

GREAT AND LITTLE BROUGHTON PARISH COUNCIL
MINUTES OF THE MONTHLY PARISH COUNCIL MEETING HELD
IN GREAT BROUGHTON VILLAGE HALL AT 7PM ON MONDAY 14TH APRIL 2025

PRESENT: Councillors - Martin Coady, Robert Jones(Chair of meeting), Chris Tyerman and Cathy Williamson.
ALSO PRESENT: Clerk to Great and Little Broughton Parish Council: Angela Livingstone, Cllr Griffiths North Yorkshire Council (NYC). Two Residents/Wainstone Hotel representatives.

25.41 APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence had been received from Helen Eldabe and Deborah Towler. The reasons for absence were approved by the council.

25.42 TO AGREE THE MINUTES OF THE MEETING HELD ON 10 MARCH 2025 AND ANY MATTERS ARISING

The minutes of the meeting of 10 March 2025 were proposed as correct and approved. The Chair of the meeting signed the document.

25.43 PUBLIC QUESTION TIME - A resident stated that they were aware of a variation to the planning application on ZB23/00846/OUT Land to the north of 15 Hallgarth, from one property to four, but they had not been notified as an adjacent neighbour. He stated that on the information the planning department showed that there were no other suitable sites for further development within the village and that the application offered a variation in properties. He disagreed with this and felt that there were other sites and that there was a lack of variation. It was noted by Councillors that the application was for self build properties, but agreed that the maximum size of all builds were identical. Councillors discussed the matter and stated their shock at the lack of due process and no notification to the residents or the Parish Council. The process was questioned and it was agreed that the application varied dramatically from the original and should be a new application. It was agreed that an extension should be requested as there had been no notice given and it was a detailed application to work through. Cllr Griffiths agreed to contact the planning department on this matter, this was four times the size and bore no relation to the original application. A resident stated concern that if approved this would set a precedence to future applications. **RESOLVED:** To request an extension and information on the communications between the applicant and planning, to ascertain how this got to the current stage without anyone being notified. **ACTION: Councillors/Clerk**

25.44 POLICE REPORT The report showed data from 1-28 February 2025- 1 Violence against the person. Total:1. 1-31 March 2025 - 2 Arson/Criminal Damage, 1 Burglary Residential, 1 Violence against the person. Total :4.

25.45 PLANNING APPLICATIONS

The following planning applications were received and considered by Councillors.

25.45.1 Planning applications - ZB25/00474/MRC Wainstones Hotel 31 High Street - Application for variation of Condition 9 (Approved access and turning) for previously approved application ZB24/01299/FUL. - Cllr Jones declared an interest in this application and was not involved in a decision. The two representatives from the Wainstones Hotel informed that they were attending to answer any questions and to confirm their discussions with Highways to ensure a sufficient plan. Highways had stated a concern on the parking situation on the planning application. It was advised that this matter had been addressed with new information submitted, and the construction team parking off site. It was advised that despite providing contact information, there had been no objections from residents advised to the team at the Hotel. The application had been changed to show that no. 29 High Street four parking spaces would not be used. There would be ten parking spaces made available to enable the early opening of the cafe. The intention of opening the cafe early was primarily for residents to use. The rest of the site was separated by site fencing. The cafe was expected to open on 5th May and the full hotel would open mid June, this had been delayed due to supporting residents and its delay was impacting local people who work for the hotel. To address concerns there were no vehicles ever parked opposite the farm access and no obstruction. Councillors had concerns that the information provided that evening was not yet shown on the planning portal and therefore not in the planning application being discussed. There were only objections on the portal both from Highways and residents and there was no support. Contractor parking had caused an impact and there had been disruption in the village, but it was agreed that parking throughout the High Street was always busy. It was advised that residents who had previously used the hotel car park for parking had needed to park on the main road. It was felt that if the hotel was very successful there would be a longer term traffic issue in the village. **RESOLVED:** Councillors agreed that they objected to the application which was showing on the planning portal as they

supported Highways objection but subject to information ref doc job 603, (T)112 regarding parking provision provided to support highway requirements would support the application. Wainstone Hotel representatives stated that they understood concerns about contractor parking offsite and would make every effort to ensure suitable parking, and did ask for residents to inform if there were any concerns, they gave all details but had no communications.

ACTION: Clerk

ZB25/00542/FUL Chapelgarth - Re purpose an existing bedroom / library in order to include it into the adjacent small kitchen. Propose removing an internal section of the partition wall in the kitchen which will accordingly increase its size. External wall work to include opening up a doorway and replacing an existing window. Councillors had no objections.

Two representatives from the Wainstones Hotel left the meeting.

- 25.45.2 **Planning decisions** - ZB24/00079/FUL Annaclay Farm The Holme - Construction of 1 no 4 bed dwellinghouse together with associated access, park and landscaping. The decision on this proposal was: Granted. Councillors discussed this approval, and agreed that this was another application which had been changed numerous times and was far different to the original application to ensure it was approved. ZB24/01887/FUL OS Field 1961 Broughton Grange - Erection of single storey detached annex. The decision on this proposal was: Granted. ZB24/01323/FUL 5 Ellerbeck Way Stokesley Business Park - Application to create an E V end of life processing facility (Sui Generis) - The decision on this proposal was: Appeal against non-determination. Councillors discussed that the appeal states it had been refused. ZB25/00058/FUL 15 Cringle Moor Chase - Application for single storey rear extension. The decision on this proposal was: Granted.

25.46 COUNTY COUNCILLOR AND PARISH COUNCILLOR REPORTS -

Cllr Griffiths informed that the boundary commission had given a draft proposal which was worked out around numbers within the parishes and if agreed this would be in force from the elections in May 2027. Councillors agreed that they had seen the information but that this did not show previous parishes to enable a comparison. Parish Councillors agreed that they would be disappointed to lose Cllr Griffiths support but understood the constraints for the boundary commission.

25.47 VILLAGE MATTERS

- 25.47.1 **Village Green application** - Cllr Eldabe had informed that it was hoped that the Parish Council application would go to a committee hearing in June and the Parish Council could send a representative or a statement.
- 25.47.2 **Wainstones Wood** - Cllr Eldabe had not yet had a response from Woodland Trust regarding the finances and the 5 year plan for the wood.
- 25.47.3 **Tees Rivers Trust** - Cllr Eldabe had advised that there were no updates.
- 25.47.4 **Speeding in Village - 20mph limit/ Community Speedwatch** - Cllr Williamson reminded that more volunteers were needed for Community Speedwatch.
- 25.47.5 **North Yorkshire Council Local Plan - update** - A first consultation on this was expected in May, the Parish Council had questioned the settlement hierarchy.

25.48 VILLAGE MAINTENANCE

- 25.48.1 **Village benches** - maintenance requirements - Mr Ward had the works on the benches listed to complete but there were some difficulties obtaining the iron bracings and costs may be higher than originally quoted. A resident had contacted the Clerk after the agenda was issued asking for repairs to a bench on the High Street. The works to this bench were already on the schedule of works for Mr Ward to complete. Clerk to advise resident.
- 25.48.2 **Footbridge on The Holme** - repair needed, North Yorkshire council had informed that this was not their responsibility - to progress. It was believed that this should be a repair for Highways to complete as this was a public footpath. Clerk to email NYC contact who deals with bridges.
- 25.48.3 **Grass cutting / Trees throughout village** - update and discussion on hedge on Holme Beck. Cllr Coady advised that Mr Ward had confirmed that he had cut all areas in the village and the play field and the village green twice this year to date. There had been a number of comments on the good workmanship from residents. Cllr Williamson informed that the information on the original arborist report showed the 18 month review on some trees was needed in June 2025. RESOLVED: Clerk to request cost for the works. There had been a request from a resident for the ivy to be removed from a hedge. The hedge was within the schedule of works to be cut once per year. This matter would be monitored.
- 25.48.4 **Open spaces** - issues with moles - update on work. It was agreed that it should be ensured that Mr Ward's insurance covered the work and a cost should be agreed during the month by email to resolve the matter.

ACTION: Clerk

ACTION: Clerk

ACTION: Clerk/Councillors

ACTION: Cllr Coady

25.49 DEVELOP FUTURE PLANS / PROJECTS -

Picnic area development at Playground - update - Cllr Tyerman informed that he had still not received a response, if there was no progress by the May meeting other options would be looked at.

25.50 PLAYGROUND INSPECTION REPORT AND ROTA

Cllr Tyerman - April, Cllr Coady - May, Cllr Eldabe - June. Cllr Tyerman informed of a big hole in the hedge. It was agreed that this opening had been used by children for many years, mainly to retrieve balls. The nets were looking worn and the spare set should be erected this year. The fence at the rear had some loose chicken wire and Cllr Tyerman was to look at this and the timbers to find if any repair was needed. Some wear and tear was noted on the swings and a rocker had become loose between the spring and the arm. Cllr Tyerman to ask AB Playgrounds to price for repairs alongside the RoSPA report repairs. Cllr Jones stated that the equipment had been in place for around five years and this had taken some time to raise funding for, he stated that the swings and the playhouse had been in the playground prior to the refurbishment and there may be the need to consider fundraising for more new equipment. **ACTION: Cllr Tyerman**

25.51 CORRESPONDENCE TO DISCUSS - 20s Plenty Update, LGBCE-draft recommendations, consultation closes 9.6.25. Reports of Fly tipping reported and resolved - update, resident who reported matters to Cllr Williamson had been clearing the fly tipping himself as this had not been completed by NYC, he had placed the waste into a large dumpy bag. A previous litter picking group was discussed but this had been disbanded due to the lack of people involved.

25.52 ITEMS FOR NEWSLETTER - Clerk to include the date of the May meeting and a request for a new Parish Councillor. **ACTION: Clerk**

25.53 FINANCIAL MATTERS

25.53.1 Financial Report – The Clerk gave information on the financial position which was approved by the Parish Council. Payment to Account - Interest £182.38. Payments from account:- Clerks salary, Bank service charge £6, Kirkby Great Broughton and Ingleby Greenhow Local History Group - donation towards Interpretation board £71.50. Payments to approve: YLCA membership £466.00.

25.53.2 Cllr Jones informed that his email account was almost full and there was a charge to increase storage of £1.59 per month. Payment could only be made by credit card and the Parish Council did not have this facility. Cllr Jones to look through emails and delete emails which were no longer needed.

25.53.3 The Clerk presented the completed year end accounts. Cllr Tyerman to contact the previous auditor to ask him to audit the accounts to enable approval at the May meeting. **ACTION: Cllr Tyerman**

25.53.4 Cllr Williamson stated her thanks to Cllr Jones for including a widget on the website to update this for accessibility requirements. She stated that some further work was still needed.

25.54 PARISH COUNCIL UPDATE ON COUNCILLOR VACANCY - Co-option process

The notices were in the noticeboard requesting a new Councillor and any applications received by the Clerk would be forwarded to Councillors prior to the next meeting to enable co-option. **ACTION: Clerk**

Next meeting is scheduled for Monday, May, 12th 2025 at 7pm. The Annual Parish meeting would commence at 7pm, prior to the May meeting.

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