

KIRKLEVINGTON AND CASTLE LEAVINGTON PARISH COUNCIL

**Minutes of a Meeting held on Monday, 20th April, 2026 at 7.00p.m held in
The Balcony, Kirklevington Memorial Hall**

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

Also in attendance: Borough Councillors Mrs E Hampton (EH) & Mr A. Sherris (AS) and Mrs. J. Beaumont (JB),

1) APOLOGIES FOR ABSENCE

Parish Councillors Mrs K. Sheilds & Mrs L. Blanchard

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. **EH & AS** declared a non-prejudicial interest as a member of SBC's Planning Committee.

3) MINUTES OF THE LAST PARISH COUNCIL MEETING

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

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

5) PLANNING

a) 25/1330/OUT - Land South of Green Lane, Castle Leavington – 600 dwellings

Proposed Appeal – Public Inquiry

Taylor Wimpey stated that they would like the appeal to be heard through a Public Inquiry to test evidence and cross examine the Council's witnesses. The evidence would demonstrate that the site is a deliverable proposition and that SBC's Local Plan is out of date so that the delivery of homes in the local area facing an affordable housing crisis should be given substantial weight. The company also stated that its plans would bring benefits including green areas, bus services and cycling connections. **BR** questioned as to how many affordable homes were to be built. **AS** confirmed that the standard amount was 20% which would equate as 120 dwellings. **NC** reported re the email to the Planning Inspectorate published on SBC's Planning Portal from Elaine Atkinson, SBC Principal Planning Officer that said that all matters could be dealt with via an informal hearing. She wrote that in the opinion of the Local Planning Authority (LPA) the reason for refusal is subjective. The LPA are of the opinion that large volumes of technical data are not required and that no information has been given to suggest as to why legal submissions should not be made. Over 600 objectors were notified of the Planning Committee meeting but only 44 attended and only 13 registered to speak. It was considered that the hearing would be appropriate. Sarah Tudor from the Planning Inspectorate replied that we have decided that this case should be an inquiry because though there is only one reason for refusal it has within it a number of elements, settlement policy, landscape, biodiversity, ecology and highway safety. This coupled with size of the proposed development makes it unsuitable for a hearing as it was unlikely that a hearing would be concluded within days. **AS** confirmed that it is an Inquiry and

not an Enquiry. He also informed the meeting that the Council and the Borough Councillors would have liked written representations rather than an Inquiry because this could go on for a week and be extremely costly. SBC will have to find a Barrister, Planning Consultants and the 3 people who spoke against the applications are also the witnesses, himself and 2 others. We have been told to set aside a week and questioned whether this was going to be possible. We are still waiting for a date. **AS** stated, that the problem that SBC have is that the Local Plan should be available but is just in the process of being updated and is not complete. The developers are aware of this that it is out of date and that the overriding factor is that SBC do not have a 5-year housing supply which leaves them in a very vulnerable position. **BR** questioned as to whether any decision could be deferred until the Local Plan is updated. **AS** confirmed that this was not possible. **AMC** brought to the meetings information that although developments may have been approved it wasn't until these dwellings are built and occupied that they are included in the 5-year housing supply numbers. **AS** confirmed that it was a deliverable supply and with the situation at this present time and costs going through the roof homes are not being sold and delivered and everything has slowed down. **JB** questioned as to whether there was still the rule that the Councillors have to take the appeal? **AS** confirmed that this was still the case. **JB** stated that this was very difficult as the Planning Inspector will come up with their ideas as to what needs to be investigated and will not include all the reasons for refusal and only concentrate on one or two areas. She also pointed out that we need to point out that homes need to be built where there is a need and where there is employment. This is a countrywide issue that the wrong type of homes are being built in the wrong areas. **AS** pointed out that the developer in this instance is only specific to this site and that we all know that there is a need for dwellings to be built on brown field sites.

b) Planning Update and Proposed Developments

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

No further information has been received regarding the proposal for a walking/cycling route through the site. **KS** to report back to May meeting re a meeting that was being held to discuss the issues.

ii) St. Martins Green – Story Homes

NC reported no meeting of the Residents Association has been held but continues to note that there have been several complaints regarding horse riders. **NC** questioned as to whether the footpath from St. Martins Way to the southern fields is a public footpath or a bridleway? Members of the meeting confirmed that it was solely a public footpath and should not be used by horse riders. There are only 2 bridle paths within the village – Field House Lane and west of the Railway Bridge. **NC** reported that the only other issue is the wildlife corridor with residents concerned that people are still accessing the area from the south end, through the newly planted saplings and up to the north end locked gate. **AS** was unable to give any further information but was still receiving questions as to why this route was now not available to walkers/runners. **NDB** suspects that some residents would continue to want to use what was the old temporary public footpath but with the new footpath through the development is unsure as to why.

iii) Taylor Wimpey – Oaklands

Work is still in progress. Nothing to report.

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

EH confirmed that she was still receiving post and deliveries to her house.

v) Knowles Farm

AS questioned as to whether we had received anything back from Highways re the traffic calming plans.

PC confirmed that we have received nothing back but would make further inquiries.

b) PLANNING APPLICATIONS

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

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

26/0748/COU – Grove Farm

Change of use from agricultural land to equestrian use. |

c) DELEGATED DECISIONS

26.02382/NOT – Yarm Station, Green Lane, TS15 9EH – Communication Station 02 36870

Notice under regulation 5 of electronic communications code regulations to remove existing 1=20m monopole and replace with new 20m monopole, installation of 9no. antennas, 15No.

ERE, 1No. dis and relocation of existing 1No. dish, including all other ancillary works. **APPROVED**

24/0672/VARY – Land at Knowles Farm, Forest Lane, Kirklevington TS15 9NG

Section 73 application to vary conditions no 2 (approved plan) of planning approval 21/2141/FUL – Erection of equestrian development consisting of stable block, indoor/outdoor riding area, walking pens and storage barn **APPROVED**

25/1260/FUL – Land at Knowles Farm, Forest Lane, Kirklevington, TS15 9NG

Application for a sustainable drainage system (SUDS) pond to serve the Stable, Livery and Arena **APPROVED**

d) BREACH OF PLANNING CONTROL – UNAUTHORISED WORK

The Garth, Thirsk Road, Kirklevington

NC questioned as to where and what the unauthorized work was following receipt of emails from SBC? **NDB** confirmed the position of the property to the council. It was alleged by a resident that unauthorised work is being carried out on the property and this is being investigated by Planning Control”The **PC** confirmed that she had searched the SBC Planning Portal but could find no current planning application for this property.

8) PLAY AREA

NC reported that the grass has now been cut and the hinge on the gate has been repaired by Graham Tebbs. Bird spikes have been repositioned. Martin Elwell has sent the ROSPA report showing it’s findings. The carousel needs to be addressed. **NDB** also reported that all the equipment/furniture and footpaths need to be cleaned. The fitness equipment needs to be serviced. We need to get a quote for the cleaning work. **Budget of £500 APPROVED BR, NDB**

9) CORRESPONDENCE

- Carolyn Chubb, Director of Levington Court and Mews RMC. Grass Cutting and Management Issues
- Jonathan Kibble = Display at Bus Stop referred to TVCA Transport Team
- Keith Jackson – Annual Play Area Inspection Contract
- Martin Elwell – ROSPA annual inspection report findings
- Natalya Robson – Northeast Regional Crime Unit and National Fraud Protect Network – Engagement Team
- Natalya Robson – Yarm Grammer School Trust Fund – Open for applications

10) FINANCE

a) Payments

Mrs R Mazonas		
Salary April 2026	£371.30	
Broadband March 2026	£29.99	
Stationery	£33.03	
Dog Poo Bag	£16.98	
Thank You Gift G. Tebbs –		
Welding work at Play area	<u>£12.25</u>	<u>£</u>
<u>463.55</u>		
Mrs L Blanchard,		£32.35
Craft Group Supplies – Grant		
M. J. Jackson Fencing		£200.00
Repair Fence at Culvert		
Repair Fence at Play Area		
N. Clement		£65.00
Race Night Tote Tickets /DVD- Kirkfest		
N. DeBadgecoe		£10.30
Stationery – Archve Clips		

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

Budget – A sum of £3,000 was **APPROVED BR, NDB**

- **12th June 2026 - Race Night**

Tickets need to be made available – contact details to be put on Newsletter.

Drinks License to be obtained if necessary – The PC to make enquiries

- **13th June 2026 – Picnic on The Green and Children's Games/Races**

The need for an electricity supply for music equipment was discussed.

The PC to organize 2 porta loos.

Pizza Van – Pizza Fantissimo to be booked if available

Ice Cream Van already booked

Beer Van – License to be obtained by PC

The PC to investigate that our insurance policy covers the event.

The PC to get quotes for a large waste bin and glass bin.

- **14th June 2026 - Cream Tea**

The school have been informed of the dates if they wish to be included over the weekend.

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

Need for an entertainer and Father Christmas to be contacted.

Budget - £3,000 **APPROVED NC, NDB**

c) Newsletter - Spring 2026 - Final copy now available for printing off and distribution.

d) Stones on Footpath – Lay-by

Questions were asked as to why large stones were on the footpath in the layby which was an obstruction to walkers. **JS & AS** confirmed that the matter has been reported to Enforcement for them to investigate.

e) Agricultural Building – Lay-by Thirsk Road

JS was able to confirm that the Agricultural Building is not being used for agricultural purposes. Unable to store corn in the building due to clear panels in the roof and the floor covering also restricts this type of use. If used for other purposes it would be outside the limits of development. We wait and see what it will be used for.

c) Environment Group

- **NC** has contacted Story Homes re the area where the slabs had been laid to provide a footpath. These have now been removed, and approval has been requested for a suitable surface to be laid. Story Homes have sent this to their Technical Team to investigate options.
- **BR** has indicated that the planting of plants is just rabbit food and that in future barrels should be used and at least 2 foot high. Certain plants rabbits do not like.

d) Provision of Safety Fence

NC As the area around the beck is now being landscaped there is a possibility for an unplanned access down the steep bank to the beck. The other side of the beck is covered by thick hedging and offers protection from the beck. The bank from Pump Lane Road is incredibly steep and could be considered a potential hazard especially for children. The proposed fence would be 90cm high, simple post and rail and run from the end of the fencing currently in situ with an approximate length of 80meters meeting up with the pipe that takes the water under the path from Pump Lane to St. Martins Green. The cost of the fence would be £3,500. **NDB** indicated to the meeting where the actual fence would be installed to prevent anyone going into the water which is quite deep and it would go as far as the culvert. **JS** asked if we had already got a quote for this work. **AS** asked if Story Homes would be contributing to this work? Although it is SBC land the problems have been made worse since the development was built. **NDB** indicated that previously the beck was dredged and all the spoil was put on the grass by SBC. Nettles grew and the contaminated soil was then removed by SBC. The nettles are being kept under control, and the grassed area has now been seeded. Once it is level it is of concern as it is open and we now have lots of children playing in close proximity. **JS** questioned as to how deep the water is at the culvert. **NDB** confirmed that the water was very deep and getting out in the event of going into the water could prove difficult without assistance. **AS** indicated that he had walked the site before the development was built with an officer from SBC and it was indicated at that time that this was an issue that needed to be sorted out. **NDB** confirmed that this is a problem that needs to be addressed. **JS and AMc** indicated that this is SBC land and should be their responsibility. **NDB** suggested to the meeting that we should contact SBC to come and have a look at the issue and see if there is a need for a fence. We would be looking for them to confirm or accept that there is a need for a fence or if they indicate that a fence is not needed, we have covered ourselves as a Parish Council. If they do accept the need for a fence and it is SBC land, would they take responsibility for the installation? **NC** stated that we as a Parish Council should indicate that we consider it a necessity for a fence to be installed following a recent incident that

occurred. **AS** suggested that we contact Martin Elwell and ask for his help in bringing these issues to the right department at SBC. **JS** confirmed that this is a hazard and that we have duty of care to all residents.

e) Web Site Update

The **PC** still awaiting a photograph from **KS** and blurbs from **AMc**, **KS** and **JS**.

12) ROAD SAFETY

a) Speed limit A67 – The Crown

We still await this approved work to be completed. We have been informed that the work should be completed some time in June/July.

b) Hedge – Tall Trees

The **PC** to contact Nigel Clark, SBC re the need for the hedge between the Tall Trees entrance and Saltergill Lane urgently needing to be cut.

c) Light out by The Crown

EH reported to the meeting that the Arborist at SBC has indicated that he can offer to the new residents that SBC can cut the trees back at a cost but it is understood that the owners of the property opposite The Crown have indicated that it is their intention to cut down all the trees. Therefore the light can now be repaired. **NC** reported that there are now 2 lamps not working.

d) Road Condition West of Railway Bridge, Forest Lane

AMc indicated to the meeting that he had been in contact with Mr Hincks of SBC and was still awaiting information as to what they are considering doing re the dangerous condition of the road. **AS** suggested that we contact Phil Hardie. **EH** to look into.

e) Traffic Report Forest Lane

NC indicated that the traffic figures have increased considerably. Need to monitor.

NDB indicated to the meeting that he has taken the difficult decision to step down as Chair of the Council which he has held for the last 5 years. He would continue as a Parish Councillor but would not be looking to become the Vice Chair. NC thanked Nigel for all his hard work over the last 5 years. AS also thanked Nigel and felt that they had worked well together. NDB thanked everyone for their support both Parish Councillor and Borough Councillors.

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

Annual Parish Meeting

Monday, 18th May, 2026 at 7.00p.m. in The Balcony, Kirklevington Memorial Hall

Parish Council Meeting

Monday, 18th May, 2026 at 7.30pm in Kirklevington Memorial Hall

Circulation: Parish Councillors Neil Clement (Vice Chair), Nigel De Badgecoe, Jenny. Smith, Dr. Alistair McLee, Liz Blanchard, Becky Rogerson, Karen Sheilds

Borough Councillor Mrs. E. Hampton – Southern Villages Ward

Borough Councillors 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

Email: kirklevingtonparishcouncil@yahoo.co.uk

Website: www.kirkcommunity.co.uk