

STOKESLEY TOWN COUNCIL

A Meeting of the Town Council was held on Tuesday 14 March 2023 at 7 pm
in Stokesley Town Hall

Present: Cllrs Sally Atkinson, Mike Canavan, Sean Carey, David Cook, Christopher Johnson, Martin Luxton, David Oxley, Audrey Scott and Andy Wake.

Clerk – Mrs Julie McLuckie, Mr K Turland – D&S Reporter, Sgt Ross, North Yorkshire Police and 4 residents.

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

Residents requested an update on the Old British Legion Club site on North Road. Cllr Wake confirmed that Hambleton District Council (HDC) in their role as Planning Enforcement had served a Section 215 notice on both the Old Club Site and the land adjacent. This notice details work that has to be carried out by 21 May 2023 and if it is not completed further enforcement action can be taken. The Town Council would continue to monitor that the work is completed as stipulated in the notice and push for further action if it is not.

A resident expressed her concern about the traffic speeding along Sowerby Crescent and North Road. Sgt. Ross confirmed that he continues to monitor this and liaises with NYCC about the issues and requested that any vehicle details be passed to him.

Residents complained about the amount of dog fouling, in particular on the Play Park, North Road and the cut between Hebron Road and Sowerby Crescent. The Clerk confirmed that she had reported this to the Dog Warden and asked that he increase patrols in the area. Anyone with information were asked to contact the Dog Warden dave.granger@hambleton.gov.uk

North Yorkshire County Council (NYCC) – No representative in attendance. Cllr Canavan notified members that agreement of the additional grass cutting areas completed by the Town Council on behalf of NYCC had now been confirmed and that a payment would be made to the Town Council to cover these areas for both last year and this year.

Hambleton District Council (HDC) – District Cllr Wake confirmed that the last District Council meeting had taken place and that the next meeting would be the new Unitary – North Yorkshire Council.

1/14/03/23 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.

2/14/03/23 APOLOGIES FOR ABSENCE

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

3/14/03/23 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

RESOLVED Cllr Wake declared an interest in anything that may involve their position as District Cllr.

4/14/03/23 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 14 February 2023 be agreed and signed as a true record.

5/14/03/23 PLANNING

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

Applications Received

23/00048/FUL - 28 Station Road – two storey extension to side and rear of house. Single storey extension to side and rear of house and construction of a porch to front elevation. **RESOLVED** no objections.

23/00247/FUL – 8 Glebe Road – Construction of a 2-storey side extension, repositioned garage with lead to roof, alterations to fenestration and internal layout changes. **RESOLVED** no objections.

23/00433/LBC – Tanton Hall – Listed Building Consent for external alterations and part retrospective internal works to include bathroom on first floor, fireplace to ground floor and replacement windows. **RESOLVED** no objections subject to the following considerations – clarification on the proposed finishes of the north and west elevations and on the planning status for the full-length triple windows providing egress from the kitchen.

23/00441/CAT – Cromwell House, 38 College Square – Works to fell 8 trees in a conservation area. **RESOLVED** that as the proposal would result in loss of more than half the trees within the grounds of Cromwell House, with a proposal to replace (perhaps) only one of them, Members would welcome an arboriculturist report to demonstrate the necessity of felling any / all of the trees. **RESOLVED** that this would result in the loss of more than half of the trees within the grounds of Cromwell House, with a proposal to replace (perhaps) only one of them. Members requested that an arboriculturist report be provided to demonstrate the necessity of felling any / all of these trees.

23/00340/FUL and 23/00341/LBC – The Only Weigh Out Ground Floor, 25 High Street – Change of use from shop to bar and restaurant with micro-brewery. Signage to front elevation. **RESOLVED** that the proposal to bring back into use a currently unoccupied commercial property in a prominent position on Stokesley High Street is positive. However, the Planning Application document raises several queries which should be addressed by the applicant before consideration by HDC Planning. These are:

- 1) Despite the comment that work has not started, there is evidence of activity taking place in the premises from early March 2023, it is uncertain if this involves any structural work.
- 2) The application states that the site is not at risk of flooding. However, the web page <https://check-long-term-flood-risk.service.gov.uk/risk> for 25 High Street, Stokesley shows it to be at High Risk from Surface Water. Is a flood risk assessment required with the application?
- 3) The application states that neither areas to store and aid the collection of waste nor arrangements been made for the separate storage and collection of recyclable waste have been specified in the application. Given the proposed use of the property and its location with only access to the High Street, it is considered specification of such arrangements are a vital and necessary requirement in an application such as this.
- 4) The application states the loss of 198 sq m of Class A3 floorspace but does not specify any increase in an alternative use class.
- 5) The employment numbers appear to be optimistic for the size of business / premises. Additionally, the statement that 6 full time employees plus 14 part time employees equates to 20 full time employees is incorrect.
- 6) It is considered that hours of opening are key given the proposed change of use. These should be consistent with any licence secured for the premises.
- 7) Recognising that part of the application relates to the operation of a micro-brewery on site, is waste from such an operation classified as trade effluent / waste? If so, then are details of its disposal necessary in the application?

With reference to the Design and Access Statement it is noted that there are two residential units on the first and second floor of 25 High Street. Will the proposed change of use impact on the amenity of the occupants of these residential units? The application's title includes 'restaurant' and the drawing include the provision of a new kitchen. However there does not appear to be any specification of extractor fans for the kitchen, nor how these will be provided without compromising the amenity of the occupants of the residential units. Clarification is sought with respect to the acceptability of the rear Fire Exit as it passes through a security fence and what is stated to be a 'shared access' yard. With reference to the Heritage Access Statement, the acceptability of a 'prefabricated metal shed' in the Conservation Area is questioned, albeit it is located to the rear of the premises. The Statement indicates that one window at the rear will be converted to a door. However, the drawing indicates that the proposed door will be offset from the current window opening. It is suggested that both these elements should be referred to the Conservation Officer for evaluation.

Applications Granted

22/02846/TPO – The Barn, 23 Levenside – Works to tree subject to Tree Preservation Order 2006/10.

22/02498/LBC – The Only Weigh Out Ground Floor, 25 High Street – Internal and external alterations to listed building (no. 25 High Street) and insertion of new doorway to neighbouring listed building (no. 27 High Street).

23/00048/FUL – 28 Station Road – Two storey extension to side and rear of house, single storey extension to side and rear of house and construction of a porch to front elevation.

2. Planning and Development Issues – the Clerk had requested updates from HDC but none received.
 - a. Taylor Wimpey Estate – **RESOLVED** that the correspondence from Taylor Wimpey circulated on 14.3.23 be received. The Clerk had requested permission from Taylor Wimpey to post their letter on social media to provide residents with an update – awaiting response.
 - b. British Legion Club Site – **RESOLVED** that the Clerk would confirm if the owners had appealed the Section 215 notice and if not that the notice is now active and that the work has to be completed by 21 May 2023.
 - c. Tilia Estate – **RESOLVED** that the complaint from a resident on Woodlands Walk be received. The resident had since confirmed that the complaint was now resolved. The Clerk would continue to pursue the junction lighting and the footpath which were part of the planning conditions.

6/14/03/23 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for February 2023 circulated on 2.3.23 be received.
2. **RESOLVED** that the payments made in February 2023 (attached at Appendix 1) be received and agreed.
3. **RESOLVED** that the Investment Income Accounts Statements for February 2023 for both the Town Council and Manorial Lands Trust circulated on 2.3.23 be received.

7/14/03/23 MATTERS FOR DISCUSSION

Town Council

1. Update on the Strategic Objectives for 2022/23.
 - a. Cobbles – **RESOLVED** that HDC had confirmed that the cobble repairs would commence on 11 April 2023 starting with the Y'Thai Triangle. The Clerk has requested a full programme of works to be provided and it was agreed that joint inspection should be undertaken as each section is completed. The Clerk was asked to liaise with the Contractor to see if they could carry out areas requiring repair on Manorial Land at the same time.
 - b. Parking – **RESOLVED** that the Clerk would confirm with NYCC that the process of revalidating the enforcement contract approval was underway and still on track for the enforcement areas under the ownership of the Town Council to commence on 1 July 2023. Members agreed that Cllr Canavan could confirm the draft amendments and the revise map with Ward Hadaway and it was

noted that this may be at an additional cost. The Clerk would submit a claim to HDC for the solicitor's invoice for the work and the public notice that appeared in the D&S (as this was a joint notice between HDC and the Town Council).

- c. Electrical Vehicle Charging Points (EVCP) – **no further update.**
2. Press Releases Approval – **RESOLVED** that draft newsletter circulated on 9.3.23 be approved.
3. Information / Interpretation Panels – **RESOLVED** that the letter from the Stokesley Conservation Area Advisory Group regarding the panels project circulated on 23.2.23 be received. The Clerk was asked to respond to the letter confirming that the working group has included members of the Stokesley Society and that the panels will include a QR code.
4. ZOOMM Update – **RESOLVED** that the Clerk submit a claim for them using the areas of West Green to store equipment without approval – this would be charged at £155 per area. Cllr Canavan was in the process of securing a wayleave agreement for two grassed areas that belong to the Town Council that have been dug up despite previous indications that they would not be.
5. Silver Street Lease – **RESOLVED** that the Clerk had submitted the agreed response to Northern Power Grid and is awaiting their response.
6. Bid to join NYCC Pilot Scheme (information circulated on 2.11.22) – **RESOLVED** that Cllr Canavan has commenced work on submitting a bid for the parking in Stokesley to be included in the pilot. Cllr Carey agreed to review the documents once completed by Cllr Canavan, Griffiths and the Clerk prior to submission by 31 March 2023.
7. Great British Spring Clean – **RESOLVED** that the Town Council would once again support this initiative and host a litter picking event on Sunday 26 March 2023.
8. Register of Assets of Community Value - **RESOLVED** that the letter notifying the Town Council that Stokesley Allotments would be removed from the register as it is the end of the five-year term circulated on 22.2.23 be received. It was agreed that an application should be submitted to register the allotments again.

Committees and Working Groups

1. **RESOLVED** that the minutes from the Health and Safety Committee held on 28 February 2023 be received.
2. **RESOLVED** that the minutes from the Employment Committee held on 2 March 2023 be received.
3. **RESOLVED** that the minutes from the Communications and Events Committee held on 7 March 2023 be received.

North Yorkshire County Council

1. **RESOLVED** that the Let's Talk Climate Campaign – Parish and Town Councils Communication Pack circulated on 14.2.23 be received.
2. **RESOLVED** that the information 'Communities invited to bid for a share of £22m fund circulated on 27.2.23 be received.

Hambleton District Council

None received.

Police

1. **RESOLVED** that the monthly statistics report be received.

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 letter from the Stokesley Conservation Area Advisory Group about the Grant Funding circulated on 17.2.23 be received.
2. **RESOLVED** that the invitation from Stokesley School for the Celebration of Youth Event on 8 July 2023 circulated on 24.2.23 be received.

Items tabled for information

None received.

The meeting closed at 8.20 pm.

SignedDate

STOKESLEY TOWN COUNCIL – FEBRUARY 2023**ACCOUNTS REPORT****Payments**

<u>Supplier</u>	<u>Reason</u>	<u>Value £</u>
Salaries	Weeks 44 - 47	6319.34
HMRC	PAYE/NIC Weeks Month 11	1336.94
Sage	IT Support	94.80
HFC Systems	Office 265 – IT support x 2 months	159.60
Clear Business	Internet / Telephone	124.64
Canon	Contract 1.10.22 to 31.1.23 – Photocopier	95.10
Canon	Contract 1.2.23 to 30.4.23 – Photocopier	82.37
Wigin Landscaping	Grass Cutting and Tree Work – February	2111.53
MBP Groundcare	Hedge SLA	322.50
British Gas	Electricity – Open Spaces / Toilets	41.87
Staples	Toilet Rolls – Open Spaces / Toilets	179.95
Lesley Palmer Advertising	Newsletter	95.00
Purple Skips	Skip hire – Allotments Maintenance	156.00
Town Hall Trust	Meeting Room Rents	63.00
Barclays	Bank Charges - Miscellaneous	14.50
Signs & Plastics	Fairtrade Signs – Miscellaneous	253.20
Flower Box	Flowers – Miscellaneous	45.99
Bilsdale Silver Band	Remembrance Sunday – Events	60.00
Total		11556.33