

**KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL**

**Minutes of a Meeting held on Monday, 22<sup>nd</sup> June 2026 at 7.00p.m held in  
The Balcony, Kirklevington Memorial Hall**

**Present:** Neil Clement (Chair) (NC) Nigel DeBadgecoe (NDB)  
Jenny Smith (JS) Alistair McLee (AMc) Liz Blanchard (LS)  
Becky Rogerson (BR)  
Mrs. R. Mazonas (RM) (Clerk) (PC)

**Also in attendance:** Borough Councillor Mrs E.Hampton (EH) Paul Baker (PB) & Mrs J Beaumont (JB)

**NC** Welcomed **Paul Baker** to the meeting who has shown an interest in becoming a Parish Councillor once a vacancy becomes available. He had already taken an interest in the community in being a member of St. Martins Green Residents Association.

**1) APOLOGIES FOR ABSENCE**

Borough Councillor Mr A Sherris & Parish Councillor Karen Shields

**2) DECLARATION OF INTERESTS**

EH declared a non-prejudicial interest as a member of SBC Planning Committee

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

Minutes of the May meeting were duly read. **NC** asked if everyone had read the minutes and all alterations had been made. **NC** asked if there were any questions from the public, but no questions were asked and if there are any other matters arising. The **PC** pointed out that all matters for consideration at the meeting must be on the Agenda in order that Parish Councillors can be prepared and that any new items must go forward to the next meeting for inclusion on the Agenda. **APPROVED AMC, BR**

**4) MATTERS ARISING FROM THE LAST PARISH COUNCIL MEETING - All items on Agenda**

**5) PLANNING**

**a) TAYLOR WIMPEY – LAND SOUTH OF GREEN LAND, CASTLE LEAVINGTON**

**PLANNING PUBLIC INQUIRY UPDATE**

**NC** reported that the only information that he has is that the Borough Councillors are having to defend SBC committees' decision against the SBC Officers' recommendations to approve the application. The Borough Councillors have held an initial meeting with their Barrister and Consultants over the statement of common ground, and it has been difficult to find any Highways Consultants to take on the case as both SBC Highways and National Highways have agreed that the road situation is significant but not severe. The Councillors standing by the term leaves the way open for Taylor Wimpey to go for costs to them being unreasonable. Therefore this is a difficult issue to address. **AMc** addressed the meeting regarding the issue of Ecology, and he had been asked by Andrew Sherris to give an opinion. He stated he could only give details of a survey that he had conducted some 20 years ago and had written a detailed report on the area. He stated that the Ecologist Report was accurate and thorough and that the bottom line was of local or parish relevance which means an average piece of countryside which showed that there was no significance attached to it. The missed one thing that there were otters. Having written his report and checked over all the details it was sent over to **AS** for him to send it over to the SBC Solicitor who can then write in the correct terms before sending over to the Barrister defending the case. **AMc** had suggested to **AS** the need to obtain advice from an Ecologist but unfortunately very few employ them with only a few in our area.

**NDB** asked to go back to look at when the last Traffic Survey was conducted on Green Lane as you would have thought that they would have done one recently but queried if the data set out in the application was up to date. He also suggested that a survey needs to be conducted at different times of the year and different times of the day. He would argue that they have not used the most up to date data and that a request was made last year to SBC for a new survey to be conducted and questioned the data being used in the report. **NC** asked if **AS** is aware of our request for an up-to-date survey being conducted and our

willingness to fund. **NDB** was sure that he would be, but we could bring it to his attention. Also, he stated that the sub committee that was working on this application which was headed up by Yvonne Wallace – SAVE YARM was given a grant from the Parish Council would be able to organize a survey which is not expensive and affordable and could be worth it if you conducted a survey on Green Lane and also Thirsk Road and it might result in some favourable data. **NDB** quoted the data that was being used just sets out the expected increased waiting time for traffic and the number of vehicles per hour. **EH** also drew to the meeting that both the under-construction Banks and Duchy vehicle | movements would not be included in these figures. **NDB** suggested to the meeting that a survey projecting the vehicular movements and waiting times to include all already approved developments that have not yet been completed in the near area. He suggested that we could speak to Rob Morrow of SBC and ask him if it is possible to arrange a traffic survey although timing might be an issue as the report would need to be completed and analysed before the date of the Inquiry. It is always possible that the developers would look to develop a road from Castle Levington Road to the A67, but it was pointed out that the effect on neighbouring communities was going to be significant with residents from both Kirklevington and Picton not being able to access the A67. It would also have a traffic congestion effect on Ingleby Barwick, Hilton, Yarm town and more. **AS** to be contacted with our concerns and the need for an up-to-date traffic survey. **LB** questioned if members of the Parish Council would be able to speak at the Inquiry.

## **b) Planning Update and Proposed Developments**

### **i) St. Martins Green – Story Homes**

- **NC** reported to the meeting that the required new footpath between the car park and Pump Lane is still with SBC. It has been passed ~~by~~ to the Highways Engineers under the Road Safety Team, and we await a response from them.
- **NC** also reported that due to complaints from residents re horses on footpaths the Secretary of the Residents Association was tasked with speaking to the local Livery Yards and Stables and this was met with a mixed response. **EH** reported to the meeting that she had been contacted by a resident re the issue of horses and the mess that they are leaving on both the footpaths and roads and pointed out there should be signage to say that no horses are allowed on the footpaths and green areas of St Martins Green. **NC** reported that at the meeting of SMGRA the issue of signage was discussed but it was decided that a discussion should be held with the Livery Yards and Stables. **JS** drew to the meetings attention that some Livery Yards are popping up but was unaware of any planning applications coming forward from SBC and should we be making enquiries as this is on Lord Crathorne's land as a tenant on Field House Lane. **LB** had also become aware of a new stable in that area. **NC** confirmed that signage would be considered as Plan B but a one-to-one discussion was favored. The signage at the entrance to St, Martins Green from St. Martins Way needs to be clearer and state NO HORSES ON FOOTPATHS AND GREEN AREAS. **NDB** questioned as to whether horses were coming through from St. Martins Way and that originally when the new fence was erected it was muted that a non-horse gateway be installed but unclear as to whether this route is being used to access St Martins Green. New signage to be investigated.
- **EH** reported that she had received an email re speeding traffic on St. Martins Green and that pets have been killed and a suggestion that the speed limit should be reduced to 20mph. The **PC** replied to the email and confirmed the reduced speed limit due to come into force shortly on the A67 is necessary before any application is made to reduce the road within the entire village to 20mph and that this could take a considerable length of time before approval is given. **AMc** also reported that there was a miss belief that because the roads have not been adopted regulations do not have to be followed which is not correct and applicable. **LB** reported to the meeting that she had also been contacted and with ideas about the need for various types of signage that could be put up on St. Martins Green. **LB** suggested that the Parish Council could investigate

getting more signage within the village re speeding issues and made several suggestions. **NC** agreed that we need to investigate this and the possibilities.

- **Wildflower Areas – NC** reported that they have been in excellent blooms this year and attracting many photographers.
- **Safety Fence – Culvert, Pump Lane – NDB** reported that the reply to our request to SBC to get a fence erected to make the culvert safe was refused due to it being felt by them that if they erected a fence around our culvert, it would set a precedence although they agreed that there was a need for a fence for Health and Safety reasons. We have asked if we have permission to fund a fence and we await a reply. **NC** stated that the conclusion was that if they gave the ok for a fence, we would pay for it, but SBC would install it or we might be able to fund and organize ourselves.

## **ii) Taylor Wimpey –The Oaklands**

**AMc** reported that there was a problem with a fence that had been put up around the electrical control system. He confirmed that a resident of the development had taken the issue up and was dealing with the matter and taken it up with the Ombudsman as the fence was not declared when he purchased his property and being used for inappropriate reasons as mentions in last month's minutes. In conclusion the fence needs to be removed as it is not part of the original planning application. LB has also received enquiries as to why there are no dog bins on the site, but this is an issue for Taylor Wimpey and needs to be taken up with them by residents.

## **iii) Duchy Homes/Banks Homes– Hall Wood Meadow/The Cornfields - 22/1846/REM.**

**JS** reported that the hedge that had been removed by Banks has now been replaced but with a non-native hedge and the hedge does not appear to be being watered as it is showing extensive signs of dying and does not comply with the planning application. The **PC** to contact Mark Nozedare (SBC Arborist) to bring this to his attention. She also reported that there are now 19 residents.

**EH** reported that the developers were busy working on the suds. **AMc** had made enquiries at the site to ask who the Site Manager could not ascertain.

## **v) Knowles Farm**

No issues received but building continues.

## **vi) Kirklevington Hall Planning Application – 25/1001/FUL**

**Cycle Footpath – NC** reported that we are still awaiting a reply to Karen Shields communication with Litchfields re the possibility of a cycle/footpath route through the development to avoid the A67. **EH** to contact and it might be more acceptable to them if a footpath only is granted with the possibility of using the existing footpath on to the side of A67 being used as a cycle path. **NDB** questioned whether walkers would continue to use the A67 route whether it becomes a cycle path. **AMc** indicated that this could become an even more dangerous route for cyclists. **EH** indicated that other applications for cycle paths within the borough had come with concerns re **ant** social behaviour and the use of certain types of vehicles. **NC** indicated that there was a need for both a footpath and cycle path through the development as cyclists are not allowed to ride on footpaths.

## **vii) Green Lane**

- The **PC** reported that although Karen Shields is unable to attend the meeting, she has obtained a Poo Bag Dispenser for Green Lane and will let her have it with the fixing bracket and a quantity of bags.
- The **NC** reported that there had been a significant fire on Green Lane on Saltergill Lane of grass/straw fire that was dealt with by the Fire Brigade, but we can expect the smell to linger for some time.
- **NC** reported that the suds were discussed but after work has been carried out it has left shards of glass, ceramic, pottery, and stone which has made it worse. **AS** has been in contact with SBC to try and get them to issue a Breach of Conditions Notice although SBC have only done a limited amount of work and the surface around the suds has not improved and the barriers and gates are still to be erected. **AS** to get the Planning Manager to call and assess the suds again and check against any time scales work imposed. **JS** asked if these suds are the suds to be found on the east side of Saltergill Lane?

## **b) APPLICATIONS**

## NO APPLICATIONS RECEIVED

### c) DELEGATED DECISIONS

#### **26/0782/FUL – 1 Town End Close, Kirklevington, TS15 9NZ**

Creation of a first-floor level within an existing detached garage for use as a habitable room, including the installation of roof flights, new access door and an external staircase. **APPROVED WITH CONDITIONS**

### **PLANNING APPLICATIONS**

**NC** had received an email from J. Wallace re the need for Planning Applications to be advertised to the entire community and not to just the nearby residents concerned who are contacted by SBC. **NC** asked if it possible to put a planning section on the web site and clear it every month once placed on the Minutes. The **PC** indicated that this was possible but a link to SBC might be more appropriate and can be organized.

### 8) PLAY PARK

- **NC** indicated to the meeting that the grass is being cut and a deep clean has been carried out of all he be done on an annual basis. Interim cleaning is possible by volunteers because we now have a generator and we should be able to power a jet was and all we will need is to access water. Also, the wooden framed equipment and wooden bench require treatment to avoid future degradation.
- **Boundary Fence/Wall**  
**NC** indicated that he had received a message from **Alex Bennett, Orchard House** indicating that he is looking into replacing the boundary fence from the Church footpath end to the brick wall between his property and the Play Park. He indicated that the existing fence is in a poor state with ivy that has taken over and there is a tree at the back of our garden hanging over it which will need to be removed. He asked if the Council owns the boundary fence or is it his sole responsibility? He indicated that his house deeds do not show ownership and obviously he does not want to pay for a new fence if the responsibility is not his. The **PC** confirmed that the fence was the responsibility of the Parish Council as confirmed by a previous investigation into ownership.
- **NC** reported that after that email he had replied that he would need to make further investigations as he had only been a member of the Parish Council for a short period of time. If it is your responsibility, I am sure that they would not have any objections to you replacing it but, if it is the Council's responsibility, I will ask one of the Parish Councillors to inspect the fence as he has been proactive in assessing and monitoring the wall. As for the tree removal, sectioning off the area will not be a problem although closing the Play Park while the work is being carried out would be the best solution. **NC** indicated that we need to come up with a definitive answer. We have no objections to Alex replacing the fence, but we have no problem with the fence at this present time. **NC** indicated that the fence is not a problem for us, but should the fence come down, we would only be willing to replace it with a post and rail three bar fence. **NC** to email Alex and discuss based on all the information that he now knows. The trees are the responsibility of Alex.

**AT THE END OF THE MEETING THE FENCE IS TO BE INSPECTED BY PARISH COUNCILLORS. PHOTOGRAPHS OF THE CONDITION OF THE FENCE TO BE TAKEN.**

### 8) CORRESPONDENCE

- Invitation to Armed Forces Day - Stockton-on-Tees on Saturday 20 June 2026
- Jim Wallace - GROVE FARM PLANNING APPLICATION
- Alex Bennet – Boundary Fence
- Mayor's Sunday Invitation – 19<sup>th</sup> July at 3p.m.
- T. Firth – Horse Riding issue

### 9) FINANCE

#### a) Payments

|                    |         |
|--------------------|---------|
| Mrs R Mazonas      |         |
| Salary June 2026   | £371.30 |
| Broadband May 2026 | £32.99  |
| Poo Bags           | £16.98  |

|                                                                    |        |                |
|--------------------------------------------------------------------|--------|----------------|
| Poo Bag Dispenser – Hornbeam                                       | £22.55 | <u>£443.82</u> |
| HMRC PAYE – Apr, May, June                                         |        | £278.40        |
| N. Clement                                                         |        |                |
| Electrical Equipment Kirkfest                                      |        | £206.78        |
| Race Night Prizes – Kirkfest                                       |        | £72.00         |
| Generator -Electricity                                             |        | £404.06        |
| Supply – Sound Equipment                                           |        |                |
| N. Clement                                                         |        | £36.00         |
| Wildlife Corridor Signage                                          |        |                |
| M.P. Jackson                                                       |        | £177.60        |
| Installation of a new noticeboard<br>& removal old board The Green |        |                |
| N. DeBadgecoe                                                      |        | £59.35         |
| Batteries – SID Pump Lane                                          |        |                |
| Sports Equipment Kirkfest Children’s Games                         |        |                |
| Mrs R Mazonas                                                      |        | £243.41        |
| Supplies Kirkfest Events                                           |        |                |
| Mrs R Mazonas                                                      |        | £100.00        |
| D of E Community Award Gifts                                       |        |                |
| Mrs R Mazonas                                                      |        | £46.00         |
| Retirement Gifts & Thank you NDB & LB                              |        |                |

#### **b) Finance Update**

The **PC** circulated up to date details of the Parish Council’s finances to date together with the Year End Financial Reconciliation for 2025 – 2026. The PC ran through details of the accounts. Reserves were high due to the cost of the speed limit reductions on the A67.

#### **10) VILLAGE ISSUES**

##### **a) Kirkfest 2026 – Weekend**

**NC** reported that the **Race Night** was a great success and well attended although it was not run as a fund-raising event, a sum of £454 which donations from attendees. The winning team asked that the donation go to Cash For Kidds Charity. **BR** expressed her view that it should possibly have been a local charity. **NC** agreed that we possibly should support local charities, and this would be suggested at next year’s Race Night. He also reported that they had a few technical issues with the new projector as we did not have the right-sized jack cable. We had problems getting the speakers to work and the mixing desk had been messed up, and it looks very much like it has been used. It is stored in the Village Hall upstairs cupboard. It has been used by a third party with one giveaway being that it has been PAT tested. **JB** confirmed that nobody hiring the hall has a key to the store cupboard nor do they have a key cupboard. The **PC** confirmed to the meeting that she was going to have to pack and tape up all the PCs tablecloths/paper cups etc. as our Christmas/Kirkfest Cream Tea box has had a lot of napkins taken and the cup supply has significantly reduced. **LB** confirmed that as a user of the hall by the Craft Group she does not have a key to the upstairs store cupboard. Everyone who attended agreed that it was an excellent night. It was also felt that numbers attending should be kept to 70.

**Party on The Green** – Unfortunately it was hit by high winds throughout the day enough that the tent had to remain open and the event closed by 9.00p.m. That said the children enjoyed the games section which was well attended and thank you **LB** for organizing it and the Duke of Edinburgh students who also helped on the day. The new generator was a great success handling power requirement with ease and cost effective using only 3 **8** liters of fuel. **LB** expressed concern that her voice when using the microphone could be heard some distance away.

**Afternoon Cream Tea** – Number were down on last year but still quite well supported.

**NC** suggested that we need to look at more advertising of all the events early via the newsletter but also near to the event by various avenues. **NC** also reported to the meeting that we could be challenged re our booking of the village hall as the hall was not used on the Saturday and it could have been booked out. The **PC** pointed out that we had paid for the booking for the entire weekend. The Saturday booking is an emergency contingent in case the children's games have to be played in the village hall should it rain.

#### **b) Christmas Event 2026 – Sunday, 13<sup>th</sup> December 2026**

**NDB** reported to the meeting that the event has been offered to the Church to hold the event who are willing to work with their groups to organize. He also feels that it is now the

#### **c) Poo Bag Dispensers**

**NC** to do some maintenance work to the boxes.

#### **d) Environment Group**

**LB** reported that lots of bulbs and plants have been put in but unfortunately the grass cutters have cut down the plants. Containers are still to be obtained, which will be a better place to plant bulbs and put them at gateways. Seeds have been put in that will grow again next year. She was concerned about the height of some of the grass that **SBC** are not cutting as it is higher than the plants and the fact that they are not cutting the grass in key areas. **NC** pointed out that the containers need to be rabbit high or it's contents would be eaten.

#### **e) Culvert Area Vegetation**

**NC** expressed his concern regarding the considerable work that was carried out to clear all the vegetation and reseed the area, **SBC** have failed to manage the area and the original work carried out will have to be carried out again. **LB** spoke to an **SBC** worker who related that they were not responsible for this area.

#### **a) Speed limit A67 – The Crown**

**NC** reported that the legal notices have been placed on the lamp posts so we can now conclude that work will commence shortly. No official notification received from **SBC**.

#### **b) Road Condition West of Railway Bridge, Forest Lane**

**AMc** spoke to the road engineers, and they stated that the upgrade to the roadsides is 'on our to do list'. He asked me when this will be. An unsatisfactory answer as so many vehicles have been damaged. We are already aware that this is a 'rat run' for cars avoiding Green Lane.

**AT THE END OF THE MEETING LB CONFIRMED HER RESIGNATION FROM THE PARISH COUNCIL.**

**The PC to set the process in motion to fill the vacancy.**

#### **13) AGENDA ITEMS FOR CONSIDERATION AT NEXT MONTHS MEETING**

- |                                                                                              |                              |                          |
|----------------------------------------------------------------------------------------------|------------------------------|--------------------------|
| 1. Taylor Wimpey -Public Inquiry - 25/1330/OUT - Land South of Green Lane, Castle Leavington |                              |                          |
| 2. Framing cost Village Tapestry                                                             | 3. Mini Newsletter           |                          |
| 4 Vice Chair Appointment                                                                     | 5. Parish Councillor Vacancy | 6. Planters for gateways |

#### **14) Dates of Meetings**

##### **Parish Council Meeting**

**Tuesday, 28<sup>th</sup> July 2026 at 7.0pm in Kirklevington Memorial Hall**

**Tuesday, 22<sup>nd</sup> September at 7.00pm in Kirklevington Memorial Hall**

**Circulation: Parish Councilors** Neil Clement (Chair), Nigel De Badgecoe, Jenny. Smith, Dr. Alistair McLee, Becky Rogerson, Karen Sheilds, Borough **Councillor** Mrs. E. Hampton – Southern Villages Ward

**Borough Councilors** Andrew Sherris, Dan Fagan, John Coulson, Yarm Ward (representing Green

Lane), **Mayor of the Tees Valley:** Ben Houchen, **MP** Matt Vickers, Jonathan Nertney **Monitoring Officer SBC,**

**Press** -Gareth Lightfoot, Alex O'Leary

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**Planning Portal:** <https://www.developmentmanagement.stockton.gov.uk/online-applications/>