

STOKESLEY TOWN COUNCIL

A Meeting of the Town Council was held on Tuesday 10 May 2022 at 7 pm
in Stokesley Town Hall

Present: Cllrs Mike Canavan, David Cook, Bryn Griffiths, Christopher Johnson and Andy Wake.

Clerk – Mrs Julie McLuckie, D&S Reporter and four residents.

Cllr Canavan chaired the meeting in the absence of Cllr Sowerby.

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

A resident re-iterated her concerns previously submitted in an e-mail regarding the proposal to build an U8s play park on the green area of Linwood & Crowood Avenue.

RESOLVED that the Council confirmed that this was an initial consultation exercise following several requests for consideration to be given to developing a Play Area at that end of Stokesley. Analysis would be carried out of the responses received and a report submitted to Councillors prior to their next meeting where the findings will be discussed, and a decision made based on those findings.

Hambleton District Council (HDC)

District Cllrs Griffiths and Wake confirmed that they continue to push HDC Legal Department for action on the North Road Club site and are aware that things are taking place but because of the legal proceedings they are unable to discuss in open forum.

A lady had recently fallen on the cobbles outside Boyes, the incident was reported to HDC as the responsible authority, and they have since carried out some repairs.

Members expressed their disappointment around the EDRF Grant opportunity which despite submitting a bid received no funding and were concerned that the reasons provided for not been successful were not acceptable. The Clerk had raised several issues with HDC regarding the lack of communication and the late notification for bidding for these grant opportunities.

RESOLVED that the Clerk raise these concerns with the Leader of the Council.

North Yorkshire County Council

County Cllr Griffiths is due to meet with Highways on Monday 16 May to agree the exact locations for the new Town Signs.

Cllr Griffiths advised members that NYCC were in the process of writing to residents on Meadowfield regarding parking of the grass verges and this will include that any damage to manholes will be their responsibility.

1/10/05/22 ELECTION OF CHAIRMAN

RESOLVED that Cllr Sowerby be appointed as Chairman for the coming year.

2/10/05/22 DECLARATION OF ACCEPTANCE OF OFFICE OF CHAIRMAN

RESOLVED that the Clerk would arrange for Cllr Sowerby to sign the Declaration of Acceptance of Office of Chairman.

3/10/05/22 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.

4/10/05/22 APOLOGIES FOR ABSENCE

1. **RESOLVED** that the apologies for absence received from Cllrs Oxley and Sowerby be received.
2. **RESOLVED** that the reasons for absence provided be approved.

5/10/05/22 ELECTION OF VICE CHAIRMAN

Cllr Canavan advised that he did not want to continue in the role of Vice Chair and provided his reasons for this decision. Cllr Canavan was thanked for all he had done during his time as Vice Chair. **RESOLVED** that Cllr Wake be appointed as Vice Chairman for the coming year.

Cllr Wake took over as Chair of the meeting in the absence of Cllr Sowerby.

6/10/05/22 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

RESOLVED that Cllr Wake declared an interest in the Police Report where it detailed an issue at Stokesley Sports Club where he is Vice Chair.

7/10/05/22 COMMITTEE / AREAS OF RESPONSIBILITY STRUCTURE

RESOLVED that the current Committee / Areas of Responsibility membership for 2022/23 remain as detailed below until the Councillor vacancies are hopefully filled in June when they will be reviewed.

Committee / Working Group Current Membership (following elections on 5 May)

Committees

Employment Committee	Cllrs Griffiths, Johnson, Sowerby & Wake
Finance Committee	Cllrs Canavan & Oxley
Planning Committee	Cllrs Canavan, Cook & Oxley
Allotments Committee	Cllrs Oxley, Sowerby & Wake (allotment holder representative)
Health & Safety Committee	Cllrs Canavan, C. Johnson, Oxley, Sowerby & Wake
Open Spaces & Footpaths	Cllrs Griffiths, Oxley, Sowerby & Wake
Town Hall Committee	Cllrs Canavan, Oxley & Wake (3 Town Hall Management representatives)

Communications & Events Committee	Cllrs Johnson, Sowerby & Wake (plus non-council members)
Parking Committee	Cllrs Canavan, Carey, Griffiths & Johnson

Working Groups

River Leven Project	Cllrs Canavan, Griffiths, Oxley & Wake.
Electric Vehicle Charging Points	Cllrs Johnson & Oxley

External Bodies

Preston Educational Trust	Cllrs Canavan & Sowerby.
Lady Hullocks Trust	Mr N. Johnson.
The Globe	Cllrs Griffiths & Wake.
Fairtrade	Vacancy.
Climate Action	Vacancy.

8/10/05/22 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 12 April 2022 and the minutes from the Annual Town Meeting held on 25 April 2022 be agreed and signed as a true record.

9/10/05/22 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 HDC Planning Committee observes and offers advice only regarding planning applications discussed.

Applications Received

22/00443/LBC, 22/00442/FUL – 73 Levenside – internal and external alterations to dwellings and widening of the driveway. **RESOLVED** to object based on the following grounds. The building which is the subject of this application is listed with the following entry: Late C18 and C19. Now converted to flats. Stucco with low pitched Welsh slate roof with four ridge chimneys. Three storeys, four windows, late C19 sashes. Ground floor left a canted bay and a half-glazed door with fanlight under round arch with key block. Long rear wing, formerly a warehouse or mill building. Interesting as the only remaining building in Stokesley to show linked house and business premises on a large scale.

The Design & Access Statement summarises the main changes as:

- Internal refurbishment including the replacement of modern additions
- Removal of a 20th century bay window from the principal elevation
- Demolition of an existing two-storey extension to the rear of the building and replacement with a modern single storey extension
- Construction of a first and second floor infill to the rear elevation
- Insertion of two windows on the east elevation and four skylights to the southern roof

The Heritage Report accompanying the application notes that 'Leven House (i.e. 71 and 73 Levenside), Garth House and Stokesley Conservation Area as heritage assets ... of High Significance'. Additionally stating 'The historical interest of Leven House is derived from it being the last surviving example of a linked house and business premises on a large scale in Stokesley (Historic England List Entry Description Ref: 1150229). This makes the building a particularly important asset to the town of Stokesley, being an illustrative example of the town's industrial heritage.' This sets the context in which the application should be judged for this dwelling which the applications states is a heritage asset of High Significance. The application itself is something of a curate's egg, which seeks in different parts to preserve and expose some historic elements of the building and in others to remove one of the elements in the listing entry and provide a single storey extension which starkly contrasts with the existing structure. The elements which preserve, expose or re-instate the historic elements of the building are generally welcomed as is the replacement of the current uPVC windows with timber sliding sash windows. However, the impact of the heightening part of the second-floor annex appears to run contrary to preserving the historic internal structure. The removal of the canted bay to the east of the front elevation would take away one of the elements which merited inclusion in the listing of Leven House. Whilst the replacement of the hotch-potch of rear extensions with a full infill extension would lead to the loss of some of the historical development of No.73 it does not impact on the public view of the building and is therefore considered to be of more limited impact. The insertion of two additional windows on the eastern elevation would be clearly visible from much of the length of North Levenside and therefore is considered to negatively impact the street scene within the Conservation Area. No justification has been provided for the reduction in the length of the front boundary wall, which already provides vehicular access to this property through both entrances and to No.69 and 71 through the western entrance. The negative visual impact on this area of Levenside without any inherent benefit is noted. Finally, there is the replacement of the existing two storey rear extension with a larger footprint, single storey rear extension. The Design and Access Statement recognises this is a clearly a contemporary addition which it suggests is a benefit. However, the addition of such a structure to a listed building of high significance is considered as a significant negative impact.

22/00334/TPO - 45 The Firs – works to trees subject to TPO 18/00008/TPO2; as amended 12 April. The works proposed would be to 'reduce in length ALL the encroaching branches to suitable growth points minimising overhang into the customers garden whilst maintaining canopy cover'. **RESOLVED** no objections.

22/00865/FUL – Surrey House, 31 West Green – proposed dormer windows. **RESOLVED** no objections in principle to the provision of dormer windows at this dwelling as there are other examples on nearby dwellings. Double glazed timber frames are acceptable in principle, but the window design is not consistent with the designs on the lower floors, more empathy with existing windows would be beneficial. Further clarification on roofing material to be used to provide at least some consistency of approach with neighbouring properties.

22/00640/FUL – Sadlers 59 – 61 High Street – Approval sought for change of use of manorial land currently used for public parking and construction of a decking area to serve food and drink at the front of the café and bistro. **RESOLVED** no objections, however, the drawings are still incorrect as they do not show that the pavement angles and therefore this will have an overall effect on the area available

22/00846/FUL – 58 The Stripe – Replacement of windows and doors. **RESOLVED** no objections.

22/00678/FUL 21 Springfield Garden – revised application for a single storey extension to rear of dwellinghouse and installation of a flue for a log burning stove. **RESOLVED** no objections, however, the following observation is made. The single storey extension already has approval therefore the only issue is the flue for the log burning stove. It is noted that the flue will be located at the corner of the dwelling away from the neighbours but adjacent to the public footpath that runs next to the property.

22/01020/FUL – 3 Springfield – Single storey extension to front, rear and side with new pitched roof to replace flat roof to existing detached garage. **RESOLVED** to object to this application based on the following:- This property sits at the edge of the Stokesley Conservation Area. A Conservation Area is defined as an 'area of special architectural or historic interest the character and appearance of which is desirable to preserve and enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The purpose of a Conservation Area is to protect townscapes of quality and the local distinctiveness of areas valued for their visual characteristics and historic associations. Although Conservation Areas will usually contain individual buildings of importance these tend to be protected through the Listed Building process whilst the Conservation Area designation addresses wider townscape and landscape issues. In looking at Conservation Areas the intangible qualities of views, vistas and context are critical rather than just the immediate fabric of the structures themselves. With reference to this application the addition of a pitched roof to the existing garage and the extension to the side and rear of the property are not considered to have significant impact of the street scene and therefore would have a limited impact on the Conservation Area. However, the same cannot be said of the remaining elements of the application. The Stokesley Conservation Area Appraisal notes that Pantiles are the traditional form of covering in this area. This application seeks to replace the current tiles with flat black tiles. The application seeks to render the full front elevation, thereby eliminating the current brick elevation. Additionally, it introduces a front porch which has little architectural empathy with the existing dwelling. Finally, the replacement of the window to the right of the front elevation with three narrow full length windows sits uncomfortably with the fenestration on the remainder of the front elevation. Collectively the proposed changes significantly alter the appearance of the dwelling from the street and form the basis of an objection to this application.

22/00837/FUL – Brook House, 21 Levenside – Revised application for the installation of a new electric gate to the entrance serving properties Brook House, 21 Levenside and The

Barn, 23 Levenside. **RESOLVED** to object because the original application sought to replace the main vehicle access gate of a 5-bar wooden design with a black, timber panelled sliding gate with steel posts and structure. That application was refused as it was considered it would result in less than substantial harm and bring no public benefit as the design proposed was considered harmful to the Stokesley Conservation Area and Article 4 Area as well as the character of the vista along Levenside. The comment was added that any future application should seek to maintain the traditional, rural character of the existing gate and the setting along Levenside. Ideal materials would be a natural stained wood and the design should be less dominant in the streetscape. In terms of the main vehicle access gate the new proposal, whilst still resulting in the loss of the traditional 5-bar design does replace it with a design that fulfils the comments made in the refusal of the earlier application and therefore would be considered to be of a more limited impact on the street scene. However, the drawing submitted now shows a pedestrian access gate to the same design side by side to the vehicle access gate. From the information provided with the application it is unclear if this replaces the gate in front of No.21 or is an additional gate to provide a new pedestrian access to No.23. If the pedestrian access gate shown in the new drawing is a new gate formed by insertion in the existing wall which was described in the earlier application as 'the boundary to the principal elevation is characterful, featuring a wall of mixed red brick (likely handmade) with stone coping' then Stokesley Town Council object to it.

22/00858/FUL – 16 Beechwood Avenue – Construction of a two storey extension.
RESOLVED no objections.

Applications Granted

22/00219/FUL – Tallow Cottage, 39A Levenside – Construction of single storey and a two-storey extension to the rear, internal alterations, together with garden walling.

22/00529/FUL – 6 Station Road – Revised application for single storey rear extension and alterations to dwelling.

22/00334/TPO – 45 The Firs – works to trees subject to TPO 18/00008/ TPO2 ; as amended on 12 April 2022. The works proposed would be to 'reduce in length ALL encroaching branches to suitable growth points minimising overhang into the customer's garden whilst maintaining a canopy over.

Application Withdrawn

21/02646/LBC and 21/01930/FUL – 25 High Street – Retrospective application for change of use of garden to multi use venue with rear of the building used as a bar.

22/00601/FUL – Longbeck Farm – Construction of detached garage and playroom.

2. Planning and Development - Planning Enforcement – no update received. Cllr Canavan confirmed that work has stopped on the Brierley Homes development while HDC consider the impact of the new Government Guidance on Nutrient Neutrality. Residents had also raised concerns regarding nesting barn owls and bats on the site buildings. The Clerk has raised this concern with HDC and is awaiting a response. Cllr Cook had received reports that the contractors currently removing the asbestos from the site were not

wearing the appropriate health and safety equipment. The Clerk would report his concern to Environmental Health.

10/10/05/22 REVIEW OF ACTIONS FROM LAST MEETING

RESOLVED that the Action List (attached at Appendix 2) be received.

11/10/05/22 FINANCIAL STATEMENTS

1. **RESOLVED** that the financial statements for April 2022 circulated on 6.4.22 be agreed.
2. **RESOLVED** that the payments made during April 2022 totalling £19238.21 (attached at Appendix 1) were agreed.
3. **RESOLVED** that the Investment Income Accounts Statements for the Town Council and Manorial Lands Trust for April 2022 circulated on 4.5.22 be received.
4. **RESOLVED** that the Investment Report for 31 December 2021 to 31 March 2022 circulated on 4.5.22 be received. The Investments continue to exceed the agreed benchmark set. Cllr Canavan would ask Redmayne Bentley what impact the higher interest rate may have on the investment portfolios and report back.

12/10/05/22 MATTERS FOR DISCUSSION

Town Council

1. Review of Strategic Objectives for 2021/22.
 - a. Cobbles – waiting for HDC Cabinet response to the funding request submitted which will be considered at their June meeting.
 - b. Parking – waiting for HDC Cabinet response to the funding request submitted which will be considered at their June meeting.
 - c. River Leven Project – managed by the Manorial Land Trustees and will only appear on the Trustee Agenda in future.
 - d. Developing Stokesley as a Gateway to the North York Moors – new Town signs purchased and due to be installed. Agreed that this group should be incorporated into the Communications and Events Committee.
 - e. Climate Action (including Electrical Vehicle Charging Points (EVCP) – bid received to be analysed when a new Lead Member on this project is appointed. Agreed that the Climate Action element be removed next year to enable focus on the EVCP.
2. Strategic Objectives for 2022/23 – **RESOLVED** that the objectives for 2022/23 be:-
 - a. Cobbles.
 - b. Parking.
 - c. Electrical Vehicle Charging Points.Specific aims will be set against each of the objectives.
3. Press Releases Approval – **RESOLVED** that the Market Place newsletter article for May 2022 circulated on 5.5.22 be approved.
4. Information / Interpretation Panels – a follow up meeting to review the quotes and agree a provider was scheduled to take place on Thursday 12 May. The Stokesley Society have provided the information for each of the Boards and were thanked for their work on this scheme. The Clerk confirmed that she had contacted HDC regarding possible grant opportunities and the Assistant Clerk was busy submitting these.

5. The Globe – entry access. **RESOLVED** that NYCC continue to pursue this with Broadacres, Cllr Griffiths would ask for an update from NYCC.
6. Proposed New Play Park Consultation. **RESOLVED** that an analysis of the responses received would be provided at the next meeting to enable a decision to be made.
7. BBC Radio Tees Make a Difference Award – **RESOLVED** to nominate SPIOTA under the category of Community Group, Climate Action Group under the Environmental Category and The Globe Volunteers under the Together Category. (When going to register the nominations the closing date had passed – the information was only received the day before the closing date which was disappointing).

Committees and Working Groups

No meetings have taken place.

North Yorkshire County Council

1. **RESOLVED** that the response regarding Wildflower areas in Stokesley circulated on 27.4.22 be received. It was agreed to forward this information to the Climate Action Group who were leading on this initiative.

Hambleton District Council

1. **RESOLVED** that the new premises licence for The Leven, Stokesley circulated on 25.4.22 be received.

Police

1. **RESOLVED** that the police report circulated on 9.5.22 be received. A total of 32 incidents had been reported during the period 11 April 2022 to 8 May 2022. The Clerk was asked to arrange a meeting with the Police as members were disappointed at the lack of attendance and Town Council meetings and had several questions for them. The Clerk was asked to write to the Police and Crime Commissioner to express concern regarding the lack of Police presence at large events (such as the car boot sales).

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.

Correspondence/Complaints received

1. **RESOLVED** that the S137 Grant Application from the Rotary Club of Stokesley requesting a donation of £750 towards the ‘Celebration of Youth’ event circulated on 19 April 2022 be received. Members supported this application in principle but requested a breakdown of costs and other secured funding prior to formally approving the grant which they agreed could be done via e-mail.
2. **RESOLVED** that the correspondence from residents opposing the ‘No Mow May’ initiative circulated on 21 and 25 April 2022 be received. The Clerk to respond to the residents advising them that a full analysis of the areas would be completed by the Climate Action

Group and this would be published and be part of any considerations prior to implementing the scheme next year.

3. **RESOLVED** that the request from the Climate Action Group to host a Bug Hunt circulated on 3.5.22 be received and approved.
4. **RESOLVED** that the request from residents to host a Platinum Jubilee Party on the former play area at junction of Northfield Drive and Northfield Close circulated on 3.5.22 be received. Members approved the request subject to receipt of a risk assessment (which must include how they would deal with unwanted guests). The agreement would be subject to them ensuring the area is cleared of any rubbish and that the event concludes at dusk and that they agree to sign that this event is held at their own risk.
5. **RESOLVED** that the request from residents to host a Platinum Jubilee Party on the greenspace at the end of Tameside, adjacent to Neasham Lane circulated on 25.4.22 be received. Members agreed that despite this area currently being part of the No Mow May initiative that the Clerk arrange for it to be cut week commencing 6 June so it can be used. The Clerk would notify the Climate Action Group of this decision. The event was approved subject to receipt of a risk assessment (which must include how they would deal with unwanted guests). The agreement would be subject to them ensuring the area is cleared of any rubbish and that the event concludes at dusk and that they agree to sign that this event is held at their own risk

Items tabled for information

Town Council Surgeries – Members had expressed concern about holding the TC surgeries in the small TC office and did not think this was appropriate at this time. **RESOLVED** that the surgeries would take place on the second Saturday of each month in the Stokesley Room

The meeting closed at 8.25 pm.

SignedDate

STOKESLEY TOWN COUNCIL – APRIL 2022ACCOUNTS REPORTPayments

<u>Supplier</u>	<u>Reason</u>	<u>Value £</u>
Salaries	Weeks 52 – 3	5421.92
HMRC	PAYE/NIC Weeks Month 1	749.47
Sage	IT Support	DD 94.80
Town Hall Trust	Office Rent – April	484.00
Clear Business	Internet / Telephone	DD 122.14
Canon	Photocopier	94.67
Wigin Landscaping	Tree Work – Northfield Drive – Open Spaces / Trees	1530.00
Wigin Landscaping	Grass Cutting and Tree Work – April	2111.53
Hambleton District Council	Pest Control – Open Spaces / River Banks	656.74
Brian Noble Fencing	New fencing – Open Spaces / Miscellaneous	1538.40
British Gas	Electricity – Open Spaces / Toilets	DD 148.55
PPS	Cleaning Products – Open Spaces / Toilets	94.56
Initial	Hygiene Contract – Open Spaces / Toilets	152.07
Westclean	Cleaning during A/L – Open Spaces / Toilets	432.00
Wallgate	Service Contract – Open Spaces / Toilets	1197.00
YLCA	YOCA Annual Subs	885.00
Lady Hullocks	Allotment Rent	475.00
Wardhadaway	Legal & Professional Fees	1800.00
Town Hal Trust	Meeting Rents – April	126.00
Barclays	Bank Charges	DD 9.36
Vizsec UK	CCTV Annual Maintenance and Service Contract	1020.00
YLCA	Training	25.00
HDC	Premises Licence for the Plain – Events	70.00
Total		19238.21

Town Council Meeting Actions

Minute No. Date Agreed	Task	Lead Councillor	Responsible Committee	Status
9/12/01/21 1.e.	Electrical Vehicle Charging Points (EVCP)	Clerk	Town Council	One quote received. To be reviewed when the new Council is in place and a Lead Member agreed. Ongoing.
8/14/12/21	Play Park – new U8s play park – consultation	Cllr Oxley	Town Council	The initial consultation document had been circulated in the March edition of the Market Place. Ongoing.
8/12/04/22	Town Signs – agreed to purchase 5 signs as quoted.	Cllr Griffiths	Town Council and NYCC	To agree the exact locations for the signs with NYCC. Ongoing.