

STOKESLEY TOWN COUNCIL

The Meeting of the Town Council was held on Tuesday 2 September 2025 at 7 pm
in Stokesley Town Hall

Present: Cllrs Sally Atkinson (left at 8.15 pm), Mike Canavan, David Cook, Claire Craster, Bryn Griffiths. Chris Johnson, David Oxley and Gary Yuille.
Clerk – Mrs Julie McLuckie and 10 residents.

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

Residents from the Stokesley Grange Estate were in attendance to complain about the lack of maintenance and upkeep on the Estate. Despite numerous requests and complaints to Taylor Wimpey they were still not fulfilling their obligations, and the residents were concerned about the following:-

1. The poor state of repair of the roundabout which needs to be weeded, and the street lighting is not working.
2. General state of repair of the whole estate with grassed areas not cut, overgrown hedges and weeds and broken fences.
3. Speed ramps – one in particular has different transition strips to the others and this is causing damage to vehicles along with an increase in the noise when vehicle cross over it.

The residents have contacted Taylor Wimpey numerous times and have now issued a formal complaint which has received a response, but the response does not include any timeframes for the work and repairs. The residents asked what North Yorkshire Council were doing to ensure that Taylor Wimpey fulfil the requirements imposed as part of the planning application? Cllr Griffiths advised that this is not the only site in North Yorkshire developed by Taylor Wimpey that has not been completed satisfactorily. It was suggested that North Yorkshire Council should not approve any further developments by Taylor Wimpey until they rectify all the issues on their current developments. **RESOLVED** that Cllr Griffiths and Cllr Atkinson meet with the residents to discuss their concerns and report back to North Yorkshire Council and ask what measures they will take to ensure that the roads are brought to the correct specification so they can be adopted. Cllr Griffiths confirmed that the roundabout was adopted by NYC on 25 June 2025 and he would report back the issues reported and ask them to action.

North Yorkshire Council (NYC) – Cllr Griffiths confirmed that the new Local Government boundary for Stokesley would include Newby, Seamer, Swainby, Faceby and Busby. Cllr Griffiths requested that any concerns about drains and gullies be reported to him so he can inform NYC. The ongoing problem with bins not getting emptied is due to staffing shortages. A request had been received from NYC to get rid of one of the dog waste bins on the Riversdene / Riverslea estate because the operative had to walk to empty it. **RESOLVED** that as the dog waste bin is well used and is the only one in that area that it should remain. It was agreed that the Clerk draft a letter to Rishi Sunak MP to notify him of the ongoing NYC failings, this would include the lack of waste collection, planning and enforcement issues.

1/02/09/25 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

2/02/09/25 APOLOGIES FOR ABSENCE

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

3/02/09/25 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

None declared.

4/02/09/25 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 12 August 2025 be agreed and signed as a true record.

5/02/09/25 PLANNING

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

Applications Received

ZB25/01422/FUL – 101 The Paddock – Householder application for planning permission for works or extension to a dwelling: raise ridge 1.2m to form loft conversion with roof lights to front and rear elevations. **RESOLVED** that as this property is in such a prominent location consideration should be given to the impact of the increase in roof height and angle and whether the roof lights are in keeping with other properties on the Estate.

ZB25/01255/LBC and ZB25/01361/FUL – White House, 7 West Green – Change of use and converting a C3 (dwelling house) to a Sui Generis (large HMO – 7 bed). **RESOLVED** that this application could have a significant impact on the parking in this area as there is no allocated parking provision included in the application, particularly when one assesses the cumulative impact if the similar application were approved at 60 West Green. Concerns were also raised regarding one of the proposed downstairs bedrooms which looks immediately onto the footpath, a bedroom to the ground floor front poses very limited ability to distance the occupants from any noise associated with the street. The applicant is Labman, a successful company located locally at Seamer, which attracts graduates to the area and for whom this HMO is intended. In that context, if this application is approved, the Town Council would like it to be conditioned to be to use by Labman only so it cannot be utilised as an HMO for a different purpose in the future.

ZB24/02194/FUL – North Riding County Football Association Limited, Sports Ground – Conversion of 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 11 August 2025). **RESOLVED** that the comments submitted to the original application remain the same.

ZB25/01360/FUL and ZB25/01362/LBC – 60 West Green – Listed building consent for retrospective change of use from a 6 bedroom HM) to sui generis – large HMC (9 bedroom).). **RESOLVED** whilst this application is stated to be an HMO application, careful reading of the documents, including that the heritage statement and plans confirms that alterations that

have already taken place without approval, which have caused harm to the building, albeit that Historic England comment that it does not class this as serious. Additionally, it is noted one bedroom that does not meet the Nationally Described standard space required. The applicant is Labman, a successful company located locally at Seamer, which attracts graduates to the area and for whom this HMO is intended. In that context, if this application is approved, the Town Council would like it to be conditioned for use by Labman only so it can not be utilised as an HMO for a different purpose in the future. Further, the Heritage Statement claims that there is no off-street parking attached to the property, but the plans attached to the approved application 14/00869/LBC | Listed Building Consent for the construction of new detached garage and refurbishment of existing outbuilding | 60 West Green Stokesley North Yorkshire TS9 5BD included the building of a triple garage and highlighted further parking at the rear of the property for further cars. Therefore the Town Council would wish to see any approval be conditioned that the above off-street parking is fully utilised prior to the use of on-street parking by resident of the property, particularly when one assesses the cumulative impact on local on-street parking if the similar application were approved at 7 West Green.

ZB25/01477/LBC and ZB25/00986/ADV – The Green Man, 63 High Street – Application for advertisement consent for 1 number external illuminated fascia sign including 3 lights. **RESOLVED** that no objections as long as it is consistent with the Conservation Area Design Guide.

Applications Granted

ZB25/01197/FUL – 1 College Mews – Application for proposed single storey rear extension.

ZB24/01817/MRC – Kier Living Tanton Fields Development – Application for removal of condition 24 (street lighting) for previously approved reference number:

APP/G271/A/14/2223624 – date of decision 07/09/2015 condition number(s): Condition 24 – no dwelling shall be occupied until a scheme, previously submitted to and approved in writing by the Local Planning Authority, for the extension of the street lighting system between the site access on to Tanton Road and the junction of Tanton Road with B1365 has been implemented in accordance with the approved details.

Applications Withdrawn

ZB25/00884/LBC and ZB25/00328/FUL – Morrisons Daily, 30 High Street – application for listed building consent to replace 10 no. windows to side and rear elevations

2. Planning and Development Issues: -

- a. Taylor Wimpey Estate – **RESOLVED** no further update.
- b. British Legion Club Site – **RESOLVED** no further update.
- c. Tilia Estate – **RESOLVED** that following receipt of the approval to remove the street lighting condition imposed by the Planning Inspectorate that the Clerk request the 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.
- 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.
- g. Costa Coffee, High Street – **RESOLVED** no further update.
- h. Millbry Hill – **RESOLVED** no further update.
- i. 49 Levenside – **RESOLVED** no further update.

6/02/09/25 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for August 2025 circulated on 1.9.25 be received.
2. **RESOLVED** to note that a Community Infrastructure Levy (CIL) payment of £2343.00. It was agreed that this money should be used towards the pay entry system on the public toilets to ensure we can keep them open.
3. **RESOLVED** that the payments made in August 2025 (attached at Appendix 2) be received.
4. **RESOLVED** that the Investment Report for Q2 30 June 2025 be received.
5. **RESOLVED** that the Investment Income Account Statement for July 2025 circulated on 6.8.25 be received.

7/02/09/25 MATTERS FOR DISCUSSION

Town Council

1. Strategic Objectives for 2025/26: -
 - a. Cobbles. **RESOLVED** that NYC has advised that the repair programme is going to cost a lot more than initially anticipated and therefore because of the scale of the investment, a formal business case will be necessary to support any future funding decisions and that this will need to outline the rationale, benefits, risks, and delivery approach to ensure the proposal aligns with strategic and financial priorities. The Town Council has asked to be kept informed of progress and will continue to push for this work to be completed.
 - b. Parking. **RESOLVED** that a revised draft had been received from our solicitors, but it still included the parking resident permit element which is no longer required as we are not introducing the disc parking. Cllr Canavan had requested that they revise this in advance of the Parking Committee meeting scheduled to take place on 24 September 2025.
 - c. Endeavour Footpath. **RESOLVED** no further update but a meeting is scheduled to take place on 12 September 2025.
2. Press Releases / Newsletter – **RESOLVED** that the newsletter circulated via e-mail be approved.
3. Town Hall Clock. **RESOLVED** that the Clerk obtain a quote for a new clock for comparison with the repair quote. It was agreed that either the repair or replacement be funded by Manorial Lands Trust.
4. Legionella Risk Assessments. **RESOLVED** that Cllr Craster would obtain advice from a former colleague on what we are required to do and report back.
5. Scout Hut. **RESOLVED** that Cllr Oxley is awaiting a quote from a solicitor to complete the lease agreement. A meeting to be arranged to discuss what options are available regarding the repair / maintenance of the building and if it could be utilised by other organisations as well.
6. Trees. **RESOLVED** that Councillors review the report provided and look at the trees identified as requiring urgent work. The Clerk would confirm with the contractor if it may be beneficial to remove one or two of the trees altogether as they are so cramped.

Committees and Working Groups

RESOLVED that the minutes from the Open Spaces and Allotments Committee held on 27 August 2025 be received. The Clerk to ask our Tree Contractor to deal with the dead trees on Leven Banks as part of his monthly payment. The Clerk to ensure the Grass Cutting contractor strims the overgrowth along the riverside to the drying ground and the overgrowth on Jubilee Bridge and Leven Banks Bridge. The Clerk to report the overgrown hedge that is obstructing the footpath on Westlands to NYC.

North Yorkshire Council

No items received.

Police

RESOLVED that the report circulated on 2.9.25 be received. A total of 27 incidents had been reported between 1 August and 31 August 2025. The Clerk was asked to arrange a meeting between Town Council representatives and Sgt. Lawson.

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 e-mail from a resident requesting that the Christmas Tree be placed in the Old Market Square rather than West Green circulated on 20.8.25 be received. The Clerk inform the resident that consideration would be given to an additional tree in the Old Market Square subject to a successful grant application.
2. **RESOLVED** that the e-mail from a resident issuing a formal complaint to Taylor Wimpey for the lack of maintenance on the Stokesley Grange Estate circulated on 26.8.25 be received. Actioned as agreed in the public session.
3. **RESOLVED** that the e-mail from a West Green resident about Electric Vehicle Charging options circulated on 26.8.25 be received. The Clerk advise them to contact NYC for permission to run a cable across the footpath and to raise the question of future EV charging in the Town.

Items tabled for information

No items received.

8/02/09/2025 EXCLUSION OF THE PRESS AND PUBLIC

In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Town Council can **RESOLVED** that the press and public be excluded from the meeting to deal with items of a confidential nature.

The Clerk provided a staffing update.

The meeting closed at 9 pm.

SignedDate

STOKESLEY TOWN COUNCIL – AUGUST 2025

ACCOUNTS REPORT

Payments

Supplier	Reason	Value £
Salaries	Weeks 18 - 21	4563.42
HMRC	PAYE/NIC Month 5	1119.16
Royal Mail	Postage Stamps – Stationery	46.49
Sage	IT Support	123.60
HFC Systems	Office 365 – IT Support	112.56
Town Hall Trust	Office Rent	520.00
Clear Business	Phone / Internet	59.42
Canon	Photocopier Contract	82.37
Canon	Photocopier Contract	72.52
C G Robinson & Sons	Grass Cutting	2466.07
Wigin Landscaping	Tree Work Monthly SLA	250.00
British Gas	Electricity – Open Spaces / Toilets	106.12
DANFO Ltd	Pay Entry System - Open Spaces/Toilets	5845.70
PPS	Cleaning Materials – Open Spaces / Toilets	41.94
Lorolls	Toilet Rolls – Open Spaces / Toilets	44.94
Christmas Plus	Christmas Lights Maintenance	528.00
Town Hall Trust	Meeting Rents	73.00
Barclays	Bank Charges - Miscellaneous	10.19
North Yorkshire Council	Speed Survey - Miscellaneous	528.00
YLCA	Training	54.80
Total		16648.30