

**KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL**

**Minutes of a Meeting held on Monday, 26<sup>th</sup> September, 2022 at 7.00p.m held in the  
Small Hall, Kirklevington Memorial Hall**

**Present:** Mr N. DeBadgecoe (Chair) (NDB)  
Mr. D. Hadfield (Vice Chair) (DH)  
Mrs. J. Beaumont (JB)  
Dr. A. McLee (AMc)  
Mrs J. Smith (JS)  
Mr. T. Collins (TC)  
Mrs. R. Mazonas (RM) (Clerk) (PC)  
Borough Councillor A. Sherris (AS)

**1) APOLOGIES FOR ABSENCE** – Mr. A. Alton,

**2) DECLARATION OF INTERESTS**

**JB** declared a non-prejudicial interest as Treasurer of Kirklevington Memorial Hall. **JB** showed a non-prejudicial interest as a close neighbour of planning application 21/0156/FUL. **DH** declared a non-prejudicial interest as employed in a Government Department. **AS** declared a non-prejudicial interest as a member of SBC Planning committee.

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

Minutes of the June meeting were duly read, **APPROVED NDB, TC**

**4) MATTERS ARISING MINUTES** - NONE

**5) PLANNING**

**a) PLANNING UPDATE**

**i) Story Development** -

- The PC informed the meeting that on making enquiries with Story Homes they indicated that the Mugger would probably installed nearer to the end of the completion of the site.
- TC indicated that the site was now a lot quieter with some houses still being built and completed.
- Concern has been expressed re a powered go-kart that is being driven around the development the wrong way down the one-way road system. The roads are not private roads and are part of the highway.

**ii) Taylor Wimpey**

- It was reported that lots of heavy site vehicles are in the process of being removed from the St, Martins Way site by Applebridge at this present time.
- It was also reported that large amounts of standing water can be seen on the site following the recent rain which does not seem to be draining away.

**iii) Duchy Homes - 22/1846/REM**

- The PC read out the comments that have been submitted by the Parish Council re the recent application by Duchy Homes on the previous Theakston site. Whilst approval has already been given by the Planning Inspectorate on Appeal it was strongly felt by the Parish Council that a detailed Traffic Management Plan needs to be agreed re all site vehicles accessing and leaving the site. Extreme concern was

expressed re standing vehicles on the A67 causing major road issues and drew to SBC's attention that the A67 is a major access route serving residents to the south of the borough. It was suggested that the lay-by be used for all waiting vehicles and vehicles to access the site one by one. The Parish Council also expressed the need for all vehicles exiting the site to have the wheels of their vehicles cleaned to avoid excess mud building up on the A67.

## **b) APPLICATIONS**

### **22/1693/FUL – ANNEXE 30 FOREST LANE, KIRKLEVINGTON**

Erection of single storey front extension

### **22/1743/DEM – HILL HOUSE FARM, FOREST LANE, KIRKLEVINGTON**

Prior notification for the demolition of an existing agricultural building

### **21/0156/FUL – LAND TO THE WEST OF ST. MARTINS WAY, KIRKLEVINGTON**

Information to discharge condition no9(c) (Recording of a heritage asset through a programme of archaeological works) of planning approval 21/0156/FUL

### **22/1846/REM – LAND SOUTH OF GREEN LNE EAST OF RAILWAY LINE, WEST OF A67 KIRKLEVINGTON TS15 9EH**

Reserved matters application for the layout, scale, appearance and landscaping of 246 no. residential dwellings, including landscape, open space and infrastructure

### **22/1989/FUL – 32 HORNBEAM DRIVE, KIRKLEVINGTON TS15 9BJ**

Erection of first floor extension to include canopy's to front and two storey extension to include flue to rear.

## **c) DELEGATED DECISIONS**

### **15/1643/NMA – LAND SOUTH OF KIRKLEVINGTON THIRSK ROAD**

Non material amendment to planning approval 15/1643/OUT – Outline application for the construction of up to 145 dwellings and associated community and sport facilities (all matters reserved)

**APPROVED**

### **22/1309/FUL – THE WILLOWS, CASTLE LEAVINGTON LANE, TS15 9PB**

Erection of single story extension. Single story extension, alterations to second floor balcony to create roof terrace and minor fenestration amendments

**APPROVED**

### **21/2840/CPL – 14 ELMS WAY, KIRKLEVINGTON, TS15 9AZ**

Certificate of lawfulness for proposed single storey extension to rear and conversion of existing detached garage loft area for storage.

**APPROVED**

### **21/1426/DCH – TALL TREES DEVELOPMENT, WORSALL ROAD, KIRKLEVINGTON TS15 9PF**

Information to discharge condition no.3 (Tree Pit Details), no.4 (Trees adjacent to the adopted highway), no.7 (Hedgehogs fencing) of planning approval 20/0344/VARY – Section 73 application to vary condition no.2 of planning approval 15/2152/REM – Reserved matters application (appearance, landscaping, layout and scale) for planning approval 13/2568/EIS – Phase 2 for the erection of 149 dwellings and open space.

**APPROVED**

**22/2543/DCH – FIELD CAMP SITE, GREEN LANE, KIRKLEVINGTON, TS15 9EH**

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

Information to discharge condition no. 7 (noise disturbance from adjacent road and rail traffic), condition no. 9 (materials), condition no.10 (existing and proposed site levels), and condition no.12 (access and egress) of planning approval 16/3179/OUT **APPROVED**

**21/2363/NMA – TALL TREES DEVELOPMENT, WORSALL ROAD, KIRKLEVINGTON**

Non material amendment to planning approval 21/2363/VARY – Section 73 application to vary condition no.1 (approved plans) of planning approval 20/0344/VARY **APPROVED**

**22/0830/COU – LAND NORTH OF 32 FOREST LANE, KIRKLEVINGTON, TS15 9LY**

Change of use of and to residential garden and erection of single store garden office building **APPROVED**

**21/2581/DCH – TOWN END FARM, FIELD HOUSE LANE, KIRKLEVINGTON**

Application to discharge conditions 5 (Flue specifications), 6 (Waste provision) and 8 (soft landscaping) of application 20/2823/COU **APPROVED**

**22/1863/DCH – LAND TO THE WEST OF ST. MARTINS WAY, KIRKLEVINGTON**

Information to discharge condition no. 9(c), 9Re4cording f a heritage asset through a programme of archaeological works) of planning approval 21/0156/FUL - Erection of 97 no. dwellings to include landscaping, drainage infrastructure and associated works and access from St. Martins Way. **APPROVED**

**22/1518/DCH – FIELD VIEW CAMP SITE, GREEN LANE, KIRKLEVINGTON**

Information to discharge conditions no.3 (Proposed Hedge), no.5 (Hedge Protection during Construction), no.5 (Soft Landscaping) and no.7 (Landscape Management Plan) of planning approval 21/0275/REM – Reserved matters application for appearance, landscaping, layout and scale for the erection of 6 dwelling houses

**10) PLAY AREA**

**a) Equipment**

- **NDB** reported that the reseeding at the Play Area has now been done.
- **NDB** also reported that the pull-up bar no longer moves.
- **NDB** reported that the Bike Rack has been damaged due to it being used as a piece of play equipment and swung on. Welding work to be carried out.
- All Councillors present viewed several ideas and details of equipment that would be suitable for the Play Area and be able to be used by a wider age group. Further investigation to be made and funding possibilities investigated.

**b) Christmas Tree**

**AMc** has been investigating the Purchase of a replacement Christmas tree for the Play Area which has a managed root and a suitable tree has now been found but would need to be purchased before the end of September as the company are offering a large discount up to the end of September. **AMc** requested approval for its purchase at a cost of £829.00.

**APPROVED NDB, JB**

## **8) CORRESPONDENCE**

- Ann McLone, SBC – Resident Consultation Exercise – Bus Stop on The Green
- Ann McLone, SBC – Result consultation – Bus Shelter – Residents not happy
- Rob Morrow, SBC – Far End Farm diversion of PROW
- Adrian Thickett, SBC – Signage on A67 – Not considered to be a priority.
- J. Wallace – Concern by vehicle movements to and from NW site, Ash Grove.
- Paul Thompson, Story Homes – Mugger not likely to be built before the completion of all dwellings, St. Martins Green.
- Concerned Resident Nitrous Oxide Canisters and balloons– Lay-by A67
- K. Morley – Continued issues re Story and Taylor Wimpey sites.
- Judith Trainer, SBC – Interim Polling District Review
- Jonathan Kibble – Draft Timetable – Bus Service S7
- John Angus – Style of sign wanted re damaged sign Forest Lane?
- Michael Tyerman – Issues 26.09.22 – Blocking of Drive and behaviour of TW employees.

## **9) FINANCE**

### **a) Payments**

Mrs R Mazonas

Salary August, 2022	£305.22	£305.22	
Broadband July, 2022	£24.35		
Salary September, 2022	£313.82		
Broadband August, 2022	£23.35		
Stationery	£ 12.90	£375.42	£657.90
HMRC – PAYE			£212.40
July, Aug, September			
BACS PAYMENT			
A. Alton			£50.24
Play Area Maintenance Supplies			

### **b) Accounts Update**

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

**c) Tucker Bequest** – Following a discussion it was decided that an amount of £250 is to be bequeathed to the local Primary School specifically for the purchase of books as per the terms of the bequest. This to be organised in the New Year.

## **10) VILLAGE ISSUES**

### **a) Shared Noticeboard Parish/Church**

The PC confirmed that she was liaising with Rev. Kate Brown re the siting of the board and also the style. After receiving a reply from SBC re the positioning of the board and the need to obtain planning permission and the cost that would be incurred for the board to be sited on Pump Lane by the Church gate it was decided that the possibility of placing a board within the Church grounds would be looked into.

## **b) PROW – South of School Field**

- Work has recently been carried out to the Prow but, unfortunately, the work carried out is substandard with the top surface unsuitable, particularly in wet weather when it sticks to walker's feet. The Prow need to have a layer of chipping applied.
- There remains a need for work to be carried out to all the Prows round the Story site.

## **c) Water Issues**

The PC to contact Northumbrian Water to find out what the problem is that has resulted in residents either not having any water or the water pressure being greatly reduced then making the water turn a rust colour on several occasions.

## **d) Village Events**

- The very popular **Halloween Trail** around Kirklevington Village is to be held again this year. Prizes of £25 for 1<sup>st</sup> Prize, £15 for 2<sup>nd</sup> Prize and £10 for 3<sup>rd</sup> Prize to be given for the best and spookiest house. **APPROVED TC, DH**
- The **Christmas Event**, which is due to be held on **Sunday, 11<sup>th</sup> December**, is to include carols around the Christmas Tree at the Play Area (weather permitting), refreshments, Christmas Grotto and a visit from Father Christmas.  
**A budget of £500 – APPROVED NDB, DH**
- **Remembrance Sunday** – As, in previous years, the Parish Council are happy to support this important event which is held at **St, Martins and St. Hilary's Church, Kirklevington from 10.15a.m. followed by 2 minutes silence at 11.00a.m. on Sunday, 13<sup>th</sup> November** with a contribution towards refreshments of **£50 – APPROVED JB, TC**

## **d) Tanker Movements, Ash Grove**

Concern has been expressed re the number of tankers accessing the Northumbrian Water site on Ash Grove. Whilst no specific numbers are available the Parish Council will continue to monitor these movements with the assistance of local residents living on Ash Grove.

## **11) ROAD SAFETY**

### **a) Service bus**

Whilst we are not quite there yet, it very much hoped that the service bus will be in operation from the 30<sup>th</sup> October, 2022. Notices will be placed on both notice boards and the community web site [www.kirkcommunity.co.uk](http://www.kirkcommunity.co.uk)

### **b) Signage A67 and Pump Lane**

- **A67 Signage** -The Parish Council remain concerned that the signage on the A67 is not adequate and will continue to follow this up with SBC.
- **Pump Lane Signage** – The Parish Council still remain concerned that Pump Lane does not have adequate signage on the road to instruct motorist to drive slowly and indicate that there is a Play Area with Children accessing directly on to the road due to the lack of a footpath. The Parish Council to continue to press SBC on this matter.

- **Parking on Pump Lane** – Concern remains that motorists who find that the Village Hall car park is full are parking at the side of Pump Lane despite signs being put up at the Village Hall indicating that there is an overflow car park at the corner of Pump Lane near to Squirrels Leap obstructive parking is still happening. These actions are causing difficulties for large vehicles driving along the road and remain a concern should there be a need for emergency vehicles to access this road. It has been suggested that no parking double yellow lines be painted to the side of the road.
- **Speed Watch**– **NDB** and **AS** reported that they had attended a meeting re speeding vehicles throughout the Kirklevington and Yarm area. **PCSO Rachel Shepherd** who is operating the **Speed Watch** initiative throughout the communities gave information as to procedures that can be taken to support the prevention of vehicle speeders and action that can be taken. Questions were specifically asked around reducing the speed limit from 30mph to 20mph (Forest Lane) and, similarly a 40mph to a 30mph (A67), along with the requirements for double yellow lines (Pump Lane).

### **c) Damaged Kirklevington Sign**

**JS** reported that the Kirklevington sign to the west of Forest Lane is damaged and needs to be replaced. At this present time the sign is small and any replacement needs to be the size of all other village signs. The **PC** to report.

### **DATE FOR YOUR DIARY – 2022/23**

**Halloween Trail – Judging Best Decorated House –Monday, 31<sup>th</sup> October**

**Christmas Event – Sunday 11<sup>th</sup> December**

**Summer Event - 24<sup>th</sup>/25<sup>th</sup> JUNE 2023**

**Remembrance Service – Sunday 13<sup>th</sup> November.**

### **12) MATTERS FOR CONSIDERATION AT NEXT MONTHS MEETING**

Newsletter

Events – Halloween, Christmas

Flag Pole (**TC** to investigate)

### **13) MEETING DATES**

**Monday, 24<sup>th</sup> October, 2022 at 7.00p.m. – Small Hall, Kirklevington Memorial Hall**

***Circulation: Parish Councillors*** Mr N. DeBadgecoe (Chair), Mr D. Hadfield (Vice Chair),

Mrs J. Beaumont, Mrs. J. Smith, Dr. A. McLee, Mr. A. Alton, Mr. T. Collins

***Borough Councillors*** Mr. A. Sherris Mrs J Whitehill, Mr D Fagan

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

PC Andrew Hampson, Engagement Team, PCSO Graham Mottram

***Post approval:*** Stockton Borough Council Monitoring Officer – Margaret Waggott

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