

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

**Minutes of a Meeting held on Monday, 18th May 2026 at 7.30p.m held in
The Balcony, Kirklevington Memorial Hall**

Present: **Neil Clement (Chair) (NC)**
 Nigel DeBadgecoe (NDB)
 Alistair McLee (AMc)
 Becky Rogerson (BR)
 Karen Shields (KS)
 Mrs. R. Mazonas (RM) (Clerk) (PC)

Also in attendance: **Borough Councillor Mr J. Coulson (JC) Mrs J Beaumont (JB) and J. Shields**

1) APOLOGIES FOR ABSENCE

Borough Councillors Mrs E. Hampton and Mr A Sherris Parish Councillors Mrs L. Blanchard and Mrs J. Smith

2) DECLARATION OF INTERESTS

NC declared a non-prejudicial interest as Chair of St. Martins Green Residents Association (SMGRA). **NDB** declared a non-prejudicial interest as a member of St. Martins Green Residents Association.

3) MINUTES OF THE LAST PARISH COUNCIL MEETING

Minutes of the April meeting was duly read. **APPROVED AMc, BR**

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

JB commented on the report re the number of residents who attended the Planning Meeting and spoke and felt that there is always a need for people to attend the meeting even if they do not speak. She also commented on the make up of Stockton Council at this present time and how the Inquiry will work. **NDB** had asked prior to the meeting for some changes in the wording of the Planning Breach at The Garth to r **BR** commented on the type of plants being planted by the Group that were being eaten by rabbits.

5) ELECTION OF OFFICERS

Following the resignation of **NDB** as Chair of the Parish Council it was put to the meeting that a new Chair and Vice Chair needs to be elected and due to work commitment would not be putting himself forward for Vice Chair.

Nominations were received as follows:

Chair of the Parish Council – Mr. Neil Clement – Nomination an approval KS, BR

Vice Chair of the Parish Council – No nominations – VACANCY. To be rolled over to the next meeting

NDB was happy to hand over the role to **NC** and would support where necessary and continue as a Parish Councillor for the time being. It is expected that in the near future there will be vacancies coming up.

JB as a previous Chair of the Parish Council noted a vote of thanks to **NDB** and for standing in at short notice and during the period of COVID.

Fellow members of the Parish of the Council also thanked NDB for all his hard work and contributions to the Parish, which is greatly appreciated by all. NC took over the meeting as Chairman.

5) PLANNING

a) PLANNING PUBLIC INQUIRY - NOTICE FROM SBC REASONS FOR REFUSAL

25/1330/OUT - Land East of Holdenfields Farm Green Lane Yarm TS15 9PB

Outline planning application with all matters reserved except access for up to 600 dwellings

In the opinion of the Local Planning Authority, the proposed development is outside the defined settlement limits and would have an unacceptable impact on the character and distinctiveness of Yarm.

The development would also not represent sustainable development under the terms of the National Planning Policy Framework and in accordance with paragraph 11(d,ii) of the framework, the associated benefits of the proposals would not be outweighed by the limited contribution to housing supply and the resultant harm to; the landscape character of Yarm; biodiversity, ecology and protected species; the local highway network; and there being insufficient infrastructure capacity to the support the proposed

development, contrary to policies SD3(4), SD8 (1&2), TI1(6&12) and ENV5(1) of the adopted Stockton on Tees Local Plan and the National Planning Policy Framework 110, 129.135, 187 and 193.

PUBLIC INQUIRY DATE 15TH SEPTEMBER 2026

CASE MANAGEMENT CONFERENCE VIA TEAMS ON THE 29TH of JUNE 2026

b) Planning Update and Proposed Developments

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

NC asked if there had been any progress re the footpath through the site.

KS reported that the last she had heard was via an email on the 2nd of April that Litchfields, the planning consultants, were putting together biodiversity, archaeology, drainage and landscaping reports and these would take 4 to 6 weeks to compile. **KS** felt that now was the time to get back to Litchfields who had requested that we loop liaise re the footpath and now is the time for an email to be sent to Litchfields re the footpath right of way options. She would keep the Parish Council informed of any reply. **AMc** reported that the developer is obliged to not just offset 10% biodiversity but that it is not possible to offset the meadow as it is ongoing and it would need to be offsite but was not certain that they knew this. **SBC** do not have their own Ecologist. **KS** reported that **SBC** had stated that as a pre cursor to the approval of the site a list of quantitative information needs to be provided to support the 106 Legal Agreement. **AMC** reported that this is mentioned in the Ecologists survey that the meadow is significant and that another site would need to be found to offset. **NDB** reported to the meeting that the self-build plots were now available to purchase at varying costs according to the size of the plots. Additional hedging is to be planted to give privacy to the site. It was suggested to the meeting that the money that was being saved by **SBC** re the regeneration funding and now not being used in Yarm be used to facilitate a footpath and cycle path. **JC** reported his disappointment with **SBC** regarding the action now being taken and how the money is now being spent.

St. Martins Green – Story Homes

NC stated that many of the issues have been discussed in past meetings of the Parish Council regarding the wildlife corridor, Judges footpath, Environment Group, and the new Pump Lane footpath that is required. We then went on to discuss the complaints being received re horses accessing the site even though there is no bridlepath. The main thing about the above is that apart from the wildlife corridor it is mainly issues that have been covered by the Parish Council. The only issue that has never been discussed is the approximately 40 dead trees which Story Homes are not interested in addressing and it is now the problem of Kingston, who are the management company for the site. Apart from the issue of the trees, it was agreed at the end of SMG Residents Group meeting to suspend the group. No interest was shown from members of the group in taking over as Chair. **NDB** also confirmed that he had stood down as he was only part of the group as Chair of the Parish Council. **NC** confirmed that the group had been suspended rather than closed down.

iii) Taylor Wimpey –The Oaklands

AMc reported to the meeting that a new resident who lives on The Oaklands site had drawn to his attention that Taylor Wimpey had built what was described as a stockade around the pumping station which is regularly being used by trades people as a toilet. This is clearly a health issue. It has been confirmed that this was not approved by Stockton Borough Council and following reporting the matter to them he is still awaiting any action being taken by them. He then approached his MP and hopefully he has taken up the issue. Unfortunately, we do not know who the Site Manager responsible for the site is at this present time.

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

The **PC** reported to the meeting that Borough Councillor Elsi Hampton had informed her that there are now 19 dwellings occupied on the site. **NDB** drew attention to the meetings that we need to be kept informed as to the number of dwellings being occupied as the 60th dwelling occupied trigger the Section 106 agreement and the developers would be required to pay **SBC** the agreed figure. **JC** asked if the issue of mail and goods delivered to The Lodge had been resolved. The **PC** confirmed that both mail and goods were continuing to be delivered to this address to the point where goods were being left in front of the front door causing an obstruction.

v) Knowles Farm

Nothing to report. **NDB** reminded the meeting that Chris Cabe had previously suggested that he would provide a defibrillator at the end of Grove Bank.

NC questioned as to why we do not look at issues on Green Lane. Most issues are dealt with by Borough Councillors Andy Sherris and John Coulson. **NC** reported that he had become aware of a petition being put together by residents of Green Lane re the state of the roads and many other issues. **KS** reported that this is related mainly to the Tall Trees development residents. The **PC** is to add to the Agenda for June.

b) PLANNING APPLICATIONS

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 lights, new access door and an external staircase.

26/0798/FUL – 2 Penders Lane, Kirklevington, TS15 9LZ

Erection of single storey rear extension, dormer window to side, roof alterations to existing garage, installation of canopy to front and application of render and cladding.

26/0748/COU - Grove Farm, Kirklevington

Change of use from agricultural land to equestrian use.

COMMENTS FROM PARISH COUNCIL

This planning application was discussed at length. Concern was expressed re the condition of the road west of the railway bridge, Forest Lane and as to whether the road in it's very poor and narrow condition can accommodate multiple horse boxes. The large horse boxes may not be able to get under the railway bridge although some may be sent this route by their satnavs. It is imperative that the roads must be substantially improved west of the railway bridge. **AMc** questioned as to whether having approved the change of use of the land to equestrian use can it, in the future, change its use again to housing. It was also pointed out that there are Public Rights of Way going through the land.

c) DELEGATED DECISIONS

26/0557/FUL – 12 St. Martins Way, Kirklevington, TS15 9NR

Erection pitched roof over existing dormer extension, single storey extension and render to the front and erection of single storey rear extension. **APPROVED**

8) PLAY AREA

NC reported that we are looking to get a quote for the cleaning of equipment, furniture and paths. He reported that the grass needs cutting again. **AMc** confirmed that the wall continues to be monitored.

9) CORRESPONDENCE

- Borough Councillor A. Sherris – Notice of Public Inquiry date 15th September 2026 & Case Management Conference (Teams) 29th June 2026
- M. Elwell, SBC – RoSPA full document Play Park, Pump Lane, Kirklevington
- Rachel Moore, SBC – Reasons for Refusal 25/1330/OUT - Outline planning application with all matters reserved except access for up to 600 dwellings Land East of Holdenfields Farm Green Lane Yarm TS15 9PB
- TVCA Transport Team – Problem with The Green bus stop electronic display showing incorrect details – Still being looked into by Technical Support Team
- Stuart Hincks, SBC – Details of proposed work Forest Lane, West of Railway Bridge
- Reply from Patricia O'Malley, SBC re – Question as to whether there is a designated turning circle at the head of Knowles Close and parking issues from Pauline Bland
- Margaret and John Firth – Queries re proposed Equestrian – Grove Farm
- Carolyn Chubb, Levington Mews and Court – New Management Team – Town & City, Darlington
- Stuart Hinks, SBC – Notice re resurfacing work Castle Leavington Road

PREVIOUS CORRESPONDENCE – JC drew to the meeting attention that the Yarm Grammar School Trust Fund is open to anyone accessing schools in Yarm but live in our Parish who needs support in accessing help and accessing essential equipment

- Natalya Robson – Yarm Grammer School Trust Fund – Open for applications

10) FINANCE

a) Payments

Mrs R Mazonas		
Salary May 2026	£371.30	
Broadband April 2026	£32.99	
Stationery	<u>£13.73</u>	<u>£418.02</u>
Mrs L Blanchard		£36.00
Plants Environment Group		
John Beckwith		£330.00
3 x grass cutting Play Park		
Clear Council Insurance		£1,425.48
1/06/2025 – 31/05/2027		
Mrs L. Blanchard		£8.00
Games Kirkfest		

b) Finance Update

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

10) VILLAGE ISSUES

a) Kirkfest 2026 – Weekend

- **12th June 2026 - Race Night** 70 tickets already sold.
- **13th June 2026 – Children's Games/Races**
Volunteer helpers needed. The D of E students to help out with the children's races. The **PC** to get ice pops for the children to be given out after the races and some sweets.
- **13th June 2026 – Picnic on The Green Children's Games/Races**
NC has managed to get a food van as none of the Pizza vans are available. The **PC** to change the posters. **NDB** confirmed that we will need to access electricity via a generator and be self-sufficient. **NC** to see if his generator is powerful enough and will check. If not, we will have to obtain a generator that is powerful enough. **PC** confirmed that the porta loos are booked and extra toilet paper organized. They will need to be leveled with wood and filled with water. Bins to be organized and prices found. A skip would not recycle all the waste. Heavy duty bags to be purchased. The Parish Council's Insurance Policy covers the event. Flags to be put up around The Green as previously. Gazebo erected on the day to accommodate the sound system and First Aid box and record book.
- **14th June 2026 - Cream Tea**
D of E Students to help out. Volunteers to help out and set up the room.
The **PC** to organize the supplies and tableware.

b) Christmas Event 2026 – Sunday, 13th December 2026

NDB recapped last year's event when we provided selection boxes, a grotto was erected and the choir sang carols and Christmas music. Hot dogs and mince pies were provided and there was a visit from Father Christmas. The **PC** confirmed that she is in discussion with Rev Kate Brown and the Messy Church group re the organization of the Christmas Event. It very much looks like it will be solely a children's party with entertainment and a visit from Father Christmas. The Sunday the 13th of December has been booked with the Village Hall. A donation to be discussed at the September meeting and advertised that the event is sponsored by the Parish Council.

c) Environment Group

LB requested of the Parish Council if we could give the D of E students, who have worked extremely hard over the past months litter picking, gardening, planting bulbs and seeding areas with wild flowers and in addition they have also helped out at several events throughout the years a gift to show our gratitude. It

was decided that an Amazon Voucher, to the value of £25 each, should be organized together with Community Awards Certificates. **APPROVED UNANIMOUSLY**

LB has purchased a further £36 for plants. She is also looking for someone to take over the leadership of the Environment Group.

d) Embroidery - Community

NDB updated the meeting re the embroidery tapestry that is in the process of being completed that depicts key buildings and places within the village over time. It is expected that it will be hung in the Village Hall. As a Parish Council we have supported this project with a grant in the past for materials and now it is almost complete they are looking for funding to obtain a suitable frame with acrylic cover to keep it clean. **NC** reported that **LB** had indicated that the cost is approximately £150 to £300 and the Craft Group want to know if we would give a grant to cover the cost. **NDB** stated that a lot of work has gone into this project which is historic. **NC** asked the meeting as to who was in favour of giving a grant of £300 to the Craft Group. **THIS WAS APPROVED UNANIMOUSLY.**

The PC to organize once the framing is organized and ready to be paid for.

e) Culvert Fence

NC reported to the meeting that the reply from **SBC** re the possibility of fencing off the culvert indicated that it was a safety issue but were not willing to provide a fence for our culvert as it would set a precedent and all other culverts within the borough would need to be fenced off. It is now up to us to ask if **SBC** to see if we can fund the work and get them to give us a quote.

f) Pump Lane Path

NC questioned if the Pump Lane path is owned by **SBC** and this is to be looked into.

12) ROAD SAFETY

a) Speed limit A67 – The Crown

NDB all work moving forward. Approved by The Police and consultation notice began on the 22nd May have been put up. He had asked as to the timescale to the work completed and they were saying that other work is being carried out on the A67 re street lighting by contractors for **SBC** but unsure what for but would be installing additional lighting on the A67 and would complete our lighting at the same time as this would mean on one set of traffic management which will reduce costs to us. The work to include 2 additional light columns, Road signs, road paints and gateway signs. We did have a grant which was floated by Andrew Sherris from his Ward Budget towards the cost that he indicated at the last meeting.

b) Traffic Calming - No additional information received.

c) Road Condition West of Railway Bridge, Forest Lane

Reply received from Stuart Hinks of **SBC** as to what work they intend to carry out which will not solve the issue of the very narrow road, deep ditches to both sides of the road. **AMc** has indicated that he has extensively shown to him the problems faced by drivers. The now proposed planning application for change of use of Grove Farm to equestrian will only increase the unsuitability of the road for large vehicles and not being able to pass oncoming vehicles.

13) AGENDA ITEMS FOR CONSIDERATION AT NEXT MONTHS MEETING

Taylor Wimpey -Public Inquiry - 25/1330/OUT - Land South of Green Lane, Castle Leavington

14) Dates of Meetings

Parish Council Meeting

Monday, 22nd June 2026 at 7.0pm in Kirklevington Memorial Hall

Circulation: Parish Councilors Neil Clement (Chair), Nigel De Badgecoe, 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, Alex O'Leary

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