

STOKESLEY TOWN COUNCIL

A Meeting of the Town Council was held on Tuesday 9 August 2022 at 7 pm
in Stokesley Town Hall

Present: Cllrs Mike Canavan, David Cook, Bryn Griffiths, Christopher Johnson, Martin Luxton, David Oxley, Audrey Scott and Andy Wake.

Clerk – Mrs Julie McLuckie and D & S Reporter.

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

No public present.

North Yorkshire County Council (NYCC)

Cllr Griffiths informed members that the Unitary Authority had appointed the Chief Executive following a rigorous process. The 'Harmonisation of the Council' is high on the Agenda and Working Groups have been set up to progress this. One of the big issues is regarding the Council Tax element which is very different in Hambleton to other areas.

RESOLVED that Cllr Canavan would draft a letter to request that any increase be in a phased approach rather than brought in line in one year.

Grass Cutting – the Clerk had contacted NYCC again regarding the payment for cutting the grass from Strikes to Stanley Grove and still had not received a response. **RESOLVED** that Cllr Griffiths would request a response.

Hambleton District Council (HDC)

Cllrs Griffiths and Wake advised members that following a meeting with HDC Planning they were very disappointed to be told that they would not be pursuing the demolition of North Road Club but would be looking to have the building 'titivated'. **RESOLVED** that the Clerk would draft a letter to be sent to the Planning Department, Chief Executive and Leader of the Council expressing our disappointment, seeking clarification on why this decision has been made and to ensure that they provide feedback to all the residents of Stokesley who had attended meetings and contacted HDC about the poor state of repair of this building. The Clerk would also seek further information on what options are available to deal with this issue.

1/09/08/22 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.

2/09/08/22 APOLOGIES FOR ABSENCE

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

3/09/08/22 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

RESOLVED that Cllrs Griffiths and Wake declared an interest in the Cobbles agenda item following the decision of HDC Cabinet / Scrutiny Committee.

4/09/08/22 MINUTES

RESOLVED that the minutes of the Town Council meeting held on 12 July 2022 be agreed and signed as a true record.

5/09/08/22 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

22/01536/FUL – Flower Box, 5 Bridge Road – Proposed replacement of wood windows and entrance door to the front elevation. **RESOLVED** no objections.

22/01567/FUL – 1 Cherrywood Avenue – Entrance porch to side elevation. **RESOLVED** no objections.

22/01397/FUL – 5 Stanley Grove – Enlargement of existing bay window to include covered porch entrance. Alteration to roof line to form pitched roof and render to existing walls. **RESOLVED** no objections.

22/01375/FUL – 57 High Street – Conversion of the existing front building to include a change of use to the ground floor from C3 residential to A1 retail. Upper floors to be split creating two separate apartments and associated landscaping. **RESOLVED** object as follows:

The following statements are taken from the appraisal of the Stokesley Conservation Area undertaken by HDC in 2010. Set against these are comments on the application.

- a) *‘The rear buildings step down in height from the front’ and ‘The rear buildings have pitched roofs at right angles to the High Street’.* – On this proposed development the riverside roof is both parallel to the High Street and is higher than the rest of the new building.
- b) *‘Pantiles are the traditional roof covering in this area’.* – Evidence from both the sketch and from the drawings indicates that neutral slate covering is proposed for the development.
- c) *‘On the north bank of the River Leven the view of the rears of the [commercial] properties that face on to the High Street the scene is of a jumble of small outbuildings, boundaries and rear extensions’ and ‘The buildings on the whole present*

an attractive and vibrant range of colours, textures and form that rise to the three storey buildings beyond. – the proposed development would replace the current outbuildings on site with a substantial new building with a form that does not rise towards the High Street.

- d) One of the important vistas highlighted is *'the view west from the Packhorse Bridge'*. – As outlined in (c) above the proposed development would negatively impact this key vista.
- e) *'It is important that any replacement building respects its setting'*. – As outlined in the above comments this proposed development fails to respect the current setting of the site.
- f) *'[Some previous] Speculative building projects do not reflect the quality along the High Street'*. – This comment is applicable to this current proposed development.
- g) The assessment highlights as important the *'Maintenance of existing historic floor surfaces'*. – However, this proposal includes the replacement of the existing floor surface under the archway, and beyond, with modern block paving.

Further comments are as follows:

- h) The proposed new gate is not in character with the treatment of such historic archways elsewhere in the conservation area.
- i) The proposed increase in height of the current building immediately behind the High Street frontage not only loses the existing fenestration but also takes the roofline higher than that of the building forming the archway and therefore loses the traditional subsidiary nature of the buildings to the rear of those fronting the High Street
- j) The introduction of roof lights highlights the continuing lack of natural light in the rooms / dwellings facing the narrow courtyard, the lack of natural light limits the amenity the occupiers of these dwellings
- k) There is no objection to the proposed change of use from residential to Class A1 retail, but concern is expressed at the introduction of a new doorway to the front elevation to replace the current side entrance to the property.
- l) The proposed replacement of one residential unit with a total of five residential units in the confines of the limited dimensions of this site represents over-development, particularly as it incorporates no additional parking spaces. The increased pressure on parking will impact negatively on the attractiveness of the Stokesley retail and leisure facilities to visitors.

22/01687/FUL- 11 Beechwood Avenue – First floor extension above existing garage.
RESOLVED no objections.

22/01340/FUL – John S Lees and Co, 11 High Street – Part retrospective alterations to existing building including installation of ventilation grilles.

22/01341/LBC – John S Lees and Co, 11 High Street – Part retrospective alterations to existing building including installation of fascia, doorcase, front door, hanging sign and ventilation grilles.

22/10685/ADV – John S Lees and Co, 11 High Street – Retrospective application for advertisement consent for the display of a hanging sign to front of existing ground floor retail unit. **RESOLVED** It is disappointing that alterations have been carried out to this listed building, which is in a prominent location overlooking The Plain, one of the key open spaces in Stokesley Town Centre, without either prior consultation or approval, particularly in the context that the applicant is an established solicitors' office, which traces its roots to a practice that has been in Stokesley for over 40 years.

It is noted in the Heritage Statement that Photograph 2 has been flipped from left to right - as evidenced by signwriting above the window.

Of the works which have been completed the installation of the fascia over shopfront window and replacement door enhance the appearance of the property and are welcomed. It is accepted that the hanging sign over the passageway follows the concepts within the Market Towns Design Guide, but confirmation is sought from the HDC Conservation Officer that the sign is of a acceptable size in relation to the property on which it is located.

The removal of the redundant alarm box is welcomed.

With reference to the introduction of the apertures it is accepted that those in the passageway and to the rear of the building have no significant impact on the conservation area.

In the Planning, Design & Heritage Assessment reference is made to 'the advice of an EPC consultant, the only way to achieve an EPC score to enable letting of the offices was to install this method of heating, which is economic and sustainable'. However, no such evidence is submitted in support of this claim which is key element for the justification of works already carried out. A paper outlining the options considered, the reasons for the choice made and the necessity for the apertures on the front elevation of the building is needed to enable an informed decision to be made by the LPA.

The above reference refers to the 'letting of the offices'. However, the relevance of this comment is questioned. In the Planning Application, the owner of the property is stated as Mr Newton. Part of the works either completed or proposed to be undertaken includes a new door opening to the wall separating 11 High Street from the existing premises of Newtons Solicitors. This suggests that the offices will be for Newtons own use and would not therefore be let out.

Notwithstanding the above, the apertures have a negative impact on the front elevation of the building. This is only made worse by the poor detailing of the two apertures which are at different heights. Whilst grills would provide some mitigation, if properly aligned, but the

elimination of the apertures and the reinstatement of the brickwork would minimise the impact on the street scene.

Applications Granted

21/02890/LBC – 1 Leven Wynd – Listed building consent for loft conversion, 2 rooflights.

22/01281/FUL – The Orchard – Alterations and extension to existing dwelling.

22/00678/FUL – 21 Springfield Garden – Revised application for a single storey extension to rear of dwellinghouse and installation of flue for a log burning stove.

22/01111/FUL – 50 College Square – Replacement and repair to two dormer windows to the front elevation. Replacement of the plain fascia boards with Victorian patterned fascia and replace with weathered and rotten timber cladding on each dormer with tongue and groove sapele boarding.

22/01248/FUL – 10 Linwood Avenue – Replacement of existing UPvC lounge window with a UPvC bow window.

22/01166/FUL – GSC Grays, 26-28 High Street – Replacement 4 casement windows to the front elevation and 1 small direct glazed window to the rear elevation with single glazed hardwood to the same design.

2. Planning and Development - Planning Enforcement – **RESOLVED** that no update had been received in relation to all the current outstanding enforcement issues. In particular, the lack of response to the Tanton development and the installation of the lighting at the junction. Cllr Wake would raise this with the Head of Planning and the Chief Executive.

6/09/08/22 REVIEW OF ACTIONS FROM LAST MEETING

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

7/09/08/22 FINANCIAL STATEMENTS

1. **RESOLVED** that the monthly statements for July 2022 circulated on 2.8.22 be received. The Clerk was asked to produce an evidence report following the Jubilee Events to be kept on file for future reference of what worked well and what did not. The Clerk to provide an update on the (Community Infrastructure Levy) CIL Funds currently available.
2. **RESOLVED** that the payments made in July 2022 (attached at Appendix 2) be received and agreed.
3. **RESOLVED** that the Investment Income Accounts Statements for July 2022 for both the Town Council and Manorial Lands Trust circulated on 2.8.22 be received.

8/09/08/2022 MATTERS FOR DISCUSSION

Town Council

1. Update on the Strategic Objectives for 2022/23.
 - a. Cobbles – **RESOLVED** that following the submission of a letter by the Town Council on 5 August 2022 proposing a resolution to the current situation the Town Council were disappointed to receive a negative response from HDC. It was agreed

to seek further advice from our consultant prior to responding. Following our request for further information which the Chief Executive had confirmed on 8 July 2022 would be dealt with as a Freedom of Information request, it was disappointing to note that no response has been received and that it should have been received by 5 August 2022 in accordance with the FOI legislation. The Clerk would notify the Chief Executive that a response had not been received and request that it be issued within five working days to prevent further action.

- b. Parking – **RESOLVED** that our Solicitor had confirmed that the Off Street Parking Places Order can be introduced in part, however Members agreed to defer this decision until the September meeting when hopefully they would have further information regarding the cobbles.
 - c. Electrical Vehicle Charging Points (EVCP) – **RESOLVED** that the Clerk and Cllrs Oxley and Johnson would meet with the contractor to discuss in more detail the concession agreement option.
2. Press Releases Approval – **RESOLVED** that radio interviews to promote the markets would take place on Friday 2 September organised by HDC.
 3. Information / Interpretation Panels – **RESOLVED** that a progress meeting be arranged.
 4. CCTV – **RESOLVED** that following the request to HDC to provide a camera in Army Woods they would only consider this based on evidence to be provided by the Police.
 5. Licensing – the Only Weigh Out – **RESOLVED** that the premises is due to close down at the end of the month.
 6. ZZOOMM Update – **RESOLVED** despite reassurances that the Town Council would be consulted and that information about the works to take place would be provided, no information had been received. The Clerk would continue to request this information.
 7. HDC – Bounce Back Funding – **RESOLVED** that Cllr Wake would discuss this with HDC.
 8. Silver Street Lease – **RESOLVED** that a payment review be requested for this agreement and that the agreement be renewed.

Committees and Working Groups

RESOLVED that following a meeting of the Communications and Events Committee it was agreed that the businesses with decking areas be allowed to decorate these areas in support of the Tour of Britain Cycle Race from 3 September to 10 September 2022. A litter pick of the cycle route would take place on 3 September 2022 meeting at the Town Hall at 3 pm. It was confirmed that a big screen had been secured and paid for from funding from HDC, this would be erected on the car park in front of the Town Hall and would show the whole race. Charity and promotional stalls will also be set up around the car park area.

North Yorkshire County Council

None received.

Hambleton District Council

None received.

Police

1. **RESOLVED** that the police report circulated on 8.8.22 be received. A total of 27 incidents had been reported during the period 11 July 2022 to 6 August 2022. Several vehicles had been broken into and credit cards or objects stolen. The Police have provided a poster to display asking people not to leave items on display in their vehicles, the Clerk would also promote through our social media etc. Members would like further information on these incidents confirming the area, if it is believed to be the same people and if there is any leads or enquiries?

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 e-mail received from a resident who lives on Preston Way requesting that we do not prune the elderberries bordering their property be received. Members confirmed that we have a programme of work in place to ensure that none of these areas get out of control and this would be followed.

Items tabled for information

None received.

The meeting closed at 8 pm.

SignedDate

STOKESLEY TOWN COUNCIL – JULY 2022ACCOUNTS REPORTPayments

<u>Supplier</u>	<u>Reason</u>	<u>Value £</u>
Salaries	Weeks 13 - 16	4635.24
HMRC	PAYE/NIC Weeks Month 4	657.74
Sage	IT Support	DD 94.80
HFC Systems	Office 265 – IT support	79.80
Town Hall Trust	Office Rental x 2	1089.00
Clear Business	Internet / Telephone	DD 116.32
Wigin Landscaping	Grass Cutting and Tree Work – April	2111.53
MBP Groundcare	Hedge SLA	322.50
DBS	Wallgate Soap – Open Spaces / Toilets	53.99
Initial	Hygiene Contract – Open Spaces / Toilets	163.49
Moorsbus	S137 Grant	500.00
Wave	Allotments Water	DD 44.56
Scout Jamboree	S137 Donation	250.00
Lesley Palmer Advertising	Newsletter	190.00
Town Hall Trust	Meeting Rents x 2	211.00
Amazon	Litter Picker rings – Miscellaneous	24.98
Barclays	Bank Charges	DD 8.50
Render Alarms Ltd	CCTV annual contract	255.60
Training at Work Group	First Aid Training	754.80
Safe Experts Ltd	Fire Marshal / Warden Training	718.80
YLCA	EVCP Training	25.00
Total		12307.65

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) – Quote received follow up meeting to be arranged.	Cllr Oxley	Town Council	Further information requested on the Concession Agreement proposal. Meeting scheduled to take place on 16 August 2022 to discuss this further. Ongoing.