

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

**Minutes of a Meeting held on Tuesday, 13th September, 2016
at 7.00 pm, in Kirklevington Village Hall, Kirklevington**

Present: Mrs K. Brown (Chair) (KB),
Mr S Ward (SW) Mrs J Smith (JS)
Dr J Parker (JP), Mr T Hampton (TH)
Mrs J Beaumont (JB), Rev P Sanders (RevPS)
Mrs. R. Mazonas (RM) (Clerk) (PC)
Borough Councillors Mrs E Hampton, (EH), Mr B Houchen (BH)
Mrs J Whitehill (JW)

**Also in attendance: KIRKLEVINGTON ACTION GROUP MEMBERS (KAG):
Mrs K Page (KP), Mr N Thompson (NT), Mrs P Thompson (PT), Mrs G Allen
(GA), Mr A McLee (AMcL) Mrs C Morris (CM), THEAKSTON
PRESENTATION: Mr M Corney (MC), Mr C Harrison (CH)**

1) APOLOIES FOR ABSENCE

Mr G Tebbs

2) DECLARATION OF INTERESTS

A Declaration of Interest was duly completed by KB, TH & EH who declared a non-prejudicial interest as a member of the Church of St Martin and St Hilary. JP, JB, KB & GT declared a non-prejudicial interest as member of the Kirkfest Events group. JP declared a non-prejudicial interest as part of the Leader Project. JB declared a non-prejudicial interest as a member of Kirklevington Action Group (KAG). JB declared a prejudicial interest as Treasurer of Kirklevington Memorial Hall. JB declared a prejudicial interest as a resident of 3 St Martins Way, Kirklevington re planning application 15/1643/OUT. EH declared a non-prejudicial interest as a member of Stockton Borough Council's Planning Committee. EH & TH also declared a prejudicial interest relating to the proposed development on land south of the Yarm Independent School Playing Fields as a resident of The Lodge, Thirsk Road, Kirklevington. JS declared a prejudicial interest relating to the proposed development on land south of Yarm Independent School Playing Fields as the tenant occupier of the land.

KB requested that Item 5 on the Agenda be brought forward to allow the representatives of Theakston's to give their presentation and leave before all other items are discussed and that Standing Orders be relaxed to enable members of the public to ask questions. Approved unanimously.

5) THEAKSTON PRESENTATION - PLANNING APPLICATION

Land South of Yarm Independent School Playing Fields, Kirklevington

CH began his presentation referring to the Consultation that had been held at Conyers School on the 21st July, 2016. He outline proposals for 100 executive homes being built on the site with one point of access onto the A67 and one point of pedestrian access onto Green Lane. He also stated that he was willing to provide a safe pedestrian crossing across Green Lane. The executive housing scheme would be lower density and sold plot by plot to buyers. **CH** stated that the playing fields were excluded and were not part of this application. He also stated that this was a stand along development with 15% affordable housing or funding to deliver other schemes within the authority.

The possibility of a link pedestrian route alongside the railway to access the railway station was out for discussion with Network Rail. The expected build out time for the development was expected to be 3 years.

KB opened the floor to questions from Parish and Borough Councillors

KB questioned whether this development was part of a parallel development following the planning application submitted for a bridge across the River Tees from the Yarm Independent School to the opposite banks of the River Tees to the Heritage Park, Egglecliffe and would this result in a Phase 2 Playing Fields application at the Heritage Park. **CH** stated that each planning application is determined on its own merit.

TH asked if it was possible to extend the woodland belt? **CH** stated that he personally had no objections.

TH highlighted the fact the proposed access would be onto a 60mph road with a 120m splay and that in 2013 SBC had stated that no access onto the A67 would be possible from this site. **CH** stated that SBC have not indicated that such an access onto the A67 is acceptable. **CH** also stated that a lower speed limit on this section was possible. It was stated that Theakston's own Traffic Consultant was satisfied that traffic numbers were acceptable. **TH** questioned the Crathorne Interchange and the adjoining 'A' Class Road and the Highways Agency's response.

JB enquired as to where the suds would be put and **CH** indicated these would be placed in the green area. **JB** also enquired as to whether the green area was to be agreed as part of the 106. **CH** stated that this was not in general accordance re green area.

TH asked for clarification should the present Yarm Independent School Playing Fields cease to be used? Would this also become a site for housing development? **CH** was not aware of any plans at this present time.

BH asked re a possible Phase 2 application by Yarm Independent School if there had been any discussions re possible Playing Fields on the Egglecliffe side of the Heritage Park. **CH** confirmed that there had only been discussions re the bridge on their land. **BH** asked if there had been any Phase 2 discussions. **CH** confirmed that no discussions had been held since 2011/12.

KB highlighted the fact that the A67 is a diversion route from the A19.

EH highlighted the fact that she already drives to Judges Junction in order to turn around when wanting access Hall Drive in order to avoid vehicles running into the back of her car.

KB invited members of the public to ask questions

KP – 2012 ARUP Report out of date. A new traffic survey is needed. Roundabout in 2012 almost to capacity. 2016 ARUP Report needs to be conducted – 1700 houses approved since 2012.

GA questioned the evidence re traffic through Yarm. She also questioned the number of vehicles were expected exiting and entering the site with only one access/egress.

NT pointed out the need for an up to date Traffic Assessment and that SBC are not able to make a comment without this assessment.

CM informed the meeting that she lives on the A67 close to the roundabout. She pointed out that at various times of the day she is unable to turn right and that she has to turn left and negotiate around the roundabout to then access the A67 south. Turning into her property is always hazardous.

AMcL enquired if the development was to be a self-build. **CH** confirmed that this was the case and expected the plots to be sold very quickly and that all the infrastructure would also be put in quickly. **JB** asked if there would be a design code for the development and **CH** confirmed that this was the case.

KB thanked CH for his presentation and for answering the many questions.

CH, MC together with members of KAG left the meeting at 7.45p.m.

KB stated that access was the key to this planning application and that with the unwillingness in previous applications by SBC for a site visit the need to use Michael Kitching, Traffic Consultant was imperative. **KB** suggested that a sum of £1,000 be put aside for this work. This expenditure was proposed by **TH** and **seconded by JB with unanimous approval by all remaining Councillors.**

3) MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the July meeting were duly read, approved and signed.

4) MATTERS ARISING FROM PREVIOUS MINUTES

(8) Leader Project Update –

JP confirmed that he was still checking if funding was still available.

(10d)) Play Area Maintenance

(12) Bulb Planting

EH and BH to look into sourcing daffodil and crocus bulbs from SBC and the costs involved.

6) PLANNING APPLICATION – LAND SOUTH OF KIRKLEVINGTON

KB reported that the above application was now at the ‘Call In’ stage and that a case worker had been assigned to the case. Work is also being carried out re an official complaint to the Ombudsman and is due to be sent in shortly.

7) COUNCILLORS – INCREASE IN SIZE OF PARISH

The PC to write to David Bond to enquire as to how many Parish Councillors will be needed once all the additional homes are built within the Parish.

8) KIRKFEST 2016

The PC reported that she was aware that the School were due to hold a meeting of the Friends of Kirklevington School where a new Chair and Secretary will be elected. Once this has happened a date for a meeting can be arranged.

9) CORRESPONDENCE

- NALC Newsletter 19th July, 2016
- Val Swansbury – School Bus to Conyers
- NALC LTN's – 60 & 69
- NALC Newsletter 26th July, 2016
- Yarm Town Council – Riding of the Fair 2016 Invitation
- Diane Patterson – Tees Credit Union – Your Community Bank
- Bruce Walton – NWL – Engineering Work at Kirklevington
- NALC – Change to the Guidance Notice
- Nicholas White – Leader Programme – Funding
- NALC Newsletter 23rd August, 2016
- NAC – New & Revised LTNs on NALC Website – LTN 14E, 59, 88 and Briefing
- L02-164
- Sophie Haste, SBC Community Champions Awards 2016

10) FINANCE

AUGUST, 2016 PAYMENTS

Mrs R Mazonas		
Salary August 2016	£258.84	
Broadband July 2016	£14.99	
Stationery –	<u>£65.30</u>	<u>£339.13</u>
GGN Sportscare Ltd		£72.00
Grass Cutting July 2016		
Mrs K Brown		£12.70
Expenses Hospitality –		
Michael Kitching – Transport Consultant		

SEPTEMBER 2016 PAYMENTS

Mrs R Mazonas		
Salary September 2016	£258.84	
Broadband August 2016	£14.99	
Printer Ink	£13.98	
McAfee Renewal 1 year	<u>£54.99</u>	<u>£342.80</u>
HMRC PAYE		
3 months July – Sept 1		£193.80
SK Transport Planning Ltd		£838.20
Planning Consultancy Work		
15/1643/OUT		
GGN Sportscare Ltd		£72.00
Grass Cutting August 2016		

11) PLANNING

PLANNING APPLICATIONS

16/1899/FPF - 1 Town End Close, Kirklevington, TS15 9NZ

Erection of a single storey extension to rear to include installation of flue (demolition of existing conservatory)

16/1901/FUL – 4 Knowles Close, Kirklevington, TS15 9NL

Proposed single storey extension to side (northern elevation)

16/1736/FUL Land adjacent to Handley Cross, Leven Bank Road, Yarm. TS15 9JL

Alteration of existing woodland access to form Highway compliant junction, loading area. Existing footpath on site to remain as existing.

16/1959/OUT Land South of Yarm School Playing Fields East of The Railway, Green Lane, Kirklevington

Outline application with all matters reserved except for access for approximately 100 dwellings (use class C3).

NEIGHBOURING PARISH APPLICATIONS

16/1904/FUL Yarm School, The Friarage, The Spital, Yarm, TS15 9EJ

Erection of wooden pedestrian and cycle ridge and floating pontoon

PLANNING DECISIONS

15/1643/OUT – LAND SOUTH OF KIRKLEVINGTON

Outline application for the construction of up to 145 dwellings and associated community and sports facilities

THIS PLANNING APPLICATION WAS, ON THE 7TH SEPTEMBER, 2016, APPROVED BY STOCKTON BOROUGH COUNCIL PLANNING COMMITTEE

KIRKLEVINGTON AND CASTLE LEAVINGTON HAVE NOW ACTIVATED THE PROCESS OF 'CALL IN' OF THIS APPLICATION

16/1439/RET – 8 Hall Moor Close, Kirklevington

Retrospective application for the erection of two timber sheds to the rear **APPROVED**

12/1990/NME Land South of Yarm Railway Station, Green Lane, Kirklevington

Non material amendment to condition 35 (Car Park Extension) of planning application 12/1990/EIS – Outline application for residential development for up to 370 dwellings, additional station car parking, access, infrastructure, open space and landscaping (all matters reserved except for access) **APPROVED**

12) VILLAGE ISSUES

a) Play Area – Damaged Posts

The need to replace two of the support posts on the swings has been identified. The PC has obtained quotes for their replacement together with covers for all the posts as the damage appears to be being caused by the strimmer when the grass is being cut. The cost would be £548.00 plus £10 for each additional post. This expenditure was **unanimously approved**.

b) Sewage Pumping Station

It was reported that there were problems with the pumping of sewage from the Pumping Station next to the railway bridge to the Pumping Station on Ash Grove.

c) Lighting Storage

The storage of equipment for the installation of the new LED lighting in the village was of concern. EH to investigate.

d) Parking

The PC reported that she had been approached by several residents re the unsafe parking on the junction of The Green and Strathmore Drive with cars being unable to see if the road was clear when exiting Strathmore Drive. It was also pointed out that should there be a need for emergency vehicles to use this part of the road no access would be possible. The matter to be reported.

e) The Parish Council's Christmas Event

It is the intention of the Parish Council to, once again, hold a Christmas Event on Sunday evening, 11th December, 2016. This is a very popular event with carols sung around the Play Area Christmas Tree, refreshments in the Village Hall and a visit from Father Christmas. The PC to put up posters in November and place on the community web site. The estimated cost of the event is £200. **This expenditure was approved by all Councillors.**

13) ROAD SAFETY MATTERS

Speed Bumps

EH reported that SBC were having to monitor the speed bump at the entrance to Jasmine Fields for second time. EH to update when results are available.

RESIGNATION OF COUNCILLOR

- a) Before the close of the Parish Council meeting Councillor Steve Ward gave his resignation to KB. Due to personal circumstance SW stated that he felt that he had to hand in his resignation. KB thanked SW for all his hard work and commitment to the Parish Council and that he would be sadly missed.
- b) The PC to contact SBC and instigate the process for the election/co-option of a new Parish Councillor.

14) MATTERS FOR CONSIDERATION AT NEXT MONTHS MEETING

Election/Co-opting of New Parish Councillor

15) MEETING DATES

Tuesday, 18th October, 2016

Tuesday, 15th November, 2016

Tuesday, 13th December, 2016

Circulation: Mrs. K Brown (Chairman), Mrs. J. Beaumont (Vice Chair), Mr. T. Hampton, Dr. J.G. Parker, Mrs. J. Smith, Mr G Tebbs, Mr. S. Ward, Reverend Pam Sanders, PC Suzanne Higginson.

Councillors, Mrs E Hampton, Mrs J Whitehill and B. Houchen

Post approval: Mr. D.E. Bond, (Stockton Borough Council Monitoring Officer)