

## **KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL**

**Minutes of a Meeting held on Monday, 16<sup>th</sup> January, 2017 at  
7.00 pm, in Kirklevington Village Hall, Kirklevington**

**Present: Mrs K. Brown (Chair) (KB), Mrs J Beaumont (JB)  
Mrs J Smith (JS) Mr D Bell (DB) Mr G Tebbs, (GT)  
Mr T Hampton (TH) Dr. J Parker (JP)  
Borough Councillors Mrs E Hampton (EH)  
Mrs. R. Mazonas (RM) (Clerk) (PC)**

**Also in attendance: Yarm Town Council – Lyn Casey (Chair) (LC) & Mr Jason Hadlow (JH)  
K. Page (KP), G. Allen (GA), A. McLee (AMcL), M. Tyerman (MT), J.Thompson (JT) Mrs P.  
Thompson (PT)**

### **1) APOLOGIES FOR ABSENCE**

Rev P Sanders, Borough Councillor J. Whitehill,

### **2) DECLARATION OF INTERESTS**

A Declaration of Interest was duly completed by **KB, EH & TH** 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. **JB, DB** prejudicial interest as a member of Kirklevington Action Group (KAG). **JB & JP** declared a non-prejudicial interest as members of the Leader Award scheme. **JB** declared a prejudicial interest as Treasurer of Kirklevington Memorial Hall. **KB, JB & DB** declared a prejudicial interest as a residents living in close proximity to planning application 15/1643/OUT and Banks planning application 16/3035/OUT proposed development west of St. Martins Way. **GT** declared a prejudicial interest as a resident of 22 Forest Lane re Duchy Estates presentation re proposed development on land to rear of home. **EH** declared a non-prejudicial interest as a member of Stockton Borough Councils Planning Committee

### **3) MINUTES OF THE LAST PARISH COUNCIL MEETING**

Minutes of the December meeting were duly read, approved and signed. **JB GT**

### **4) MATTERS ARISING FROM PREVIOUS MINUTES**

**Nil**

### **5) PLANNING**

#### **5a) PLANNING UPDATES**

##### **15/1643/OUT – Land South of Kirklevington**

**DB** reported that a letter has been sent to Mr R McGuckin of SBC regarding the contents of the Section 106 Agreement relating to this planning application but, to date, no reply has been received **KB** reiterated that all correspondence, emails and telephone enquiries should be directed through the Parish Clerk.

### **16/1959/OUT - Land South of Yarm School Playing Fields**

**TH** suggested that SBC be asked to install a roundabout rather than a protected right turn at the entrance to the proposed development. After discussion it was felt that as SBC do not seem to have or see any problems with the protected right turn and for traffic to exit right from the proposed development onto the A67 and onwards towards the A19 this was thought to be a problem for SBC even though local knowledge indicates that such traffic movements was unsafe.

### **16/3035/OUT – Land West of St Martins Way**

It was reported that a large low loader carrying a JCB had accessed the proposed site via St. Martins Way at 8.36a.m.today, 16.01.2017. The low loader was seen to manoeuvre the vehicle into position with great difficulty on the narrow road. At the same time children were walking to school. The **PC** had contacted Helen Atkinson of SBC who is the planner working on this planning application to bring this very dangerous situation to her attention.

**KB** reported that the Parish Council and Kirklevington Action Group continue to meet weekly.

**JH** had emailed **EH** and, as a result of the email, representatives from Yarm Town Council had been invited to join the Parish Council at this meeting. **KB** reiterated that all developments either already approved were having major impacts on traffic flows. **JH** stated that Yarm is gridlocked. **KB** pointed out that both Yarm Town Council and this Parish Council should be working together as one voice regarding the extreme traffic problems that are being experienced in the Yarm and Kirklevington area and that this is before most of the already approved developments come on line. **LC** confirmed the concerns of Yarm residents and of Yarm Town Council. **KB** encouraged **LC** and **JH** to join with our Parish Council to make 3 minute representations at the next SBC Planning Meeting.

**KB** reported that The Rt. Hon. James Wharton had written to the Minister for the Department of the Environment on 2 issues – Housing and Pollution. We look forward to the Ministers replies.

**JH** stated that there major issues relating to the area – Traffic and Pollution and no Local Plan. He stated that build out rates are poor on all housing developments and that developers were holding back in building homes as they want to bank the land for when house prices rise in the future. **LC** questioned housing need in the borough. **EH** stated that she was looking at the Local Plan and 5 year housing supply and, in particular, looking at the 2010 figures and, going back 10 years when Ingleby Barwick and Wynyard were being built.

**LC -NPPF** – Needs to be deliverable but it is not deliverable with poor build out rates. **DB** – Supply and demand for housing in the area should be considered. Employment in the area does not warrant executive homes. No major employers with executive staff needing such home. **EH** updated meeting re SBC Planning meeting. **JH** felt that the Parish Council should have given more support to the Yarm for Yorkshire campaign. **KB** stated that we should now look forward and not back. **JH** stated that we should all find solid reasons for refusal of all future planning application. **KB** Looked forward to working with YTC and supporting both communities re the impact all the approved and proposed developments were having. **JS** asked for the views of YTC re the proposed bridge at Yarm. **JH** reiterated that the Environment Agency were opposed to the bridge.

**DB** reported that he had been looking at traffic and the problems accessing the proposed development from St. Martins Way and joining Forest Lane with 90% of traffic accessing the A67 with onward journeys to the A19. Forrest Lane is already a ‘rat run’ and any extra housing will on exasperate the problem. In 1989 the Planning Inspectorate expressed extreme concern regarding the amount of traffic using Forest Lane.

**DB** has been in communication with a company who are willing to loan 2 traffic monitoring units to be placed on Forest Lane. The monitors will register the number of vehicles, the speeds of the vehicles and makes of vehicles. He is also looking at pinch points – footpaths – safety – wheelchair friendly footpaths. **DB**, speaking to both the representatives from YTC and the Parish Council voiced the opinion that we need to come together as communities. **LC** stated that housing need is not considered or taken into account. SBC Planners are no longer planning for the future of the borough.

**AMcL** pointed out that the NPPF is only a guideline and that this should be taken into consideration by SBC Planners.

**KP** reminded the meeting that there are several brownfield sites with the borough but that funding has not been taken up by SBC to release these sites for development in areas where there is need.

**GA** stated that SBC are at fault in the fact that they are not following the 5 year housing needs and also that SBC do not have a Local Plan and, why not, this is their fight and they should be using their Local Plan.

**KB** stated that the old and new Emerging Local Plan shows limits of development.

**LC** reminded the meeting of the New Homes money that SBC would receive.

*YTC, representatives LC and JH left the meeting at this point.*

### **Duchy Homes – Lands west of Jasmine Fields, Kirklevington**

We still await a planning application for the consultation event. Will need to look carefully at all the dwellings and their position and the width of the road. Egress remains a concern and will be scrutinised when the application is with SBC.

### **16/3146/OUT -Knowles Farm, Grove Bank, Kirklevington**

**TH** stated the need for the Parish Council to express our concerns regarding the egress on to Forest Lane from the very steep bank of Grove Bank, its close proximity to the railway bridge, near opposite junction of Ash Grove and the lack of footpaths on Forest Lane.

### **16/3179/OUT -Field View Camp Site**

**TH** reported that this new application needed to be commented on. The need to bring to the attention of SBC our concerns regarding egress on to Green and its close proximity to the railway bridge with traffic lights and the opposite entrance to Conyers School.

## **5b) PLANNING APPLICATIONS**

### **16/3146/OUT – Knowles Farm, Grove Bank, Kirklevington**

Outline planning application for erection of 10 no. detached dwellings with associated means of access (demolition of existing farmhouse and outbuildings) **16/3179/OUT – Field View Camp**

### **Site, Green Lane, Kirklevington**

Outline application with some matters reserved for the erection of 6 no. dwellings and associated means of access

## **6c) PLANNING DECISIONS** - NIL

## **6) KIRKFEST 2016**

A meeting of the group has been arranged to discuss the Kirkfest Event in 2017 on Friday, 20<sup>th</sup> January.

## **7) CORRESPONDENCE**

- Economic Growth and Development Services – Temporary Road Closure from junction with Grove Bank and Saltergill Lane, Forest Lane, 27<sup>th</sup> January, 2017 to enable tree pruning.
- NALC – Transparency Funding

## **8) FINANCE**

### **a) Accounts and Payments**

Mrs R Mazonas

Salary January, 2016	£258.84	
Broadband December. 2016	£14.99	
Stationery	<u>£ 65.18</u>	<u>£339.01</u>
SK Transport		£300.00
Planning Consultancy Work December 2016		
N. DeBadgecoe,		£154.80
Printer Ink Reimbursement – Printing of Flyers		

## **9) VILLAGE ISSUES**

**a) Monitoring Cameras** – Questions were raised as to whether approval would be needed to site the Traffic Monitoring cameras. DB and EH would be looked into

### **b) Corner of Springfield Grove**

**KB** reported that she had been approached by residents of Springfield Grove re parking issues on the entrance corners. Access to Springfield Grove was proving difficult for some and in particular on an evening. SBC Enforcement has been called in previously to resolve the matter but residents were requesting yellow lines on at least one of the corners. The Parish Council are already aware of the issues of cars parking on the pavement along Forest Lane at this point. The PC was asked to approach SBC with a view to looking into this matter.

### **c) Northumbrian Water – Sewage Issues**

A meeting with Northumbrian Water to discuss the problems with the sewage working on Ash Grove and other issues within the village is to take place on Friday, 20<sup>th</sup> January between members of the Kirklevington Action Group. JP was asked to represent the Parish Council at this meeting and the PC was requested to email to ask for the time and venue of the meeting.

### **d) Vandalised Christmas Tree**

The meeting was updated on this very disturbing issue. It is understood that the matter is being investigated by the Police and that they intend to take action.

All Councillors expressed their concern at this disturbing event and the upset that it had caused and, in particular, to the children of the village as they attended the Crib Service on Christmas Eve.

### **e) CCTV – KIRKLEVINGTON MEMORIAL HALL**

**AMcL** updated the Parish Council on the needs of the village hall for CCTV and he had been looking into the type most suitable. This issue of funding the cost of CCTV was previously been approved by the Parish Council. Several companies were mentioned and **JP** agreed to contact Matthew Wilmers.

**f) Community 'Off-Peak' Bus**

The PC brought to the attention of the Parish Council the fact that funds for the off-peak bus service would not allow the bus to continue to run beyond the summer. **JB** to contact Johnathan Kibble at SBC to discuss.

**10) ROAD SAFETY MATTERS**

**a) Forest Lane 'Rat Run'**

Forest Lane continues to be a 'rat run' for motorists trying to avoid the already heavily congested Green Lane. It is hoped that the speed monitoring will give the evidence which is needed to present to both SBC and the Police.

**b) Road Closure – Grove Bank to West of Railway Bridge, Forest Lane**

Notification has been received regarding the closure of Forest Lane from Grove Bank to West of the Railway Bridge. The PC has placed this information on the community web site <http://www.kirklevingtoncommunity.co.uk> sent the information to the local primary school and placed the notifications on the Parish Council Noticeboard. She has also contact SBC to ask if all residents living both sides of the railway bridge are to be informed and they confirmed that they would.

**11) MATTERS FOR CONSIDERATION AT NEXT MONTHS MEETING**

PLANNING

**12) MEETING DATES**

Tuesday, 7<sup>th</sup> February, 2016

Monday, 20<sup>th</sup> March, 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. D. Bell PC Suzanne Higginson.

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

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