

GREAT AND LITTLE BROUGHTON PARISH COUNCIL
MINUTES OF THE MONTHLY PARISH COUNCIL MEETING HELD
IN GREAT BROUGHTON VILLAGE HALL AT 7PM ON MONDAY 13TH OCTOBER 2025

PRESENT: Councillors - Martin Coady, Robert Jones, David Smith, Deborah Towler and Cathy Williamson (Chair of meeting).

ALSO PRESENT: Clerk to Great and Little Broughton Parish Council: Angela Livingstone, Cllr Griffiths - North Yorkshire Councillor and 5 residents.

25.112 APOLOGIES FOR ABSENCE AND DECLARATION OF INTERESTS

Apologies for absence had been received from Helen Eldabe and Chris Tyerman. The reasons for absence were approved by the council. There were no declarations of interest.

25.113 TO AGREE THE MINUTES OF THE MEETING HELD ON 8TH SEPTEMBER 2025 AND ANY MATTERS ARISING

The minutes of the meeting of 8 September 2025 were proposed as correct and approved. The Chair of the meeting signed the document.

25.114 PUBLIC QUESTION TIME - The Chair enquired with residents on the topics they were looking to discuss and was advised of a discussion on the tree report, Wainstones Hotel and the Play Area planning application. It was agreed that items which were on the agenda would be discussed out of the published order.

25.119.3 Tree Survey - The Chair informed that the report from the survey had been received and the Parish Council were informed that this was copyrighted, and therefore couldn't be shared without permission. She informed that the report advised that the trees were in a good condition and managed appropriately, there were no recommendations on the basis of risk and that the recommendations of the report would be followed. There were some branches hanging low and some near BT lines. All areas on the report were rated Green (insignificant/minor risk). A recommendation was made of a sign stating restricted access at The Holme and The Green when winds were 30mph or more. One tree on The Green was stated to need dead wood removing, this was the only piece of work advised. There were recommendations for reinspections at different points within the next 3 years. A resident questioned the trees interfering with BT lines. It was advised that the Parish Council had engaged with BT but they had taken a view that there would be no remedial actions and the issue would be addressed if the trees fell. A resident questioned if the silver birch trees on The Holme could have the height removed, but was advised that there was nothing in the report to justify the action. It was queried if there was a suggestion of replacing the silver birch trees as they had reached their optimum age of 50 years old. The Chair informed that the Parish Council would only follow recommendations of the arborist. The resident advised again of the concerns with the silver birch seeds blocking drains etc.

2 residents left the meeting

25.120 Picnic area development at Playground - A resident stated that they had noted this topic in the minutes of the February 2023 minutes and queried how this had evolved. Cllr Jones offered background information that prior to covid there was a pot of CIL money which was available to spend on the Play Park and following a poor RoSPA report on the play equipment this was agreed, match funding was granted for the accessible element. Discussions went back to 2018. Funding towards the playground surface had been granted to enable the pathway to be levelled out and the gate changed to be wheelchair accessible. Some time had been taken, but there had been many discussions at the meetings on the need for additional seating and having wheelchair friendly tables. There had then been the need to apply for planning. It was noted that the planning portal showed a couple of objections to the application from residents and one recommendation from the crime officer. Objections stated that ASB had increased over the past summer and the resident felt that making a seating area available outside of the play area and closer to the road invited people to use the area in an evening. Cllr Jones stated that he felt that the bench within or outside of the play park would not make any difference, unfortunately there was no additional space inside the play area. The resident stated that the playpark was put there for the village, there had been significant opposition from residents and whilst he had been the Chair of the Parish Council he had suggested it was placed opposite his property and had endured decades of issues. He had signed a document stating that the park would not be used at night and the play area field would still look rural, he felt that the proposal urbanised the area. This document could not be found when it had been questioned previously. The resident was in support of the play park, but not additional picnic seating, he stated that there were 12 seats and within 100 yards 2 other areas for seating. It was questioned where these were and noted that they were in fact inside private property at the Sports Club. The Parish Council advised that if planning permission was not granted for this to be wheelchair friendly, a table could still be placed but without the accessible flooring. A resident queried the need for wheelchair access and that this need wasn't proven. It was argued that there was not a known need until something was available. It was agreed that there had been some increase in ASB, and the resident had before been to the meeting regarding the matter, some issues had been reported to the Police by the Parish Council and that there was no aim to increase this with the proposals. The Parish Council were happy to work with residents and to support the needs of the play area users. Recommendations to lock the gates on an evening to the play park were not practical. A resident stated that there had been no consultation with residents, the Parish Council had not considered that ASB would increase due to the addition of a wheelchair accessible seating area. Therefore had not anticipated a level of concern from residents. A resident questioned if the Parish Council had consulted with Priory Woods school who use the play park every week on their requirements. It was advised that funding had been received to enable an accessible play area for all and this was to be commended not dissuaded. A resident stated concern on ASB and people parking outside their home as there was already an issue on Kirby Lane, he did not want to see a further impact on residents. Due to the need for planning permission the residents were now being consulted and the process would be followed. The outcome of the planning application would be discussed when complete.

2 residents left the meeting

25.118.4 Speeding in the village - Resident complaint re congestion caused by poor traffic management at Wainstones Hotel and Resident request for support with road markings Lowcross Drive - High Street to address illegal parking. A representative from Wainstones Hotel had attended the meeting to look at any concerns, it was agreed that traffic management for works to the

hotel were now complete. The contractor had applied for what they were required to do. It was agreed that the matter had been poorly managed by NYC who had disregarded the Parish Council and the Village. It was acknowledged that further road restrictions had been advised for the following week for Quickline Communications to finish works. The other matter from a resident from Lowcross Drive had specific concerns regarding the parking, it was agreed that there had been dangerous incidents with people using the hotel, parking on the end of the road. But it was acknowledged that issues also arose when there were events at the Village Hall. It was agreed that parking on the roads was an issue across the whole village. The representative informed that the number of weddings/events at the hotel would decrease and the bedroom numbers had decreased by 4. The number of parking spaces had increased and he asked staff and any monthly visiting groups to car share and amended delivery times, the hotel mitigated where it was possible.

Representative from Wainstones Hotel left the meeting.

25.115 POLICE REPORT The report showed data from 1-30 September - 0 incidents.

25.116 PLANNING APPLICATIONS

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

ZB25/01608/FUL Recreational Area Kirkby Lane - Construction of a hard paved picnic and seating area. Application going through the process. The Crime officer commented that this proposal would be welcome for parents but with a possible increase in ASB, he recommended locking the gate, this had been discussed 3 years ago and it had been agreed that there was no way of policing this. The Parish Council discussed that they had not foreseen any issues, the proposal of a hardstanding area and additional seating would support the needs for pushchairs, elderly with walkers etc. It was acknowledged that there had been some ASB over the summer and the Parish Council had requested additional Police patrols. Concerns of residents who lived opposite the play park and had people parking outside were understood. It was agreed that there would potentially be many users who would welcome the changes to the facility. This was a Parish Council application - no comment.

ZB25/01632/MRC Land Adjacent 153 High Street - Variation of a Condition 2 and 6 to previously approved 22/00310/FUL (Application for the construction of 3no detached dwellings - as amended (amended plans and additional application documents received by the LPA on 18.04.2023; 18.05.2023; 05.06.2023; 13.09.2023; 15.09.2023; March 2023 and February 2024). Councillors discussed the amendment to remove the need for biodiversity net gain as there were only 5 dwellings and a small amendment to the plans. The Parish Council agreed that many of the comments made previously on applications had been regarding biodiversity and it was RESOLVED that the Parish Council would object to the removal of the condition and support any steps taken to positive biodiversity and also refer to local planning as this is a self build. **ACTION: Clerk**

25.116.2 Planning decisions - ZB25/01260/FUL Momentum Development Company NE Limited Momentum 30 Ellerbeck Court - Application to erect a steel security fencing of a height of 2.4 m to the rear and sides of the property. Palisade and wire mesh fencing will be erected and finished in black powder coating to match adjacent existing fencing - The decision on this proposal was: Granted. ZB25/01376/FUL Ingleby House 86 High Street - Application for single storey ground floor extension to rear of property. - The decision on this proposal was: Granted. ZB25/00320/FUL Land Adjacent To 2 Mount Pleasant Way Stokesley Business Park - Application for hard landscaped plant yard with building unit to contain plant warehouse and associated office / welfare space. The decision on this proposal was: Granted.

25.116.3 Planning enforcement - 5 Alderside Steadings - no planning breach, Jubilee House - gates - no application and no enforcement.

25.117 COUNTY COUNCILLOR AND PARISH COUNCILLOR REPORTS -

Cllr Griffiths advised the Parish Council to contact him if there were any further issues with road works and no satisfaction from NYC highways.

25.118 VILLAGE MATTERS Updates

25.118.1 Village Green application - Cllr Eldabe was still dealing with the NYC legal department for an update on this. There had been a request from the Women's Institute to plant a tree for their 80th Celebration, they would like to give something to the village. RESOLVED: To suggest shrubs at the reflection garden being developed at the end of The Holme. **ACTION: Clerk**

25.118.2 Wainstones Wood - No update, photograph sent to the Woodland Trust of the broken sign.

25.118.3 Tees Rivers Trust - Funding had been secured and habitat improvement works would commence on the beck. The next meeting of the group was planned for 25th November 12-30 to 4pm. Cllr Coady had informed Mr Ward of the works.

25.118.4 Speeding in the Village - no update on 20mph limit. Data from VAS - The Chair had forwarded data showing an increase in traffic volume up 10% since 2022. Community Speedwatch - ongoing and the group would be celebrating their first anniversary on 9th November, Cllr Smith to advertise to encourage additional volunteers. Resident complaint re congestion caused by poor traffic management at Wainstones Hotel - discussed earlier in the meeting. Resident request for support with road markings Lowcross Drive - High Street to address illegal parking - this was out of PC jurisdiction and the resident had contacted the correct departments.

25.118.5 North Yorkshire Council Local Plan - contact from resident with confusion caused by conservative party circular. The PC had updated the website with a link to the NYC Local Plan information. Clerk to send a link to the resident. **ACTION: Clerk**

25.118.6 Village Hall governance - The Clerk had forwarded information to Cllr Towler, this was still to progress. Cllr Tyerman had organised a valuation of the village hall that was higher than that the Village Hall committee had the hall insured for at £915,000. The Chair informed that she was though uncertain if this figure included VAT. RESOLVED: Valuation document to be shared with Village Hall committee. The Chair added that the Parish Council had previously discussed covering the cost of the Village Hall insurance as their donation to the Village Hall, this had been £1100 paid in April. Donations would be looked at and paid at the next meeting, The Chair informed of the need for the old PC noticeboard outside of the village hall to be removed as this had deteriorated. It was agreed that Mr Ward would be asked to complete this action urgently, with an anticipated cost of under £100 approved. Cllr Coady to pass this on. **ACTION: Cllr Williamson / Agenda / Cllr Coady**

25.118.7 Asset register / insurance - RESOLVED: Clerk to amend the register to show 2 goal posts and 3 brick pillar great broughton village signs. **ACTION: Clerk**

- 25.118.8 Playfield update - Cllr Smith informed that the play field had been rolled and as seen on the RoSPA report there had been some mole activity. A volunteer had offered to place traps on an evening and take up on a morning. RESOLVED: To await Mr Ward being available when grass cutting finished as he held public liability insurance for the works as previously agreed. Councillors discussed the hedge, Cllr Smith had, since the beginning of the summer, patched a hole a few times but this kept being broken through. Then the fence in the corner had been broken away. Councillors discussed the need to install a secure fence for child safety. Fallen trees were discussed as a rural option to fence the area and stop the small children accessing the field, this would allow older children to get across without damage. RESOLVED: Cllr Smith to discuss with Mr Ward with support from Cllr Coady and Cllr Towler. **ACTION: Cllr Smith**
- 25.118.9 Christmas planning - A resident in Chop Gate had offered a Christmas tree for the Village Green on Facebook. It was agreed that whilst the tree offered would be perfect this would require a tree surgeon, which would be more costly than obtaining a tree. Cllr Williamson and Cllr Tyerman to chose a tree from the current supplier who had a dwindling supply. Councillors discussed the idea of asking if the Women's Institute wished to plant a permanent Yew tree which could grow as a Christmas tree. Cllr Coady to progress this with them, Clerk not to make contact as discussed earlier in the meeting. Cllr Tyerman was still progressing the power supply which had been installed the previous year for the Christmas tree and removed due to safety concerns by NYC. **ACTION: Cllr Williamson / Cllr Tyerman / Cllr Coady**
- 25.119 VILLAGE MAINTENANCE**
- 25.119.1 Village benches - Cllr Coady had completed an audit of the benches and would circulate this. He had spoken with the resident who had wished to have a memorial bench. It was agreed that a donation would cover costs for purchase of a wood and cast iron bench with an inscription and the upkeep. PC to pay for the cost to remove the broken bench and install a concrete plinth. Cllr Coady to give the resident PC bank account details to transfer funds and the order to be placed. This could then be planted around at a later date as a reflection area with a sign. It was agreed that this should be placed slightly further back from the current location in case of erosion and have planting in front. Cllr Coady informed there was an overhanging branch over the beck, Mr Ward could not complete works on this. Cllr Coady to progress costs for the works and confirm the donation figure with the resident. Clerk to formally reply to resident that the PC is delighted to accept a donation for the cost of the bench and the order would be progressed by Cllr Coady when the funds were received. **ACTION: Cllr Coady / Clerk**
- 25.119.2 Footbridge on The Holme - Cllr Coady had met with and obtained quotes from 3 contractors ranging from £885 to £1000. He advised that the works would look different to the original bridge as this would be tanalised. RESOLVED: Councillors discussed the information provided and approved that Thompsons Woodworks would be used. Clerk to progress. **ACTION: Clerk**
- 25.119.3 Grass cutting / Trees throughout village - Councillors discussed the tree survey and local contractors to remove the dead wood from the tree on The Village Green. Cllr Coady to obtain quotes. RESOLVED: Works approved if under £500. **ACTION: Cllr Coady**
- 25.119.4 Open spaces - discussed already.
- 25.119.5 Defibrillator - new pads were required before the end of December. RESOLVED: Adult pads £70, Paed pads £90 + VAT to be purchased. Clerk to progress. **ACTION: Clerk**
- 25.120 DEVELOP FUTURE PLANS / PROJECTS** - Picnic area development at Playground - This application was still with NYC planning department.
- 25.121 PLAYGROUND INSPECTION REPORT AND ROTA** - RoSPA inspection report - Items highlighted were similar to last year's report, there had been no progress made with the previous contractor. RESOLVED: Clerk to forward report to Thompsons Timberworks to obtain quote. Issues with tree bark trip hazards would be addressed by the PC again in the spring and Cllr Smith advised that the item showing the works to the fence would be completed separately. **ACTION: Clerk**
- 25.122 CORRESPONDENCE TO DISCUSS** - NYMNPA parish training event invite 22.10 and Western Area Forum 21.10. NYC - Ofgem shutdown of Radio Teleswitch Service residents to upgrade to start meters via suppliers, Policy on Election recharges, S106 commuted sums information and invite to Parish Liaison drop in surgery 8.10 Potto Village Hall. Kirby PC grasscutting contribution £569.43 for 2024 not received cheque being reissued. Resident query re proposed housing estate - Clerk to send link to the Local Plan now on the website. Unity Bank interest rate cut to 2.10%. The Clerk asked Cllr Williamson to resign the authorisation form for the change of correspondence address which had still not been completed by the bank. **ACTION: Clerk**
- 25.123 ITEMS FOR NEWSLETTER** - To inform residents of the works to the river by Tees Rivers Trust and the date of the next meeting. **ACTION: Clerk**
- 25.124 FINANCIAL MATTERS**
- 25.124.1 Financial Report – The Clerk gave information on the financial position which was approved by the Parish Council. Payments received: NYC Precept £11531.25 and interest £166.29. Payments from account:- Clerks monthly salary, Bank service charge. Change to figure advised in September meeting amount paid to Clear Councils insurance £733.38 due to amendments requested. Clerks salary direct debit to be amended and backpay to be paid from 1st April 2025 as per changes advised. Payments to approve: PKF Littlejohn £252.00, Playsafety RoSPA inspection £144.00.
- 25.124.2 To accept external audit report - The report had highlighted that the Parish Council did not show any value of assets and that the internal auditor had ticked that there was no Asset Register in place. Both of these areas were known and were being rectified.
- 25.125 To approve meeting dates for 2026** - The Clerk informed that these would be 12 Jan, 9 Feb, 9 Mar, 13 Apr, 11 May, 8 Jun, 13 Jul, 14 Sept, 12 Oct, 9 Nov and 14 Dec. These dates were approved. The Clerk to inform the Village Hall of the dates. **ACTION: Clerk**

Next meeting Monday, November 10th 2025 at 7pm.

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