

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

Minutes of a Meeting held on Tuesday, 30th March, 2021 at 7.00p.m - Held on Zoom

Present: Mr N. DeBadgecoe (Chair) (NDB)
Mrs J Smith (JS)
Mrs J. Beaumont (JB)
Mr A. Alton (AA)
Mr D. Hadfield (DH)
Mrs. R. Mazonas (RM) (Clerk) (PC)
Borough Councillor Mr. A. Sherris (AS)

Also in attendance: KAG - Mr M Tyerman (MT) & Mr D. Fagan, (DF)

1) APOLOGIES FOR ABSENCE - Miss R. Grainger, Mr M, Vickers MP

2) DECLARATION OF INTERESTS

AA, JB declared a non-prejudicial interest as a member of Kirklevington Action Group (KAG). **AA** declared a non-prejudicial interest as Chair of Kirklevington Memorial Hall. **JB** declared a non-prejudicial interest as Treasurer of Kirklevington Memorial Hall. **AS** declared a non-prejudicial interest as a member of SBC Planning Committee. **PD** declared a non-prejudicial interest in Shop/Story Homes having shown an interest in the proposed shop. **JB** showed a non-prejudicial interest as a close neighbour of planning application 21/0156/FUL

3) ELECTION OF CO-OPTED PARISH COUNCILLORS

NB welcomed Andy Alton (AA) and Damian Hadfield (DH) to the Parish Council meeting as they had indicated that they wished to be considered as a Co-opted Parish Councillors to fill the two vacancies which had arisen.

NDB proposed AA and JB seconded the proposal.

NDB proposed DH and JB seconded the proposal.

The **PC** indicated that she would be letting them have the Acceptance of Office and Register of Interest forms to complete.

4) MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the February meeting were duly read, **APPROVED JS AA**

5) MATTERS ARISING MINUTES

All issues on Agenda

6) PARISH COUNCILLORS ROLES AND RESPONSIBILITIES

NDB raised the issues that, with so many new faces within the Parish Council that there is a need for everyone to be brought up to date with the roles and responsibilities of being a Parish Councillor. It was suggested that all Parish Councillors meet via ZOOM on 13th April to familiarise everyone with such roles and responsibilities. This was thought to be a very good idea by all Parish Councillors. The PC to circulate the most recent Good Councillor Guide prior to the meeting.

5) PLANNING

a) PLANNING UPDATE

Story Development

i) Road Network

NDB indicated to the meeting that new homes were now becoming occupied. He also explained the dangers and problems of the proposed road layout by SBC and there wish to make the section of road from the corner by Squirrels Leap to Town End Close a two way system. The implications to residents of Town End Close, Thirsk Road, Levington Mews and Levington Court following the opening of the road to

drivers had resulted in drivers driving the wrong way down roads and causing both confusion and danger to others and themselves. Story Homes have indicated that they do not want to see these changes and were surprised when presented with them from SBC as they had not costed the changes. **AA** indicted the key concerns with one being the entrance to The Church presenting a major problem in particular when funerals are in progress. A meeting between **Martin Parker (MP) of SBC**, **AA**, **NB** and **Mark Green (MG)** from Story Homes was organised and had been held to express and discuss all the problems and issues with **MP**. **MG** pointed out that, to change the road layout now would be a very expensive exercise and would cause considerable disruption to the road network. **AA** had pointed out at the meeting that the appropriate signage both on posts and on the road to direct traffic in the right direction would solve all issues of concern.

RG brought to the meetings attention that the confusion caused by the new road layout had resulted on more than occasion with drivers making deliveries to residents in the Levington Court and Mews area driving over the grassed area and onto the A67 to leave the village.

JB questioned if the road layout proposals had been taken to Cabinet at SBC.

MP had produced at the meeting SBC Highways Report showing the two way system but **MG** of Story Homes indicated that their Reserved Matters did not show a two way system.

NDB asked the meeting if any Parish Councillors thought that the proposal for a two way road system was a good idea and all Parish Councillors confirmed that they were opposed. **NB** had requested sight of the Reserved Matters and the then agreed road layout. **NB** also informed the meeting that Story Homes have fenced off the road at the corner next to Squirrels Leap and this had resulted in no further issues of drivers going the wrong way. **AA** reported that **MP** was concerned that drivers would find themselves in Town End Close in error but with the corner with Squirrels Leap is a blind bend which should drivers attempt to drive down Pump Lane in the wrong direction would be a major safety issue.

ii) Drainage

AA confirmed that the PROW footpaths to the south of the school had now dried up. The work to be carried out by Story Homes to upgrade the footpath surface should be begun very shortly.

iii) Swale

AA reported that the provision of a swale to the north of the Story site and St. Martins Way had been established but the issues had been exacerbated by water coming off the school field. The main drainage has now been installed. Some work on the western swale still needs to be completed but we should see improvements and address the issues that some of the homes have on St. Martins Way.

iv) Sewage

AA reported that sewage was being tinkered out from the site due to some of the homes now being occupied. The connecting pipe from St. Martins Way already installed and connected with 3" thick walled pipe to the existing chamber on St. Martins Way. **JB** questioned as to which chamber they had connected she was well aware of the history of the sewage pipes on St. Martins Way and that they did not go in the direction that you would presume that they should travel.

b) Banks/Taylor Wimpey Application – 21/0156/FUL

Previous approval

AA reminded the meeting that this is now a FUL application and will and must be considered on its own merits and no previously approved application should be taken into account. This application is for 97 dwellings on a reduced site size. The need for a direct access route for all heavy site vehicles and workers needs to be established direct to the A67 with no vehicles travelling through the village. The **PC** confirmed that she had received a reply to her Fol request asking if either Taylor Wimpey or Banks had contacted the owners of the land south of the proposed development to obtain a direct access to the A67. A reply had been received from Banks informing that they already have approval to move vehicles through the village. This was a very unsatisfactory reply as we already know that this is a new application and previous approved conditions do not carry forward to this application. It was also

brought to the meeting attention that Story Homes have indicated that they are willing to discuss access to the A67 via their works road. **JB** and **AA** indicated to the meeting that the previous Banks planning application for this site for 90 dwellings has not actually expired.

JB indicated to the meeting that she felt that the proposed site design for the 97 dwellings was the worst she had seen in over 30 years of being on SBC Planning Committee.

NDB pointed out to the meeting that the site has water drainage issues already and that the reduced area of the site to be used for the building of the 97 dwellings is a result of the water drainage issues. The **PC** reported that she had written to Simon Grundy and Elaine Atkinson of SBC to organise a meeting to discuss this proposed development. **MT** expressed his concern about the safety of children both living close to the proposed development but also children accessing and leaving the school and children living on the proposed routes for the movement of heavy vehicles. **MT** expressed his view that it was **profit before safety** application and that the need for a southern route to the A67 was paramount. **NDB** thanked **AS** re his recent press release. **AS** expressed his concern that Alex Metcalfe from the Gazette had not quite got the issues correct.

c) Theakston

NDB reminded the meeting that Theakston already have approval to build 100 dwellings to the south of the playing field used by Yarm Independent School and west of the A67. (16/1959/OUT).

They also submitted in 2018 an application for 300 dwellings (18/0910/OUT) on the same site with some additional land to the west of the playing field which is still active although not approved. Highways England have issued 6 different notices re this application stating as follows: *recommend that planning permission not be granted for a specified period - To ensure that the A19 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road network and in the interests of road safety. The recommendation shall be maintained until 4 May 2021 or until sufficient information has been received to enable Highways England to reach an alternative view at which point a further notice will be issued.*

AS brought to the meetings attention that road improvements at the Crathorne Interchange were key re the approval of 300 dwellings with both Green Lane East and Leven Road being widened to 3 lanes. The widening of Leven Road would be to encourage drivers when exiting Yarm to cut through Leven Road for their onward journey to Green Lane and communities to the east. **JS** questioned how they intended widening Leven Bank and the bridge and had they even considered this. **JB** suggested that a wakeup call was needed and all communities who would be affected should come together to discuss. **MT** expressed his concern re the footpath on the A67 which was very narrow and the extreme need for a pedestrian crossing close to the crossroads garage for all residents needing to access Yarm and amenities.

d) APPLICATIONS

12/1990/NMF Land South of Yarm Railway Station Car Park, Green Lane, Yarm

Non material amendment to planning approval **12/1990/EIS** – Outline application for residential development for up to 370 dwellings, additional railway station car parking, access, infrastructure, open space and landscaping (all matter reserved except for access)

18/0910/OUT – Lane South of Green Lane East of Railway Line, West of A67, Kirklevington

Outline application with all matters reserved except for access for approximately 300 dwellings (Use Class C3) including landscape, open space and infrastructure.

ADDITIONAL DOCUMENTS HAVE BEEN SUBMITTED RE THE ABOVE APPLICATION

21/0649/FUL – Knowles Farm, Grove Bank, Kirklevington

Application for a sustainable drainage system (SUDS) pond to serve adjacent residential development (application 16/3146/OUT)

21/0648/REM – Knowles Farm, Grove Bank, Kirklevington

Reserved matter application for appearance, landscaping, layout & scale for the erection of 10 dwellings.

20/0813/REM – Land South of Yarm School Playing Fields, East of The Railway, Green Lane, Kirklevington TS15 9EH

Reserved matters application for the appearance, landscaping, layout and scale for the erection of 100 dwelling houses and associated works.

21/0762/X – The Church of St. Martin and St. Hilary, Kirklevington

Application to crown lift by 6-7m above ground level to 1no. Copper Tree, 1no. Beech Tree, 1no. Lime Tree and 2no. Sycamore Trees (T1-T5) subject to tree reservation order 326 (00.8.5.326) and tree preservation order 816(00.8.5.816)

DELEGATED DECISIONS

Notification of a Tree Preservation Order (TPO)

Approved and adopted by Stockton Borough Council on the 5th March, 2021 - Tree Preservation Order 909 - Land at Partridge House, 56A Forest Lane, Kirklevington, Yarm

6) PLAY AREA REFURBISHMENT

a) Installation of Play Area Equipment

i) Quote Play Area Equipment

The **PC** reported that she had received a quote from KOMPAN of £12,000 for the final piece of equipment that is needed at the Play Area to replace the damaged Trim Trail that was removed by the contractors from KOMPAN in error. **AS** reported that he had been given a quote also from KOMPAN for £9,000 for a piece of equipment for one of the Play Areas in Yarm. Everyone thought that the costs were excessive and, when broken down, costs for delivery and safety fencing was unreasonable. It was unanimously agreed to not go forward and purchase this piece of equipment.

ii) Seating Area Play Area

The William Hall Trust had granted a sum of £6,000 which was to be used for a new seating area. The Parish Council were in need of using that money to complete the purchase of the new play equipment and The William Hall Trust were in agreement as long as a new seating area is built in 2021. The **PC** to contact the trustees of The William Hall Trust and make arrangements for a meeting to be held to discuss at the Play Area when everyone feels comfortable with holding a meeting and government rules allow.

9) CORRESPONDENCE

- A. McLee – Public footpath issues
- V. Leaper, Head of School, Kirklevington Primary School – Closure of School gate St. Martins Way explained.
- Civic Enforcement – Anti Social Issues
- GNN Sportscare – Grass Cutting contract
- Lee Wright, SBC – Anti Social Issues
- John Stockhill, SBC – Kirklevington Sign A67 reduction in height.
- Northumbrian Water – Drainage issues outside 23 Forest Lane
- PC Andrew Hampson – Questions relating to community
- KOMPAN – Quote for 1 addition piece of play equipment
- Mark Green, Story Homes – Update re opening of car park Story site
- R. Bleach – notification of Platinum Wedding Anniversary of Bill & Joan Bleach
- Matt Vickers MP – Keeping in touch email
- A. Sherris – 5 Year Housing Supply information
- PC Andrew Hampson – Neighbourhood Watch

- Chris Bielby, Peter Tarrant, Keith Morley – Work to complete swale to the rear of St. Martins Way?
- John Rose NW – Support re burst water main.
- Simon Grundy, SBC – Proposed meeting information
- A. Sherris –Notification of 5 year Building Lane/Housing Supply Report 2021 – 2025 (Now on SBC web site)
- R. Butler – TWM Archaeology information
- Northumbrian Water – Work to be carried out to burst main Forest Lane
- CLCA – Government reply re the holding of remote meeting and the need to resume face to face meetings in May.
- Multiple Parish Councils – Opposition to the resumption of face to face meetings in May.

10) FINANCE

a) Payments

Mrs R Mazonas

Salary March, 2021	£302.28	
Broadband February, 2021	£21.30	
70 th Wedding Anniversary Card	<u>£5.49</u>	<u>£329.07</u>
HMRC – PAYE		£203.60
3 months – Jan, Feb, March		
Kirklevington Memorial Hall		£100.00
Hall Rent 2020/21 – 4 sessions		
C & A Embroidery & Print -Hi-Viz x4		£30.25
Parish Community Volunteers		

b) Accounts Update

The PC circulated the monthly updates to all Parish Councillors for their information.

11) VILLAGE ISSUES

a) Play Area Inspection Costs

NDB had been looking into various companies who offered play area inspections with the annual ROSPA inspection to see if they offered a more favourable deal. No decision was made but the Parish Council will look at the quote from SBC when it is received.

b) Grass/Hedge Cutting

The PC reported that the company that has cut the grass and hedge for many years is now unable to. NDB had been in discussion with a member of The Church as they also have an issue re the cutting of their grass since The Prison are not offering to cut the grass. A suggestion was made that between the Parish Council and The Church a substantial cutter was purchased. It was agreed to consider this option. JB pointed out that there could be insurance issue to consider and safety.

c) Fence – Corner Play Area

NDB had been approached by Colin Brown re sharing the cost of replacing the damaged fence in the corner of the Play Area. The cost will probably be around £50. Approved AA, DH

d) Parish Council/Community Web Sites

NDB updated the meeting re the community web site that had been set up during the Covid pandemic to provide a link for residents which had been successful. The present Parish Council web site is close to needing to be replaced and the community web site offered more flexibility. It was suggested that the 2

sites be combined at a cost of £10 a month plus the Doman cost. Once all data has been moved over from the present community web site the www.kirkcommunity.co.uk site would be the prime site to use.

e) Newsletter

NBD reported that the first draft has been sent out to members for their consideration and to ensure that any other issues are included.

f) Questionnaire

NDB asked for member's thoughts re sending out a questionnaire to residents.

g) Report – PCSO Andy Hampson

PCSO had forwarded a report re issues in our area and this was read out to the meeting.

12) ROAD SAFETY MATTERS

a) Roadworks Crossroads Roundabout

The PC reported that the roadworks at the crossroads roundabout had resulted in warning signs being placed on the narrow footpath on the A67 and walkers using the footpath were seen to have to walk into the road to continue their journeys. The PC to contact Traffic Management to ask for their removal.

b) Cleaning of Footpath A67

Once again the footpath is in need of cleaning. The PC to request that it is cleaned.

c) Saltergill Lane – Fly Tipping

The meeting felt that the time was right for covert cameras to be put on Saltergill Lane as the amount of fly tipping and their dangerous content was extremely concerning. NDB to look for suitable cameras. AS informed the meeting that it must be costing SBC a fortune clearing the fly tipping. He also reported that SBC Enforcement have obtained some evidence at the source of the culprits.

d) SID Forest Lane

AS reported the he was still awaiting delivery of the new SID to replace the damaged and unrepairable one to the west of Forest Lane.

e) Parish Council SID Corner Pump Lane

The data taken from this SID is indicating that over 1000 cars Monday – Friday are travelling east bound from the west of Forest Lane to this point. This number can only increase when residents stop working from home and normal traffic flows return.

11) MATTERS FOR CONSIDERATION AT NEXT MONTHS MEETING

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12) MEETING DATES

ZOOM meeting Tuesday, 27th April, 2021 at 7.00p.m.

Circulation: Parish Councillors Mr N. DeBadgecoe (Chair), Mrs J. Beaumont, Mrs. J. Smith, Mrs P. Deepak, Miss R. Grainger, Mr. A. Alton, Mr. D. Hatfield.

Borough Councillors Mr. A. Sherris Mrs J Whitehill,

Mayor of the Tees Valley: Mr B Houchen, Mr. Matt Vickers MP,

PC Andrew Sampson, Engagement Team, PCSO Graham Mottram

Post approval: Stockton Borough Council Monitoring Officer – Margaret Waggott

Email: kirklevingtonparishcouncil@yahoo.co.uk

Website: www.kirkcommunity.co.uk