

STOKESLEY TOWN COUNCIL

The Meeting of the Town Council was held on Tuesday 14 October 2025 at 7 pm
in Stokesley Town Hall

Present: Cllrs Mike Canavan, Sean Carey, David Cook, Claire Craster, Bryn Griffiths, David Oxley and Graham Sowerby

Town Clerk – Mrs Julie McLuckie. PCSO Heather Lees and 2 residents.

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

PCSO Lees presented the Police report, a total of 29 incidents had been reported between the 1 and 30 September 2025. Everyone was encouraged to join the Community Messaging Service and leaflets were left detailing this service and how to join. PCSO Lee's agreed to raise the following questions with the local team – Why is the station not open between 9am and 12.30pm as detailed on the sign outside? Why no police presence at the pubwatch meetings? It was agreed that any information regarding the youths with catapults and on e-bikes/scooters should be sent to the local police team.

A resident asked if there were any updates of the proposed developments in Stokesley. Cllr Griffiths advised that at this was part of the new Local Development Framework where they had asked for possible sites to be identified so any pockets of land have been submitted for consideration, there is no proposal to develop any of these areas yet.

The resident confirmed that since the A172 resurfacing took place there has been a dramatic increase in road noise, this was confirmed as the new materials used. The resident has written to NYC asking that they consider reducing this to a 50mph area to not only reduce the noise but also to reduce the accident risk.

A resident who lives on Malvern Drive expressed her concern about the number of vehicles now parking on Thirsk Road and the impact this is having when trying to exit the Malvern Estate onto Thirsk Road as you are unable to see oncoming traffic. **RESOLVED** that Cllr Griffiths would arrange a meeting with the resident and North Yorkshire Council to look at this issue.

North Yorkshire Council (NYC) – Cllr Griffiths had no updates. **RESOLVED** that the Clerk ask why when the gullies have been cleaned, they have left the sludge at the side of each drain, which will inevitably end up back in the drains as soon as it rains. Cllr Griffiths was asked to continue to report the ongoing issue with bins not getting emptied.

1/14/10/25 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.

2/14/10/25 APOLOGIES FOR ABSENCE

1. **RESOLVED** that the apologies for absence from Cllrs Atkinson, Dell-Price, Johnson and Yuille be received.
2. **RESOLVED** that the reasons for absence provided be agreed.

3/14/10/25 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

None declared.

4/14/10/25 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 2 September 2025 be agreed and signed as a true record.

5/14/10/25 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 NYC Planning Committee observes and offers advice only regarding planning applications discussed.

Applications Received

ZB25/01495/CAT – Stokesley House, 2 West Green – Application for works to a tree in a conservation area T1 (cedar tree). **RESOLVED** no objections.

ZB25/01508/FUL – White House Farm – Proposed detached single garage. **RESOLVED** that Stokesley Town Council has no objections to the principle of providing a detached garage to Plot 23, however STC is surprised that the lay-out of the site was such that it apparently prohibits the provision of side by side garages for Plots 23 and 24, which visually would be the preferred solution, and necessitate staggering the two garages. Whilst the plan shows the two garages as staggered, the side view elevation provided does not reflect this. Therefore, it prompts the question is the side view correct or is the plan the correct version of what is being proposed?

ZB25/01558/CAT – St Peter and St Pauls Church, High Street – notification of proposed works to trees in a conservation area: works to twelve trees (see tree report), including felling T5 (cherry). **RESOLVED** no objections.

ZB25/01644/LBC and ZB25/01643/FUL – Methodist Church – Application for installation of handrail on ramp leading to front door of the church. **RESOLVED** no objections to the principle of the installation of a handrail on the ramp leading to the front door to provide safer access to the church. Reference is made to the previous provision of a handrail adjacent to the steps to the right-hand side of the front elevation of the church, but evidence of planning approval for such provision is not readily available on the Planning Portal, nor is the date of installation in the supporting documentation. Does this handrail now have the required approval?

ZB25/01572/LBC – 33 High Street – Listed building consent for change of colour scheme to fascia board, light pink to woodwork and black lettering. **RESOLVED** no objections subject to confirmation from the Conservation Officer that the colour is a British Standard colour which is deemed acceptable in a Conservation area.

ZB25/01704/FUL – 18 Riversdene – Demolition of existing conservatory and construction of new garden room. New window to dining room. **RESOLVED** no objections.

ZB25/01692/FUL 4 Springfield – Demolition of existing conservatory and replace with larger footprint sunroom ex with Icotherm roof. **RESOLVED** no objections.

ZB25/01682/FUL 91 The Paddock – Proposed single storey extension to rear of house. **RESOLVED** no objections to the proposed replacement of the existing conservatory with the proposed single storey brick extension. It is noted that the application document is silent on the provision of a stove flue to the north elevation, but this feature is included in the drawings?

ZB25/01671/FUL – 14 Evergreen Avenue – single storey rear extension. **RESOLVED** no objections.

ZB25/01594/TPO - 85 The Paddock – works to trees subject to TPO T3, oak. Removal of new growth, removal of two limbs, canopy thin and crown, raise epicormic growth, TPO ref: 24/00016/TP02. **RESOLVED** no comments pending publication of comments from NYC Tree and Woodland Officer.

ZB25/01604/FUL – 50 Riversdene – Single storey rear and side extensions and two storey front extension. **RESOLVED** no objections.

ZB25/01761/ADV – Roundabout, Cricket Field traffic Circus – Advertisement consent for 5no external non illuminated sponsorship roundabout signs. **RESOLVED** that this application be refused based on the following:

The main issues to consider from this application are highway safety and the impact of the advertisement signs on the character and appearance of the area.

The applicant seeks advertisement consent for the display of five separate signs from different commercial operations, which contain various elements of information. The development is considered harmful owing to the scale and form in this location which is distinctly rural in character and well beyond the confines of the built-up area of the Town. Furthermore, there are several different signs leading to a proliferation of signs in this countryside location which is considered to be harmful to the character and appearance of the countryside.

In the consideration of advertisement applications, highway safety has to be considered to ensure that the signs do not cause a distraction to drivers. The site is in the middle of a five way roundabout and the proliferation of information on the signs could create an undesirable impact on drivers and cyclists using the roundabout. It represents an undesirable location for several signs with regard to public safety, particularly as it is not clear whether the new signs would sit alongside / above the existing five chevron signs on the roundabout - or worse still replace them

It is assumed that North Yorkshire Council will benefit from some of the income from the advertising which would help offset Council Tax charges. However, this, at best nominal, benefit is not considered sufficient to offset the harm caused by the development.

The Town Council considers that the proliferation signs within this rural setting contributes negatively to the surrounding area and is harmful to the character and appearance of the surrounding area. It considers that the general appearance and proliferation of signs in this location detracts from the locality of this area and that such harm is not off-set by the nominal benefits of the proposals.

Applications Granted

ZB25/01422/FUL – 101 The Paddock – Raise ridge 1.2m form loft conversion with roof lights to front and rear elevations.

ZB25/01495/CAT – 2 West Green – Works to tree in conservation area T1 (cedar tree)

ZB25/00744/FUL , ZB25/00745/LBC – 46 College Square – replace the windows, frames and sill on both the first and ground floor at the front of the property. Removal all of the hedging and install a custom galvanised steel railing complete with matching gate to the front of the property.

ZB24/02472/LBC – 75 Levenside – LBC for repair to existing roof.

ZB25/01558/CAT – St Peter & St Pauls Church – Works to twelve trees, felling tree T5

ZB25/01508/FUL – White House Farm – Proposed detached single garage

ZB25/00719/LBC – 4 West Green – LBC for replacement vertical sliding sash windows to ground floor bow window – south elevation – 2No vertical sliding sash windows to west elevation.

Applications Withdrawn

ZB25/01362/LBC and ZB25/01360/FUL – 60 West Green – Retrospective change of use from a 6 bedroom HMO to sui generis – large HMO (9 bedroom).

ZB25/01361/FUL – White House, 7 West Green – Converting a C3 (dwelling house) to a Sui Generis (large HMO – 7 bed).

2. Planning and Development Issues: -

- a. Taylor Wimpey Estate – **RESOLVED** no further update.
- b. British Legion Club Site – **RESOLVED** despite numerous reports to both the Enforcement Team and Environmental Health about the fact that the board is off one of the windows which means access can be gained no response has been received. The Police have also expressed their concerns, in particular in the lead up to mischief night and bonfire night. Cllr Griffiths to follow up.
- c. Tilia Estate – **RESOLVED** that following receipt of the approval to remove the street lighting condition imposed by the Planning Inspectorate Cllr Canavan has requested evidence from the Enforcement Team on what notices were served on Kier / Tilia and why this did not go to Planning Committee despite the request from Cllr Griffiths for it to go to Committee. Cllrs Canavan and Johnson will submit a complaint to the Ombudsman as advised by the Planning Inspectorate and the Clerk would draft a letter to Rishi Sunak MP to ask him to investigate.
- d. Brierley Development – **RESOLVED** no further update but concerns were expressed about the lack of diversion signs while the road closure is in place.
- e. 47 High Street (formerly the Pack Horse Pub) – **RESOLVED** no further update.
- f. Morrisons, High Street – **RESOLVED** that the Clerk ask the Enforcement Team what action will be taken now that the application to replace the windows has been withdrawn – awaiting response.
- g. Costa Coffee, High Street – **RESOLVED** no further update.
- h. Millbry Hill – **RESOLVED** no further update.
- i. 49 Levenside – **RESOLVED** no further update.

6/14/10/25 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for September 2025 circulated on 8.10.25 be received.

2. **RESOLVED** that the payments made in September 2025 (attached at Appendix 2) be received.
3. **RESOLVED** that the completed Annual Governance and Accountability Return 2024/25 Part 3 circulated on 16.9.25 be received.
4. **RESOLVED** that the Investment Income Account Statement for August and September 2025 circulated on 8.10.25 be received.

7/14/10/25 MATTERS FOR DISCUSSION

Town Council

1. Strategic Objectives for 2025/26: -
 - a. Cobbles. **RESOLVED** that a meeting be arranged with NYC in advance of budget setting.
 - b. Parking. **RESOLVED** that we are still waiting for the revised Off Street Parking Places Order report from our Solicitor. A meeting would be arranged once it was received. The Clerk to confirm the agreement about parking enforcement with NYC.
 - c. Endeavour Footpath. **RESOLVED**.
2. Press Releases / Newsletter – **RESOLVED** that the newsletter deadline for the November / December addition is 8 November so all articles to be submitted to the Clerk by 31 October 2025.
3. Town Hall Clock. **RESOLVED** that this is currently in for repair.
4. Legionella Risk Assessments. **RESOLVED** that Cllr Carey would liaise with a firm for advice and guidance.
5. Scout Hut. **RESOLVED** the Clerk and Cllr Oxley draft the lease notice letter to the Scout organisation and arrange a meeting to discuss.
6. Trees. **RESOLVED** that the dead Chestnut Tree on the riverside to be removed and replaced with a suitable, substantial replacement. The Clerk to remind the tree surgeon that he still has not removed the stump on Tameside.
7. Insurance Claim Ref: 12252162656 circulated on 26.9.25. **RESOLVED** that the Clerk respond asking their advice on how to proceed detailing that the sign was NYC's and they removed it but did not remove the stump and confirm that this was on Manorial Land.
8. **RESOLVED** that the ROSPA Play Safety Annual Inspection Reports circulated on 17.9.25 be received. The Clerk is in the process of addressing the issues raised – there was no high level risks reported.
9. Remembrance Day – 9 November 2025. **RESOLVED** that the Clerk confirm who would be available to attend and that refreshments will be served in the Town Hall.
10. Town Signs – to receive the request from SPIOTA circulated on 6.10.25. **RESOLVED** that their proposal to build a brick flower display at one of the signs be agreed.
11. Banking Hub. **RESOLVED** that the Town Council write a letter of support to the NYC Area Committee supporting the proposal to have a Banking Hub in Stokesley.

Committees and Working Groups

RESOLVED that the minutes from the Communications and Events Committee held on 29 September 2025 be received.

North Yorkshire Council

1. Litter Bin – Riverslea/Riversdene Estate – to receive the correspondence about the Dog Litter bin that has been removed circulated on 1.10.25. **RESOLVED** that Cllr Griffiths would confirm with NYC where the bin should now be sited.

2. Parish Elections Recharge Policy 2025 – **RESOLVED** that the policy circulated on 25.9.25 be received.
3. Parish Precept – arrangement for the financial year 2026/27 – **RESOLVED** that the correspondence circulated on 17.9.25 be received.

Police

RESOLVED that no report 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.
5. **RESOLVED** that the Chief Executive bulletins be received.

Correspondence/Complaints received

1. **RESOLVED** that the letter from a resident suggesting two options on how the Section 106 funds could be spent circulated on 24.9.25 be received.
2. **RESOLVED** that the e-mail from a resident about the installation of an ATM machine in Stokesley circulated on 16.9.25 be received. The Clerk to confirm the proposals around a banking hub and that the Post Office are looking to install an external ATM.
3. **RESOLVED** that the S137 Grant Application from SPIOTA requesting a donation of £360 towards the replacement flower tubs circulated on 4.9.25 be received and approved.
4. **RESOLVED** that the letter submitted to NYC by a resident raising a formal concern about the Section 106 monies allocation circulated on 22.9.25 be received.

Items tabled for information

No items received.

The meeting closed at 8.40 pm.

SignedDate

STOKESLEY TOWN COUNCIL – SEPTEMBER 2025

ACCOUNTS REPORT

Payments

Supplier	Reason	Value £
Salaries	Weeks 22 -26	5288.93
HMRC	PAYE/NIC Month 6	1126.98
Sage	IT Support	123.60
HFC Systems	Office 365 – IT Support	112.56
Clear Business	Phone / Internet	85.76
Scotbark LLP	Play Bark – Open Spaces / Play Area	5976.00
N Sign Trading Ltd	Signs – Open Spaces / Play Area	85.80
ROSPA	Play Park Inspectionn – Open Spaces / Play Area	225.60
C G Robinson & Sons	Grass Cutting – Open Spaces / Trees	2466.07
C G Robinson & Sons	Tree Work- Open Spaces / Trees	540.00
Wigin Landscaping	Tree Work – Ashwood Drive – Open Spaces / Trees	650.00
MBP Groundcare	Hedge SLA – Open Spaces / Trees	347.50
British Gas	Electricity – Open Spaces / Toilets	113.74
Wave	Water - Open Spaces/Toilets	389.12
PPS	Cleaning Materials – Open Spaces / Toilets	34.96
Lesley Palmer Advertising	Newsletter	160.00
Wave	Water – Allotments	128.83
PKF Littlejohn LLP	External Audit	504.00
Barclays	Bank Charges - Miscellaneous	8.50
Total		18367.95