

**Minutes of the Great Ayton Parish Council meeting
held on Tuesday 1st June 2021 at 19:00**

Present: - Cllr Ron Kirk, Cllr John Fletcher, Cllr John Robinson, Cllr Angela Taylor
Cllr Tessa Snowdon, Cllr Daniel Matuszak

Cllr Heather Moorhouse (NYCC), Andrew Snowdon (Clerk)

Three members of the public were present.

| No. | Business |
|-----|---|
| 1 | <p><u>NY Police Report.</u></p> <p>There had been 8 reports of anti-social behaviour (inc 1 Environmental, 5 personal, 2 nuisance), 0 reports of theft from a vehicle, 0 reports of burglary, 2 reports of criminal damage, 2 reports of theft, 2 reports of violence against person, 6 other crimes (inc 4 Fraud & 1 Drugs).</p> |
| 2 | <p><u>NYCC Councillor Report.</u></p> <p>Cllr Moorhouse (NYCC) confirmed that NYCC will be carrying out some surface dressing patching of Dikes Lane. Advice has been sought from the NYCC legal team with regards to Roseberry PROW where a resident has carried out works which are obstructing the path. Noted</p> <p>NYCC Highways were due to take the road maintenance work back in-house whereby it is thought that this will give better value for money. Noted</p> <p>It was confirmed that the Marwood School Crossing patrol which had initially been funded from Cllr Moorhouse's budget was now to be funded from NYCC central budgets going forward. Noted</p> <p>Cllr Moorhouse noted that though Fry Court was an excellent facility it had caused disruption at the time of building and it has subsequently contributed to parking issues on the already congested Newton Road. A Highways Officer had been asked to look at local issues in relation to parking and congestion in the vicinity. Noted</p> <p>Northumbrian Water has been working in Great Ayton with a view to improving the water pressure for residents. Noted</p> <p><u>Hambleton Councillor Report.</u></p> <p>Cllr Fletcher confirmed that HDC were to visit Great Ayton on 02/06 as part of their 'Discover Hambleton' initiative which is to be promoted via social media and other means. Noted</p> <p>Cllr Kirk advised that the small area of land on the B1292 known as 'Ponderosa' had re-applied to the Camping & Caravan Club for a licence/certificate. Concern was expressed that the site was being mis-used for residential purposes and as such it was agreed that the Clerk should write to the C&C Club to express concern. Agreed</p> |
| 3 | <p><u>Apologies (& technical problems)</u></p> <p>Cllr Judith Brown / Cllr Richard Hudson (HDC)</p> |
| 4 | <p><u>Declaration of Interest in items on the Agenda.</u></p> |
| 5 | <p><u>Minutes of the previous meeting of the Parish Council.</u></p> <p>The minutes of the Parish Council Meeting held on Tuesday 4th May 2021 were approved. Agreed.</p> |

6 To Consider Planning & Licensing Applications Received.

Following discussion, it was agreed that formal response to planning applications should be as follows;

NYM/2021/0326/FL - 8 Dikes Lane, Great Ayton

Application for creation of secondary access, construction of timber carport and enlargement of existing store, including the addition of 3 no. dormer windows

Great Ayton Parish expresses concern that the proposed application will cause overdevelopment of the site whereby the modified property would cover circa 80% of the frontage which in turn will cause the view of the Cleveland Hills to be lost behind the buildings.

21/00855/PIP - OS Field 5700 At Cleveland Lodge Estate Cleveland Lodge Great Ayton North Yorkshire

Application for permission in principle for the development of a maximum of 9no dwellings and a minimum of 9no dwellings

Great Ayton Parish Council objects to application 21/00855/PIP as follows;

- The proposed development will have a significant negative impact by destroying the open space parkland area to the south of the Cleveland Lodge driveway.
- The historically important rural vista both from Cleveland Lodge, Newton Road, Fry Court and the adjacent PROW footpath would be obscured by the addition of 9 dwellings.
- Consideration should be given to the elderly residents (many from the village), who have recently moved into Fry Court, one of its attractions being the views to the south over parkland towards the Cleveland Hills whereby these views would be obscured by the proposed development.
- When application 17/01180/FUL for the 57 apartments plus 12 bungalows (now 15) was approved this was conditional that development should be limited to the north side of the access road/driveway.
- When application 17/01180/FUL for which the land had been assigned in the LDF prepared in 2007 was accepted, one of the major factors was to minimize its impact on the parkland associated with a historic (listed) building.
- There is no sensible commercial argument for a further 9 properties to be approved in the grounds of Cleveland Lodge since no work has started towards the building of the 15 bungalows associated with 17/01180/FUL & 20/00114/FUL.
- Additional properties in the grounds of Cleveland Lodge would have a significant impact upon traffic management for Newton Road which already suffers with additional parking congestion due to overspill from the 57 Fry Court apartments.
- Additional pedestrian egress onto Newton Road will add to the safety concerns due to there being a need to cross the busy main road to access the single / narrow footpath on the west side.
- Safety is further compromised due to large numbers of pedestrians, mobility scooters, pushchairs & visiting walkers bottlenecking at the narrow 90 degree corner of Newton Road/High Street often resulting in the need to step into the flow of traffic.

21/01201/FUL - 9 Romany Road Great Ayton Middlesbrough North Yorkshire TS9 6BU

Proposed single storey rear extension

No objection / No observation

21/01176/FUL - 21A High Green Great Ayton Middlesbrough North Yorkshire TS9 6BJ

Installation of first floor balcony (approx. 7m2) to rear of property. Balcony to be built into existing low-pitch roof with no overhang. Balcony access to be from existing dormer bedroom

No objection / No observation

21/01124/FUL - Angrove Country Park Greystone Hills Great Ayton Middlesbrough North Yorkshire TS9 6PY

Retrospective application to regularise planning status of reception, administration, and cafe block at Angrove Country Park

No objection / No observation

21/00971/FUL - East Angrove Farm Great Ayton North Yorkshire TS9 6PY

Construction of extended parking area for 12no additional enhanced separation parking spaces to service the existing wedding venue

Great Ayton Parish Council expresses concern as follows;

- The size of the premises does not lend itself to the increasing capacity for attendees.
- The narrow splay onto the A173 does not lend itself to increased vehicular access/egress.
- The development of this property as a large wedding venue is not in keeping with the rural nature of the setting.
- It has been noted that parish councillors have received some resident complaints in relation to revelry late into the evening.

21/00927/FUL - Greenhow Hill Farm Pannierman Lane Great Ayton North Yorkshire TS9 6QF

Change of use of vacant former agricultural building to a Garage/Vehicle Workshop

No objection was made on the basis that pre-existing buildings are to be utilised and no additional development with new buildings added.

Concern was expressed that applicable vehicle parking restrictions are applied to the new business as prevail with neighbouring AMR Autos premises.

| | |
|---|---|
| 7 | <p><u>Correspondence and Information:</u></p> <p>A request for action had been received from a resident adjacent to the Low Green asking that the Parish Council utilise the byelaws to stop overnight parking of campers & motorhome at the side of the Low Green. The Clerk advised that the byelaws had been written in 1910 at a time before the parking bays had been part of the Low Green footprint and hence byelaws did not describe the modern circumstance of roadside parking of licenced vehicles. The Clerk was asked to give a synopsis of the >100-year-old byelaws in the context of the 21st century use. Noted</p> |
| 8 | <p><u>Council Services / Working Group Reports</u></p> <p>Cemetery: Lanes Drains had been engaged to carry out remedial works to cut out the root ingress utilising specialist robotic cutting from their Manchester depot. Some of the tap roots were circa 75mm in diameter and along with excessive mass root ingress the SW drains had proved impossible to clear by means of high-pressure water jetting. Noted</p> <p>Cook Family Memorial Garden: Cllr Robinson confirmed that Garden Working Group was to meet in order to produce a report/recommendation to the parish council in terms of a suitably constituted committee for the purposes of overseeing the garden trust. Noted.</p> <p>Whitbread Memorial Bridge: Cllr Fletcher confirmed that the new memorial bridge was due to be delivered & installed during week commencing 14/06/21. Noted</p> <p>Public WC's: Cllr Taylor advised that the gent's urinal was now out of service until further notice due to calcification of the associated plumbing which could not be cleared by jetting or rodding. The trough would require removal to access the drains beneath and since a refurbishment was planned remedial work was being undertaken for the time being. Noted Cllr Robinson clarified that SPA Architects & the Buildings Working Group were close to making a final recommendation but that some tweaks were still required for the Option1 approach which was for a full refurbishment based on the existing layout. Noted</p> <p>Allotments: The Clerk was asked to visit Stokesley Allotments to establish how they were managing the locking of the site with a view to making a recommendation for the Great Ayton allotment. Agreed</p> <p>ExTIC Building: Cllr Fletcher confirmed that the refurbishment of ExTIC was near completion and that the room could be used for WG meetings and the like. Signage was in place from Sign Art and the noticeboard would have contact information added with the space beneath used for general notices rather than the meeting announcements or formal meeting minutes. Noted Through discussion it was agreed that the Clerk should apply to HDC for the renaming of the building as the 'Parish Council Centre'. Agreed</p> <p>Riverside Flood Field & Paths: Cllr Fletcher confirmed that Open Spaces WG had met with Mr Allen (Botanist) and suggestions to improve native wildflower growth would follow. Noted Cllr Taylor asked that rocks and branches be cleared from the centre of the field as part of the service team's activities. Noted</p> |

| | |
|----|--|
| | <p>High Green: Cllr Fletcher confirmed that the bench around the tree on the High Green could not be enlarged and as such a price for a new bench had been sought from Mr Ward (Blacksmith) with a view to relocating the old bench elsewhere. Noted</p> <p>Low Green: Cllr Fletcher asked that the young Linden tree on the Low Green be watered. Noted</p> <p>Benches: The Clerk was asked to forward the bench maintenance list to Cllrs & the service team in anticipation of refurbishment works that would take place in the cemetery workshop once the electricity supply was in place. Noted</p> |
| 9 | <p><u>Councillors Actions & Reports</u></p> <p>Endeavour Way: Cllr Fletcher advised that the Government’s funding criteria for their cycleway initiative remained out of step with a rural cycleway project hence Dept of transport was looking into how this could be improved. Noted</p> <p>BUGs: Cllr Taylor confirmed that the BUGs group would require additional monies from the Open Spaces budget to make further improvements in the village. The wood-chippings provided by Bilsdale Tree Services were received & utilised with thanks from the volunteer group. It was confirmed that the BUGs group were keen to participate with the Yatton House garden project. Noted It was suggested that the BUGs might plant two flower filled barrels for outside of the cemetery gates which could then be watered by the Service Team as part of their routines. Agreed</p> <p>Community Speedwatch Programme: Cllr Matuszak confirmed that NY Police had advised that insufficient complaints/input via their website had been received and therefore they could not endorse the approach for help at this stage. It was noted that Cllr Matuszak would utilise his personal social media presence to encourage further community involvement. Noted https://northyorkshire.police.uk/do-it-online/report-it/road-policing/community-speed-watch/</p> <p>Captain James Cook Website: Cllr Robinson confirmed that a further recommendation would be made as part of the August parish council meeting. Noted</p> <p>Yatton House: It was agreed that a skip could be provided to assist the parish council service team and Marc Chipchase who had kindly volunteered to help with clearance of the Yatton House allotment for their community garden project. Agreed</p> <p>Bugs Trail: It was agreed that the parish council would pay for new perspex or polycarbonate screens for the ExTIC High Street signboard. Agreed</p> |
| 10 | <p><u>Clerk’s Report</u></p> <p>Village Hall: Legal advice had been received from NALC confirming that an ultra-vires position exists whereby no lease or other legal arrangement is in place with the GAVH Trust as occupier of the Village Hall. It was agreed that Cllr John Robinson should review the matter along with input from the Clerk and give recommendation for regularisation of the situation. Agreed.</p> <p>Yatton House: The Clerk expressed concern that the 21-year lease that had been requested of the parish council’s solicitor in 2018 had not been produced by the parish council’s solicitor after 3 years. Cllr Taylor suggested that the parish council considers employing a new solicitor to deal with the various ongoing items. Cllr Kirk suggested that the Clerk might prepare a summary of the occasions when GAPC’s solicitor had been asked to prepare the lease. Noted</p> |

| | |
|----|---|
| | <p>Great Ayton Cricket & Football Club: The Clerk requested that GAPC take action to normalise the lease & sub-lease situation with Wimpey so that the GAC&FC funding opportunities were not jeopardised due to a lack of certainty with the current 'holding over' position. Through discussion it was agreed that the Clerk should provide a detailed summary of the history of the various correspondences in relation to the Wimpey fields, including a summary of the key aspects of the wording within the lease that had lapsed in 2017. Agreed</p> <p>Originals of Leases, Deeds & Legal document. It was agreed that the Clerk could retrieve the various original legal documents which were being held with the parish council's solicitor in order to take colour scans. Agreed</p> |
| 11 | <p><u>Accounts Report</u></p> <p>Requests for payment received in the period were reviewed and approved accordingly.</p> <p>The total payments made were £21,252.34 The total income received was £1,185.00</p> |
| 12 | <p><u>Such other business as, in the opinion of the Chairman, should, by reason of special circumstances, be considered as a matter of urgency.</u></p> |
| 13 | <p><u>Exclusion of the Press and Public</u> In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Parish Council RESOLVED that the press and public be excluded from the meeting.</p> |