirm that Northumbrian Land would also be in agreement for this variation to take place.
2. Press Releases / Newsletter – **RESOLVED** that the draft newsletter circulated on 9.3.26 be approved.

3. Legionella Risk Assessments. **RESOLVED** that the Clerk has contacted the firm who had previously provided a quote to carry out a risk assessment in the Town Hall requesting a quote for a risk assessment in both the Town Hall and the Public Toilets. Awaiting a response.
4. Scout Hut. **RESOLVED** that Cllr Craster would replace Cllr Oxley to work on the new lease with Cllr Atkinson. Cllr Atkinson had advised the Scouts and Guides that it was agreed they can add subletting to the new lease agreement so they can raise funds towards the upkeep of the building.
5. Banking Hub. **RESOLVED** that Cllr Chris Johnson had applied to LINK requesting that they reconsider the introduction of a banking hub in Stokesley, and they have confirmed that this will take place in the coming weeks. The document included information about the number of businesses in Stokesley not only on the High Street but on the Industrial Estate and figures about the number of residents in Stokesley and the surrounding areas.
6. Trees – 77 - 79 Riverslea. **RESOLVED** that the Clerk advise the owners that they have the right to remove any overhanging branches on their property but if they want to have any further work carried out, they would need to obtain a report from an approved contractor and submit this to the Town Council for review and they would have to pay the costs of any agreed work.
7. Unspent S106 Funds for Stokesley – **RESOLVED** that proposed schemes be submitted to the Town Council meeting in April for consideration.
8. High Street Local Business Forum – Town Council representation - **RESOLVED** that the Terms of Reference for the Communications and Events Committee be amended to include representation on the Local Business Forum and any other group deemed appropriate for information sharing.
9. High Street Local Business Forum – Feedback from the meeting held on 26 February 2026. **RESOLVED** it was noted that the Local Business Forum brings local businesses together to share ideas and that any Councillors in attendance are there to listen and also promote any proposed activities. Agreement of events and activities and expenditure is always done in the formal Communications and Events Committee meeting.

Committees and Working Groups

RESOLVED that the minutes from the Health and Safety Committee held on 3 March 2026 be received.

Correspondence/Complaints received

1. **RESOLVED** that the e-mail from a resident expressing concern about the increasing number of empty shops and youth employment in the Town circulated on 23.2.26 be received. The Clerk would respond providing an update on actions currently planned to try and increase the footfall along Stokesley High Street and that the Town Council continue to push NYC to take enforcement action on those businesses that are in a poor state of repair. The Clerk would encourage the resident to also submit his concerns to NYC direct. County Cllr Griffiths was asked to obtain the income and expenditure information for both the Show Field car park and the cobbled areas along the High Street. Councillors could then consider submitting another ‘double devolution’ bid for the Show Field Car Park, or commence negotiations with the Show Field around proposals to introduce a ‘free’ car park on a section of the Show Field.
2. **RESOLVED** that the S137 Grant Application from North Yorkshire Citizens Advice and Law Centre (NYCALC) requesting a donation of £162 to cover 12 months market rent

circulated on 5.2.26 be received. The payment was agreed and the Clerk would make the payment to Manorial Lands Trust to cover the market rent from April 2026 to March 2027.

7/10/03/26 NORTH YORKSHIRE COUNCIL (NYC)

Planning Applications

1. To review and respond to the following Stokesley Planning Applications:-

ZB26/00089/ADV and ZB26/00090/LBC – The Spread Eagle, 38 High Street – application for advertisement consent for 1 no. externally illuminated fascia, 1 no. externally illuminated projection sign, 2 off non illuminated amenity signs. **RESOLVED** no objections.

ZB26/00084/LBC and ZB26/00083/FUL – The Packhorse, 47 High Street – Part retrospective change of use of public house with residential accommodation (mixed use class A4 / C3) to retail and aparthotel (use class E / C1). **RESOLVED** to object on the following grounds. The description of this proposal in the planning application documents as *only* a ‘Part retrospective change of use of public house with residential accommodation (mixed use class A4 / C3) to retail and aparthotel (use class E / C1) is most economical in its use of words. Detailed examination of the documents indicates that it not only covers a change of use but also structural alterations to the property, an increase in the number of separate units in the property and, in one drawing, the provision of decking to the rear of the property which is outside of the red-line boundary of the application. Additionally, there appear to be a number of other inconsistencies in the supporting documents to the application which are identified in more detail below. It is noted on the application document that:

- no waste storage facilities are proposed to be provided on site for use by either the commercial or residential / hotel parts of the property?
- the number of Air B’n’B apartments to be provided as part of the proposed development as stated in the main application documents is **four**. However, in the General Arrangement drawing **five** separate apartments are shown. These two statements are inconsistent, and clarification is requested on which option is correct.

In terms of the physical alterations to the structure of the premises, it is appropriate to leave to the Conservation Officer to determine whether the impact of these physical changes, both internal and external, is significant on this Grade II listed property.

The application appears to provide insufficient detail on the proposed shop front to be provided as part of the development and it is requested that any approval is conditioned that sufficient detail is provided to ensure compliance with Policy EG6.

Reference is made in the Planning, Design and Access and Flood Risk Assessment documents to Policy E5 - Development Affecting Heritage Assets which states that ‘Applicants should also provide clear and convincing justification for the proposal, especially where there is harm to the significance of a heritage asset or its setting, so that the harm can be weighed against public benefits.’ Has such convincing justification been provided in this instance?

The provision of a refurbished retail facility in this area of the High Street is welcomed. However, has the applicant provided a case that has identified the need for the provision of further Air B’n’B facilities in the Town Centre? Currently listed on the Air B’n’B website there are already 17 such properties in or near the Town Centre, many of which have increased pressure on car parking in the Town Centre.

Users of the proposed **4 or 5** (?) Air B'n'B apartments are more likely to come from 'Out of Area' than the previous residents of the 2 rented apartments. Given the poor public transport connections provided to Stokesley this means that most, if not all, users of the proposed apartments will be reliant on the use of, and parking of, private cars than the previous residents were. It is noted that no car parking spaces are to be provided as part of the proposed development. Permit parking is not available for users of Air B'n'B apartments and therefore precludes all day use of the disc parking spaces adjacent to the property and lead to use of the more distant long term parking spaces. With **4 or 5** new town centre apartments this impact should not be underestimated.

Whilst the application states 'the location of the site and the proposed development is such that sustainable transport modes can be utilised' the proposal currently does not encourage use of such modes as it fails to provide any bicycle storage facilities on site. Whilst the narrative in the supporting documents indicates demolition will focus on the non-historic fabric of the property, further clarity is required on just what changes are to be made to the more important historic fabric of the property.

Outwith, and not referenced in, the other main documents of the proposals, is a drawing of a proposed rear terrace. This proposed terrace is outside the red-line boundary of the application and, whilst not strictly a planning matter, is not within the ownership of the applicant. It is proposed to be on land which was covered by a 1919 Deed of Gift to the then Parish Council 'for the benefit of the Town of Stokesley'. Further, the Stokesley Conservation Area Appraisal of December 2010 notes that '4.6.4 Levenside is a smaller, less bustling and much more intimate area [that] provides a very important linear space within the Conservation Area that remains public yet is removed from the traffic found in the centre of the town. Numerous crossing points, fords and low banks combine with the shallow water and ducks to create an idyllic area that is almost rural in character and unimposing in scale.' The proposed decking is not consistent with the above assessment. In summary, whilst bringing back into use the retail element of this proposal is welcomed, as currently presented the overall application is not supported. There are inconsistencies in the proposals which require resolution, shortcomings in the provision of some facilities, further detail is required on many elements of the proposals to enable the application to be fully assessed, and other elements are not considered to be appropriate development.

ZB2600105/LBC – 5 Red House – application for listed building consent to re-roof the property. **RESOLVED** that the address shown on the application was stated as 5 Red House Court. This is the address of just one of the apartments in the block. As the intention of the application is for the re-roofing of the full block the application requires amending to read 1 to 6 Red House Court. The need for replacement of the roof tiles is evident from the photographs provided which show significant delamination and loss of some tile edges, and in that context the application is supported. However, as the applicant has failed to identify the make, brand and colour of the original pantiles, making it difficult to confirm the applicant's assertion that the proposed replacement tiles, Sandtoft Old English, are of a similar profile (and colour) to the originals. As 1-6 Red House Court were part of the wider development that includes the matching block forming 7 to 12 Red House Court this is not an insignificant consideration given the listed building status of the block. The Heritage Statement includes a photograph showing the fenestration in relatively good condition, with one exception on the lower right - which was subsequently repaired. However, the recent photograph given references Photo 1 and Photo 2 on the Planning Portal show the deterioration that has now taken place in the

condition of the fenestration, such that it is having a negative impact on the street scene on the both main elevations, that facing Bridge Street and that facing the public open space of Milburns Yard. It is requested that either approval of the application is conditioned to secure an improvement to the peeling paint on, and rotting of, the window frames, or appropriate enforcement action is separately taken to secure the necessary improvements.

ZB26/00222/FUL – 46 Meadowfield – Application for proposed single storey extension. **RESOLVED** no objections.

ZB26/00237/FUL – 17 Riverslea – Application for removal of existing glazed conservatory and construction of a single storey side extension. **RESOLVED** no objections.

ZB26/00296/TPO – Springfield House – Application for works to trees subject to a Tree Preservation Order 20024/07 – T8 – Oak tree, raise the crown on west side to 4 metres as it is catching high sided vehicles that park in the car park. T12 – Cherry tree in courtyard, reduce height by ½ metre and the sides reducing by 2 metres to allow more light in to the flats and for general maintenance of the tree. **RESOLVED** that the report from the NYC Tree and Woodland Officer is still to be uploaded in respect of the proposed work to the cherry tree.

Planning Decisions

2. **RESOLVED** that the following Planning Application decisions from NYC be received and noted:

Applications Granted

ZB24/02429/FUL – 51 Levenside – Subdivision of existing dwelling to form 3no. dwellings, together with associated external alterations and demolition, boundary treatments, landscaping and hardstanding.

ZB25/02181/MRC – Riverside Nurseries – Application for modification / variation of condition 2 (drawings) – revised drawings for garage, porch and glazing for previously approved application 21/02574/FUL – change of use of land to domestic and extension to existing dwelling with a detached garage.

ZB25/00986/ADV – Brass Monkey, 63 High Street – Application for advertisement consent for 1 number external illuminated fascia sign including 3 lights.

ZB25/01477/LBC – Brass Monkey, 63 High Street – LBC to replace current fascia signage and add lights to face the signage

ZB25/02205/MRC – Tallow Cottage 39A Levenside – application for modification /variation of condition 2 (plans/drawings) – change solar panel amount and position for previously approved application 22/00219/FUL as new drawing 1773/3P received by NYC 13/12/25.

ZB25/02239/FUL – 16 Roseberry Avenue – Application for a single storey side extension, single storey rear extension, internal alterations & lot conversion with dormers.

Applications Withdrawn

ZB25/01695/FUL – The Bank, 25 High Street – Application to extend the current decking area by 1m in width, same materials as existing. Addition of a 2m glass surround and double glass doors to the decking and a canvas canopy roof.

Planning and Development Issues

3. Enforcement Issues reported to NYC

RESOLVED that the updates on current Enforcement Cases from County Cllr Griffiths be received.

County Cllr Griffiths confirmed that he has requested a site visit so that they can see first hand all of the concerns raised with the conservation area and agree what action can be taken.

- a. Taylor Wimpey Estate.
- b. British Legion Club Site, North Road.
- c. Tilia Estate – planning conditions.
- d. Brierley Development.
- e. 47 High Street (formerly the Pack Horse Pub).
- f. Morrison, High Street.
- g. Costa Coffee, High Street.
- h. Millbry Hill.
- i. 49 Levenside.
- j. Mind Shop.
- k. Old Natwest Bank.

North Yorkshire Council Correspondence

1. **RESOLVED** that the minutes from the Community Safety Hub meeting held on 2 February 2026 circulated on 19.2.26 be received.

8/10/03/26 POLICE

RESOLVED that the Police report circulated on 2.3.26 be received. A total of 11 incidents had been reported between 1 February and 28 February 2026.

9/10/03/26 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 Chief Executive bulletins be received.

Items tabled for information

None received.

10/10/03/2026 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.

11/10/03/26 TOWN COUNCILLOR CO-OPTION PROCESS

RESOLVED that the Clerk thank each of the candidates for attending the meeting this evening and to update them that the application time has been extended to 27 March to allow for applicants to apply for the second position in accordance with the required procedures. The Clerk would ask if they would attend the Trustees meeting on 2 April 2026 so they can observe what takes place and the role they will undertake as a Trustee for the Town Hall Trust and

Manorial Lands Trust. Following this meeting if all candidates confirm they are still interested in the role interviews will be organised for week commencing 6 April 2026.

12/10/03/26 SPEND TIME IN STOKESLEY

RESOLVED that a planning pre-application be submitted for both the ‘Sail’ and the bin storage unit as soon as possible. The funds to cover this application would be paid for from the Vibrant Market Town grant.

The meeting closed at 8.50 pm.

SignedDate

STOKESLEY TOWN COUNCIL -FEBRUARY2026

ACCOUNTS REPORT

Payments

Supplier	Reason	Value £
Salaries	Weeks 44 - 47	4233.37
HMRC	PAYE/NIC Month 11	1134.60
Sage	IT Support	132.00
HFC Systems	Office 365	105.72
Clear Business	Phone / Internet	92.69
Canon	Photocopier Contract	82.37
Canon	Photocopier Contract	78.55
C G Robinson & Sons	Grass Cutting – Open Spaces / Trees	2740.09
Wigin Landscaping	Tree Work – Monthly Payment	250.00
MBP Groundcare	Hedge Work SLA	347.50
British Gas	Electricity – Open Spaces / Toilets	39.76
Professional Paper Supplies	Cleaning Products – Open Spaces / Toilets	143.51
Professional Paper Supplies	Cleaning Products – Open Spaces / Toilets	10.68
Professional Paper Supplies	Cleaning Products – Open Spaces / Toilets	15.70
Barclays	Bank Charges - Miscellaneous	9.60
H M Land Registry	Land Search	14.00
YLCA	Training	18.20
Helping Hand Environmental	Litter Pickers & rings – Events	370.00
Hi-Lights Theatre Services Ltd	PA System – Events	4322.75
Bilsdale Silver Band	Remembrance Day – Events	60.00
Total		14201.09