

GREAT AND LITTLE BROUGHTON PARISH COUNCIL
MINUTES OF THE MONTHLY PARISH COUNCIL MEETING HELD
IN GREAT BROUGHTON VILLAGE HALL AT 7PM ON MONDAY 12TH FEBRUARY 2024

PRESENT: Councillors - Martin Coady, Robert Jones(Chair), Deborah Towler, Chris Tyerman, Cathy Williamson and Susan Wilmot.

ALSO PRESENT: Clerk to Great and Little Broughton Parish Council: Angela Livingstone, North Yorkshire Council Cllr Bryn Griffiths, 4 residents.

24.15 CO-OPTION OF NEW PARISH COUNCILLOR - Mr Martin Coady who had attended the January meeting and had been appointed as a Parish Councillor had forwarded all required paperwork and commenced his term of office.

24.16 APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence had been received from Helen Eldabe. Cllr Tyerman and Cllr Wilmot had given apologies that they would arrive late. Reasons for absence were approved by the council. There were no declarations of interest.

24.17 TO AGREE THE MINUTES OF THE MEETING HELD ON 8 JANUARY 2024 AND ANY MATTERS ARISING

The minutes of the meeting of 8 January 2024 were proposed as correct and approved. The Chair signed the document. There were no matters arising from the minutes.

24.18 PUBLIC QUESTION TIME -

24.18.1 One of the attendees informed that she was Claire Kerr and involved with works planned for the Wainstones hotel. She advised that the property had been acquired by Keith Clarke and there was an intention for the hotel to be run as a community asset. It was to be fully refurbished and have a cafe on site for residents that may sell milk, bread etc to support residents as there was no longer a shop. Pre-application discussions would commence next month. It was agreed that there was the need for the hotel to be refurbished and that this was a community asset used by many groups. *Cllr Tyerman entered the meeting.*

Ms Kerr informed of plans for a boutique hotel, there would be discounts implemented for residents and charitable donations with the use of a room once per month. The Chair had an email from Ms Kerr which he would share with the Parish Council. Cllr Williamson questioned if the car park would still be available for users of the Village Hall as had been the historic arrangement, she stated that this also directed people to the hotel. Ms Kerr stated that this was still usable and was also offered to parents dropping off at the school. The Chair questioned plans for additional local employment. Ms Kerr confirmed that in order to provide an excellent service they would be recruiting additional staff to ensure a good experience. Ms Kerr stated that the cafe was planned as a single storey extension for the left hand side of the building and there would be remarking of the car park. The Chair questioned if neighbours had been consulted with. This was confirmed. Timescales were dependent on planning, but it was hoped that the cafe would commence October/November and the refurb to be from January - March 2025.

Cllr Wilmot entered the meeting. Ms Kerr and another resident left the meeting.

24.18.2 Residents from 102 High Street were attending the meeting, They advised that they had entered a planning application for works to the property. Electrical and plumbing work had already been completed. The residents showed photographs of the property from the rear and explained the works proposed including an extension of one and a half metres at the rear. They had discussed the works with neighbours who had no concerns.

Police report moved out of order.

24.19 PLANNING APPLICATIONS

24.19.1 The following planning applications were received and considered by Councillors.

ZB24/00150/FUL 102 High Street - Side two storey extension and rear two storey extension with balcony over converted integral double garage. - RESOLVED: a comment be submitted on the amenity of neighbours, if there were no amenity issues with neighbours there were no objections. *residents left the meeting.* **ACTION: Clerk**

ZB24/00079/FUL Annaclay Farm The Holme - Construction of 1 no 4 bed dwellinghouse together with associated access, park and landscaping (revised scheme to 20/01499/REM and 17/02207/OUT) - The Chair had spoken with the named officer on the application who had confirmed that to his knowledge there had not been any consultation and that it wasn't pre-agreed. Previous information on the property was discussed. Councillors looked at the application and RESOLVED: To object due to E1 design - this was a large and imposing building, not in keeping with other properties and S5 development in the countryside - it was considered to be outside of the built form of the village and the development would harm the character, appearance and environmental qualities of the area. There was no case for an exception site in a more suitable location within the village. **ACTION: Clerk**

24.19.2 Planning decisions

ZB23/02300/FUL - Mount Pleasant Way, Stokesley Business Park - construction of a B2/B8 warehouse building - Granted, ZB23/01524/FUL - Ivy House, 94 High Street - flat roof extension to rear - Granted, ZB23/02130/FUL - 133 High Street - Installation of catslide dormer - Granted

24.20 POLICE REPORT – 1 – 31 January - ASB Personal: 1, Violence Against the Person: 1 - Total for this period 2

24.21 COUNTY COUNCILLOR AND PARISH COUNCILLOR REPORTS -

24.21.1 Cllr Griffiths informed he had been looking at planning and enforcement issues within the village. He advised that NYC would be looking at the budget later in the month and seminars suggested a 4.99% increase. The increase within the Hambleton area would exceed this due to levelling up to the same council tax as other areas across North Yorkshire.

24.21.2 Parish Councillors discussed concerns with additional development at Jubilee House. RESOLVED: Clerk to send email to Enforcement advising of work this week of a redesign of the driveway. **ACTION: Clerk**

24.22 VILLAGE MATTERS

24.22.1 Update on Village Green application - The Chair informed that there had been some progress made.

24.22.2 Progress on Tree Survey - A decision had been made in the January meeting to abide by recommendations and residents wouldn't be permitted to chop trees down. Cllr Williamson had provided a report from the recommendations in the survey, this would be looked at in greater detail when the weather improved as there were no urgent issues identified. Cllr Eldabe was to contact the resident who's tree had been identified to be dead and overhanging the footpath as the report suggested this may be hazardous. **ACTION: Cllr Eldabe**

24.22.3 Works to Wainstones Wood - There was nothing to report at present.

24.22.4 Grass cutting throughout the village - Cllr Towler informed that a planned meeting with Paul Crosby had been cancelled by him and was rearranged for later in the month, he had provided grass cutting maps which she would circulate. She advised of discussions regarding the trees which had identified that the trees were not the responsibility of NYC. All agreed that there were inconsistencies with what had been believed to be areas to be cut by the Parish Council. Cllr Towler to complete site walk and find if any additional funds were due for the areas cut. RESOLVED: It was agreed that the response to NYC regards the £401.14 urban grass cutting payment enquiry would be made by email during the month and ratified at the next meeting. **ACTION: Cllr Towler**

24.22.5 Tees Rivers Trust update - Cllr Williamson informed that together with Cllr Eldabe they had met the representative and walked the river. Tees Rivers trust were keen to engage and informed that they would be happy to remove the concrete, not the brickwork. The idea of a footbridge was appreciated but had no funding. The trust were interested in doing work along the sides of the beck similar to works completed in Stokesley. They had offered this previously but the Parish Council at that time did not agree. There was some erosion and work would be required. It was suggested that coir rolls were looked at, this was coconut fibre embedded with seeds and grass and came in 3m lengths. It was believed that these would cost around £1000. Cllr Eldabe had been keen to take this on as a project and explore a plan. It was agreed that CIL monies could be used and Tees Rivers Trust would be asked if they would support. It was agreed that there was a need to look at long term maintenance. **ACTION: Cllr Eldabe**

24.22.6 Speeding in the Village 20mph limit outside school - The Chair was to make contact with the school. **ACTION: Chair**

24.23 VILLAGE MAINTENANCE

Dog bins in the village – Cllr Williamson reported that the bin had been installed.

24.24 DEVELOP FUTURE PLANS / PROJECTS

To look at future spending of recent bequest and CIL payment – The Parish Council approved the funding of works to enhance the riverside and a bench along the river.

24.25 PLAYGROUND INSPECTION REPORT AND ROTA Cllr Williamson - February, Cllr Wilmot - March, Cllr Tyerman - April, Cllr Jones - May, Cllr Towler - June. Cllr Coady suggested that he would be willing to complete the checks in July and would organise to attend in advance with a fellow councillor. Cllr Williamson informed of no current issues.

24.26 CORRESPONDENCE TO DISCUSS resident concerns -hot tubs rear of 151 High St - Councillors discussed the history and the information received of large volumes of water including chemicals being pumped out regularly close to neighbouring gardens. Planning had confirmed that the hot tubs and decking were not on original plans and enforcement advised that the owner had 28 days to apply for retrospective planning. The matter was to be acknowledged and the Parish Council would support and respond appropriately. **ACTION: Cllr Williamson**

24.27 FINANCIAL MATTERS

Financial Report – The Clerk gave information on the financial position which was approved by the Parish Council. Payments from account:- Clerks salary. To approve: Barnes Associates tree survey £498.00, SqueasyWeb website hosting £60.00, Chuhan & Singh £36.00 **ACTION: Clerk**

Date of next meeting - 11th March 2024.

Adopted: _____ Date: _____ Chair of Great and Little Broughton Parish Council