

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

**Minutes of a Meeting held on Monday, 20th October 2025 at 7.00p.m held in
The Balcony, Kirklevington Memorial Hall**

Present: Nigel DeBadgecoe (Chair) (NDB)
Neil Clement (Vice Chair) (NC)
Alistair McLee (AMc)
Becky Richardson (BR)
Liz Blanchard (LB)
Jenny Smith (JS)
Karen Shields (KS)
Mrs. R. Mazonas (RM) (Clerk) (PC)

Also in attendance: Mr. Jeff Shields and Borough Councillors Andrew Sherris & John Coulson

1) APOLOGIES FOR ABSENCE

Ben Houchen Tees Valley Mayor

2) DECLARATION OF INTERESTS

NC declared a non-prejudicial interest as Chair of St. Martins Green Residents Association (SMG). **NDB** declared a non-prejudicial interest as a member of SMG Residents Association, **LB** declared a non-prejudicial interest as having a business in the village, Borough Councillor Mr Andrew Sherris declared a non-prejudicial interest as a member of Stockton Borough Council Planning Committee.

3) MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the September meeting was duly read. **APPROVED LB, NDB**

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

5) PARISH COUNCILLOR VACANCY

NDB introduced Mrs Karen Shields to the meeting. **KS** has shown an interest in filling the vacancy for a Co-opted Parish Councillor. **KS** introduced herself to the meeting and spoke about her various interests locally. **NDB** requested that **KS** leave the room and a discussion was held where all members were in agreement as to the approval of **KS** for the position of co-opted Parish Councillor. **KS** duly completed and signed all required documents.

APPROVED UNANIMOUSLY

6) PLANNING

a) Kirklevington Hall Planning Application – 25/1001/FUL

The development consists of 21 self-build dwellings, Hotel, Spa and Woodland Lodges.

NDB confirmed that **Johnathan Kibble (JK)** from **SBC**, following a recent discussion, had confirmed that there is a need for a dedicated footpath/cycle path to the crossroads roundabout. The existing footpath to the side of the A67 is not fit for purpose. **JK** would prefer the footpath and cycle route to run through the proposed development. There are, however, questions as to whether this will be acceptable to the developer. The existing footpath needs to be widened. There is an opportunity to widen the footpath into the land

owned by the developer, and it has been suggested that they would be happy to gift this land together with £10,000 towards the cost. **AS** stated, that we need to have in writing any gifted land and he also stated that SBC may not want to go down this route.

KS informed the meeting that she had been invited to view the site and would report back on her findings at the next meeting.

NDB Thanked **David Bell, Andy Alton** and **Matt Vickers MP** for all the work and support that they have all given to this proposal.

b) Taylor Wimpey – Land South of Green Lane, Castle Levington – 600 dwellings

strain on existing infrastructure and the road networks. The effect on all surrounding areas will be disastrous. Yarm Action Group continues to campaign against this proposed development and have formed a designated sub-committee to work on this application.

AS commented that if the application did go to Committee it may be defeated but the issue would be at appeal particularly as developers pushing the fact that SBC do not have a 5 year housing supply. He also pointed out to the meeting that we need to look at the local plan and use it in any comments sent in. The new Local Plan is being worked on but will not be published for a few years yet.

The noise, grime and possible pollution must be considered and the effect on local residents.

NDB pointed out that we need to be looking at what conditions we should be asking for should this application be approved and the following were but a few to be considered.

- Transport
- Traffic Flow – Traffic Lights
- Traffic Lights at Kirklevington which will allow residents to exit safely due to the large increase in traffic accessing the A67.
- No standing site vehicles on Green Lane at any time during the construction of the development

c) Planning Update and Proposed Developments

i) Story Homes – St. Martins Green

NC reported that he had received the following reply to his queries:

- **NC** discussed the fence re-erected at the entrance from St. Martins Way, the area directly behind the fence and the old temporary footpath has been recultivated and reseeded although there has been some concern from a resident from Forest Lane which has been addressed by the Parish Council The re-cultivation and reseeded has also continued along the northern border of the development.
- Wildflower seeds are needed, and a funding request was made. The cost would be around **£200** for a rainbow mix of perennials and garden mix. **APPROVED NDB JS**
- Story Homes have sent a letter to all residents re-upgrading the tarmac paths and removing drainage bags.

- Failed Trees – Data base collated that shows that 43 trees have died and need to be replaced. Some hedging also needs to be replaced.
- New wildlife corridor fenced off will now be gated off to the farmer's field.
- **NDB** also commented that the section of road when exiting St Martins Green onto the A67 has still not been tarmacked and a risen grate remains dangerous.

ii) Taylor Wimpey – Oaklands

NDB reported that there are still a large number of speeding vehicles exiting and entering the site. It has also been reported that there are still site vehicles arriving very early. The use of speed signs has been looked into, but this does not seem to be a possibility

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

NDB questioned as to why there were speed monitoring strips placed on the road to the front of the site? We have also received several comments on the state of the road south of the development within the bends which do not seem to be being cleaned. The matter is to be reported by **PC**.

iv) Knowles Farm

NDB reported that as part of this planning application traffic calming measures were agreed on Forest Lane by the railway bridge. To date we have seen no work or plan for this to be carried out. **AS** suggested that we should write in to SBC and request that the developer come forward with a speed reducing scheme.

b) APPLICATIONS

25/2090/TNOT – Red Hall Farm, Red Hall Lane, Castle Levington TS15 9PD

Notice under regulation 5 of electronic communications code regulations for telecommunications upgrade to existing tower including removal, relocation and replacement of equipment and associated works.

25/2074/DCH – HM Prison Kirklevington Grange, TS15 9PA

Information to discharge conditions no.6 (Ecology Service) and no.9 (Discharge of Surface Water) of planning application approval 24/0278/FUL – Retrospective application for 3no detached modular buildings and full planning permission for the construction of 6 no. two stored detached modular buildings, the erection of 2 no plant rooms, a generator area, a switch room and associated works.

25/2145/PCBDH – Field View, Green Lane, Kirklevington YS15 9EH

Prior approval of the proposed change of use from a Bed and Breakfast establishment (E) to a 1 no. residential dwelling (C)

24/1770/NMA – Land South of Green Lane, East of Railway Line, West of A67, TS15 9EH

Nonmaterial amendment to planning approval 24/1770/VARY (relocate plots 138 – 139, extend gardens of plots adjacent to northern boundary, remove canopy positions and plot situation of Plots 61, 62, 70, 71 130, 131 (Beverley to Thornbury)

c) DELEGATED DECISIONS

25/2090/TNOT – Red Hall Farm, Red Hall Lane, Castle Leavington TS15 9PD

Notice under regulation 5 of electronic communications code regulations for telecommunications upgrade to existing tower including removal, relocation and replacement of equipment and associated works. **APPROVED**

25/1813/PDA – Land South of Kirklevington Hall and West of the A67, Kirklevington

Prior notification for the erection of 1 no. agricultural storage barn **APPROVED**

25/1395/X – 2 Braeside, Kirklevington, TS15 9NB **APPROVED**

Application to fell 2no. Beech Trees (T1 and T2) of tree preservation order 22B (00.8.5.232)

7) PLAY PARK

NDB reported that a new union flag has been purchased. The hedge and grass have been cut, and we thank John Beckwith for the work carried out. The wall between the Play Park and Orchard House still needs to be monitored.

8) CORRESPONDENCE

- Deborah Gale, CPAD – Thank you for invitation to present demonstration
- Matt Vickers MP – Safe Walking and Cycle Route – Kirklevington Hall
- Mayor’s Office – Remembrance Sunday details
- Alan Hope – Yarm Driving Range information re planning application
- A. Alton – Trees for Xmas Event and Santas Grotto.
- Mazars – Local Councils External Auditors – AGAR
- Colin Skippers, Colburn Village – Enquiry what wildflower seeds were planted on the A67
- .Nial Innes – Follow up details of meeting with Matt Vickers MP and Combined Authority
- J. Eggett - Tombola Stall Christmas Event
- Northern Echo – Plans for 248 homes near Yarm lodged with Stockton Council
- D. Bell – Update re proposed safe cycle and walking route Kirklevington Hall
- Yvonne Wallace – Save Yarm update

9) FINANCE

a) Payments

Mrs R Mazonas		
Salary October 2025 plus	£441.26	
Pay Award 6 months April/Sept 25		
Broadband September 2025	£29.99	
8 x Remembrance Wreaths	£179.92	
Halloween Prizes	<u>£50.00</u>	<u>£701.17</u>

BACS PAYMENT

John Beckwith	
Hedge Cutting Play Park	£560.00

BACS PAYMENT

Donation – Defibrillator Training

BACS PAYMENT

b) Finance Update

The **PC** circulated up to date details of the Parish Council's finances to date.

c) External Audit Report

The **PC** confirmed that the 2024/2025 Financial Accounts had been approved by the External Auditors – Mazars and will now be uploaded to the website.

10) VILLAGE ISSUES

a) Village Environment

- **LB** reported that there was little litter to pick up this month. There were 4 Duke of Edinburgh helpers who are willing to become involved on other projects as part of their award.
- **LB** reported that she thought that there was a need for the cutting down of the thistles on Pump Lane/Stell Way. They are very unsightly but cover the drainage. **LB** questioned as to who owned this land. She also reported that there was a need for fencing to prevent stepping down into the drainage systems.
- The green ponded area needs to be drained.
- Areas around bulk heads and culverts must retain vegetation.
- What options do we have to improve the look of this area?

NDB to walk around area with **LB** to consider possibilities for improvement

b) Halloween - A budget of **£50** was approved for prizes. **JS, JB**. The anagram would just be fun to do but with no prize given.

c) Christmas Event – 7.12.2025 - A budget of **£700** was **APPROVED LB, NC**

d) Kirkfest 2026 – Dates agreed 13th/14th June 2026

e) Remembrance Sunday – **BR** agreed to lay the wreath on behalf of the Parish Council. A grant of **£50** was also agreed regarding the cost of refreshments. **NDB, JS**

f) Noticeboard – The Green

The condition of the existing noticeboard on The Green has deteriorated considerably. There is a need to replace the noticeboard and bring this to the attention of Borough Councillor Mrs E. Hampton and ask if she is willing to fund from her Ward Budget. It was suggested that a noticeboard to match the one on St. Martins Green would be more suitable and made from recycled plastic which would result in little maintenance.

11) ROAD SAFETY

a) Speed Limit A67 – The Crown

NDB reported that this was an ongoing and approved project.

b) Speed Cameras – Still being looked into as there is a weight restriction on lamp posts.

c) Lay-by Forest Lane – JS reported that work being carried out in land next to the lay-by under the power lines on Forest Lane to the west of the railway bridge which has resulted in the land being higher to one end and this has resulted in access being denied from both ends of the lay-by. To be reported to SBC.

12) AGENDA ITEMS FOR CONSIDERATION AT NEXT MONTHS MEETING - All items on Agenda

13) Meeting Dates – Parish Council

Monday, 17th November, 2025 at 7.00p.m. in Kirklevington Memorial Hall

Monday, 15th December, 2025 at 7.00p.m. in Kirklevington Memorial Hall

Circulation: Parish Councilors Nigel. DeBadgecoe (Chair), Neil Clement (Vice Chair), Jenny. Smith, Dr. Alistair McLee, Liz Blanchard, 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

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