

GREAT AYTON PARISH COUNCIL

Minutes of the monthly Parish Council meeting held at The Discovery Centre on Tuesday 2nd September 2025 7pm.

Present: Cllr Greenwell, Cllr Greer, Cllr Healy Dufosse-Belton and Cllr Kirk (Chair).

In Attendance: Angela Livingstone (Clerk), Lee Marley (Cemetery and Services Superintendent), Cllr Moorhouse (NYC Cllr), 23 residents.

25.94 Apologies for absence Apologies for absence were received from Cllr Blackmore, Cllr Baylin & Cllr Mason. The reasons for absence were accepted. There were no declarations of interest.

25.95 Minutes from the Parish Council Meetings held on Tuesday 5th August 2025.

25.95.1 It was RESOLVED to APPROVE the minutes of the Parish Council meeting held Tuesday 5th August 2025 as a true and accurate record. Minutes were signed by the Chair.

The following matters arising from the minutes were discussed.

25.95.2 Arising from item 25.90.2 – Play Park Fundraising event group – The fundraising group had informed that £3,134.32 had been raised to date for Play Park funds. This figure included £1,000 from the old youth club and £1,429 which was being held by the Working Men’s Club from the event held there. Both organisations were awaiting a bank account to enable funds to be transferred. RESOLVED: Parish Council to accept and hold the monies as a restricted fund, pending creation of an appropriate organisation. **ACTION: Clerk**

25.95.3 Arising from item 25.93.1 – Great Ayton Discovery Centre - Cllr Healy Dufosse-Belton had sent a report from the centre and questioned if there was any additional financial support available and if information from GADC could be shared on the GAPC Facebook page as this was a vital service to the community. It was agreed that finances would be looked at during the budget setting meeting and that there was support for some posts from the centre to be shared on the Parish Council Facebook page. GADC were asking for support from anyone who had skills applying for grants and funding. The Clerk said that she would share any information she saw on grant funding training. **ACTION: Cllr Healy Dufosse-Belton/Clerk**

25.96 Report from NYC Councillor – Cllr Moorhouse had emailed updates on matters shown on the agenda. She had spoken with Mr Marley regarding a hedge query and advised of further meetings regarding flooding at Langbaugh Corner. This matter was being progressed with Northumbrian Water by the legal team. The Clerk was asked to report flooding which was occurring close to the entrance to Roseberry Crescent off the A173. Concerns were voiced again to Cllr Moorhouse regarding the lack of response to the schedule for road sweeping and issues with bins not being emptied. Cllr Moorhouse advised of recruitment issues; this was looking at being addressed with agency staff to support the known problems and that the road sweeping scheduled was not yet in place. Cllr Greer stated his dissatisfaction with the response regarding the surface topping on Station Road, but it was understood that despite this being unsatisfactory the work was over three years old now. **ACTION: Clerk**

Parish Councillors agreed to bring forward a planning application on the agenda due to residents interest.

25.100.1.2NYM/2025/0442 land within and near Lamb Close Plantation, located east of the railway line, Great Ayton – A group of residents were attending the meeting, and a spokesperson was appointed. He informed the concerns of the people living close to the proposed development, representations had been made individually to North Yorkshire Council planning and that they had formed an action group. He reminded of the location being within National Park land in Little Ayton, this was a remote area, not on footpath, bridleway or public road, but at the end of a farm track. He advised that access was a significant issue, and the plans changed the area from being used for events 9 weekends per year to 24 weekends per year for proposed wedding and seasonal events. There were plans for five permanent structures. He felt that this impacted on not only those living nearby, but also those living on and using the narrow inadequate minor access roads to the site, fishermen who use the lake (it was believed that over 200 fishing licences were given), walkers accessing the monument would look down on the site and the whole group using the area for recreation purposes including the animals. He requested that the Parish Council oppose the application

as they felt this was not in the best interest of the village, it was not compatible with National Parks land and did not enhance the natural beauty. He asked that the NYC planning committee due to meet in October were encouraged to look at the site. A further representative took the floor on behalf of Fletchers Farm, he stated that he apologised that this had been a concern to so many residents. He understood the points made but they had been successfully running the wedding side, for which there was growing interest, and they wanted to develop. He informed that the reason for the full planning application had been to enable the tipis to be set up once at the beginning of the season for April and taken down at the end, October. He was unsure if the number of weekends used would change from 9 to 24 but that was the proposal, with one event / wedding per week. He stated that he understood the traffic concerns but assured that there were no plans for additional traffic past neighbours, they would be sending out information to users on specific routes to be used via Cross Lane, with way markers in place for the wedding days. He stated that there were pinch points, but the bulk of traffic accessing events would be during hours when the coffee shop was less busy or closed. He stated that he would welcome a site meeting to look at any noise concerns, this would show that the site was well screened with no properties visible from the site and the tipis facing up Captain Cooks, with music facing up the hill side. He stated that the current licence for the coffee shop use was until midnight, and this licence was only until 11pm for the music and bar. It was questioned if the route plan tabled this evening had been provided to National Parks, this was confirmed. Councillors discussed concerns that wedding guests would use satellite navigation to access the venue using inappropriate roads, not directions given and that there could be 50 plus cars arriving for day receptions and over 100 for an evening reception, all arriving at a similar time. Concerns regarding noise regardless of this being towards the village or towards the hill were discussed. **RESOLVED:** Whilst Councillors wanted to support local farmers having to diversify, they were unhappy with the inappropriate development within National Parks. This was an open visible spot from the top of the hills which is a very popular walking area for the public. Councillors agreed that there were major issues with access, the roads to access the location were very narrow and well used by walkers and it was felt that traffic and noise issues would be created. **ACTION: Clerk**

22 residents left the meeting.

25.97 Allotments

25.97.1 Update on COF application and Allotment Implementation Committee – The Chair advised that he had been informed that speed and road surveys had been submitted and a response from planning officers was awaited.

Cllr Moorhouse and 1 resident left the meeting.

Allotment report

25.98.2 Allotment current matters report provided – Complaints - Comment received on new gates and a concern on road safety on Middlesbrough Road with a likely increase in stationary traffic on the road and a suggestion that the 30mph speed limit be moved back to an appropriate site further down the road. It was understood that this was part of plans if the application was approved. Complaint of weed seeds and mess on proposed community orchard. Clerk to email plot tenant. New requests for allotments were being progressed, 2 plots had been let and 3 plots vacated. A request had been received to replace 2 old sheds on plot 82 with one in better condition and smaller footprint. Approved and tenant confirmed that he has informed neighbouring tenants. A number of plots were still being cleared, and a skip and digger were booked to remove the waste. New locks to be installed on all road gates by Cllr Baylin. Keys to be purchased with some spares held. Cllr Baylin to complete when available and Clerk to organise distribution of keys prior to the gates being locked. GAPC to purchase and fit new pedestrian gate. **ACTION: Clerk/Cllr Baylin/GAPC team**

25.98.3 Weed killer spray - Cllr Baylin had informed of concerns with the use of spray in the allotments and requested a discussion on the hazards associated with the use of weedkiller at the allotments. Councillors discussed the matter and agreed that they had no concerns with the spray being used, this same spray was used by North Yorkshire Council and was used by a fully qualified person with spray logs completed. It was felt that the information given on the dog who had sadly died was not consistent with the effects of the spray. It was agreed that the allotments were not a dog walking route and there were many complaints regarding dog

waste. The rat poison used on the allotments was used on a controlled licence and logged. Signs were being erected when allotments were being sprayed to ensure that tenants were aware.

25.98.4 To approve rent costs 2025-2026 for tenants for collection October 2025 Councillors discussed the cost of the plots, with allotments being currently a cost of £52.50 for a full plot. The costs incurred which had been circulated by the Clerk and additional costs for the time spend completing administration and ground works of the allotments by the team were discussed and it was agreed that the annual rent cost would increase to £56.00 per full plot. Clerk to circulate notices and organise dates for rent collections. **ACTION: Clerk**

25.98 Police report

1st – 31st July - ASB Personal: 3, ASB Nuisance: 5, Theft (including from shops): 1 – theft of fuel, 4 – Co-op, Violence Against the Person: 4. Total This Period: 17. 1st – 31st August - ASB Personal: 2, ASB Nuisance: 6, Theft (including from shops): 1, Auto crime/SMV: 1 – theft of van from carpark, Violence Against the Person: 6, Other crimes: 1 – no police involvement. Total This Period: 17. The Clerk advised that she had emailed reminding of the meeting date. The Chair asked that the Clerk reiterate that the Parish Council were disappointed not to have someone attending to give further information on the crimes. **ACTION: Clerk**

25.99 Lease approval

Village Hall and Yatton House lease – The Village Hall committee were to discuss the licence at their September meeting. Yatton House trustees had appointed legal advice with a view to have the lease in place for April 2026. Parish Council to consider the fees prior to this.

25.100 Planning Matters

25.100.1 Planning applications – Consultation Responses. –Councillors discussed applications and the following was agreed.

Application ref / Address	Description of Works	Parish Council responses
25.100.1.1 ZB25/01413/MRC 13 Roseberry Crescent	Retrospective application for variation of condition 4 (drainage) -surface water pipe moved to front elevation for previously approved application 22/02056/FUL	No observations
25.100.1.2 NYM/2025/0442 land within and near Lamb Close Plantation, located east of the railway line, Great Ayton	Application for use of land as a wedding and seasonal events venue between April and September each calendar year, siting of a triple hat TiPi, stretch tent and pop-up bar, erection of five timber structures for use as office, bridal room, groom's den, catering pod, registrar's office and decking for use as wedding aisle, provision of parking and toilet facilities and landscaping works	Discussed earlier in the meeting and decision made to send objection.
25.100.1.3 ZB25/01419/FUL 37 Roseberry Crescent	Householder Application for Planning Permission for works or extension to a dwelling: Proposed single storey extension to the rear, two storey extension to the side and Porch extension to the front. Widen existing vehicular footpath crossover with associated dropped kerb.	CLlr Greenwell declared an interest on the application. No observations.
25.100.1.4 ZB25/01454/CAMP Cooks View Pannierman Lane	PROPOSAL: PARAGRAPH 5 EXEMPTION FOR 5 PITCH MOTORHOME SITE: CAMpra Rally Group intend to issue a certificate to operate as a motorcaravan site, under paragraph 5 Section 12 of the first Schedule to the Caravan Sites and Control of Development Act 1960.	Responses had been required by 25.8 - objection sent on inappropriate site for touring caravans. The site is very close to a busy roundabout even though the access is off the 'Green Lane'. The site is very visible to traffic in all directions and risks being a distraction to traffic negotiating the roundabout. 5 caravans/motorhomes will look very crowded on the site.

Application ref / Address	Description of Works	Parish Council responses
25.100.1.5 ZB25/01387/FUL Langbaugh Hall ZB25/01388/LBC Langbaugh Hall	Application for change of use for a new pool house building and landscaping to replace existing outdoor swimming pool, associated buildings and terrace to be used by residents and public. Application for Listed Building consent for demolition of existing swimming pool, plant room and pool house and construct single storey pool house, gym and changing facilities with landscaping within the curtilage of a Listed Building.	Councillors discussed concerns on the reference to the public use of the pool. To request clarification if the proposal is for a private swimming pool or for the residents / public.
25.100.1.6 ZB25/01173/FUL Great Ayton Cricket & Football Club Leven Park Easby Lane	Application for a new brick outbuilding to the West side.	No observations
25.100.1.7 ZB25/01327/FUL 1 Rosehill	Retrospective application for alterations to detached existing office/store to form new office and bedroom with en-suite with proposed additional linked glazed canopy roof to main dwelling	Chair declared an interest. No observations
25.100.1.8 ZB25/00840/OUT Land West Of Allotment Gardens	Outline application with some matters reserved (considering access) for up to 55 dwellings with associated access including compensatory allotment provision and car park	Great Ayton Parish Council have an interest in the application and do not express an opinion.
25.100.1.9 NYM/2025/0514 Rye Hill Farm View	Application for construction of single storey extension to form annexe (revised scheme following refusal of NYM/2024/0094)	Councillors asked that NYMNPA ensure that this complies with their planning provisions.
25.100.1.10 ZB25/01083/FUL Ayton Hall	Proposed dwelling and construction of new entrance and gate	Councillors expressed concerns on the different plans associated with the application and queried which was the correct plan. Despite the variances it was agreed that there were no concerns with either option, but the conservation officer should ensure that this was in keeping with the conservation area.

ACTION: Clerk

25.100.2 Planning decisions by LPA – Noted

Planning Ref/Address	Description Of Work
ZB25/00097/LBC 2 Race Terrace	Application for Listed Building consent to replace windows and front and back door. The decision on this proposal was: Granted.
ZB25/01118/FUL 67 High Street	Proposed Removal of Dormer Window and Various External Alteration Works, including alterations to openings, provision of rooflights, changing of front doors, part demolition of existing garage and provision of summer house in Garden. The decision on this proposal was: Granted.
ZB25/01291/CAT 5 Station Road	Notification of proposed works to trees in a conservation area: Works to two trees to clear overhanging branches. The decision on this proposal was: Granted.
ZB24/00766/OUT Land To The Rear Of 21 Romany Road	Application for outline planning permission with all matters reserved for the demolition of existing industrial unit and construction of new two bedroomed bungalow. The decision on this proposal was: Refused.

25.101 Correspondence and Information from Clerk

To receive and review the correspondence and information details and decide upon necessary actions attached.

25.101.1 Correspondence for discussion-

From	Details
NYMNPA	Public rights of way route prioritisation - reply by 30.11.25, PC to look at PRowS considered to be highest priority for regular support and maintenance and nominate 2 prospective rights of way. Cllr Greer and Cllr Healy Duffose-Belton to look at routes and see if there were any within the Great Ayton area for consideration. ACTION: Cllr Greer / Cllr Healy Dufosse-Belton

25.101.2 Correspondence for information

Cllr Moorhouse	Street litter bin collections reassigned to household waste crew as part of scheduled collections, allowing Street Scene to focus on essential tasks, bins unlikely to cope with fortnightly collection identified and monitored. Reports on unemptied bins sent to NYC on 2 occasions.
Ryedale Environment Group	Restoring Ryedale conference invite 12.9.25
Resident	Roseberry Avenue concern re large tree, request for assessment. PC checked no immediate danger, NYC assessed tree in good health
Resident	Report of dangerous trees Yarm Lane, passed to NYC and they informed no concerns.
NYC	Parish precept arrangement information
Endeavour Way	email from NYC request for £440 each from Great Ayton and Stokesley PCs for speed surveys Analysis on data captured being completed and looking promising for 20mph speed limits in most estate roads and High Streets in both villages. Traffic calming also being looked at, awaiting maps showing recommendations.
NYC	Request for hedge cutting 88-90 Guisborough Road, query sent back on whos responsibility this was
NYC	Road closure /restrictions for pothole works 12-13 August Linden Avenue
NYC	Public footpath 10.57/16/1 closure Newton Road to railway line 25 th August for 1 week
Resident	Query re tree pruning Linden Close /cemetery
Taylor Wimpey	Cc response to resident re Easby Lane development
NMYNPA	Northern Area forum invite 25.9.25
Resident	Report of water contamination concerns in river reported to Environment Agency
Resident	Request for support in scattering ashes at Captain Cook Monument
Residents	3 recent requests for benches - bench Low Green looking towards Marwood Drive, to pay for new metal bench to replace an old wooden bench - ordered. Memorial bench or tree in memory of father, long history with Scouts and suggestions sent on using Scout meeting area. Bench in memory of mother, suggestion send on bench within the Play Park, not accepted.

ACTION: Clerk

25.102 To receive reports/information from Councillors and decide upon necessary actions.

Item	Information	Action / Comments
25.102.1 Village Appearance and concerns	Waterfall Park	Information being collated for refurbished panel. Urinal being repainted and sign to be erected.
	Bins / Road sweeping	Road sweeping awaiting response on scheduled date Two complaints sent regarding lack of bin emptying
	Flag raising in the village	To progress purchase of new Yorkshire Flag due to deterioration of existing flag
	Low Green	Signage installed to advise no overnight parking - Following numerous discussions over the past months regarding parking spaces being blocked, it was reported that the signs had been effective. A recent complaint had been received on the use of the sign, and the Clerk was asked to reply that the sign only restricted overnight parking not visitors during the day using the parking.

Item	Information	Action / Comments
25.102.2 Facilities	Cemetery	To consider annual fees and regulations for the October meeting.
	Yatton House	Container – The Chair agreed to meet with the Clerk to look at the concerns regarding the lack of space for the GAPC team and Councillors to consider ideas for an outbuilding which would be approved by planning.
	Play Area	RoSPA inspection to be completed September.
	Public Convenience	Painting quotes still progressing, toilets closed early 27.8 due to youths wetting toilet rolls and throwing round both toilets.
	Captain Cook Memorial Garden	Costs for paving still awaited from some companies.
	River	Concern on images of contamination sent to Environment Agency
25.102.3 Website/Social Media		Update on progress with website/Values & Mission statement/social media. To commence progress on website compliance and ensure all information satisfactory. To progress requirements for gov.uk emails. Cllr Healy Dufosse-Belton reported that the Facebook page was being used and there was the need to progress additional content on the website.
25.102.4 Any update from Parish Council Team		Additional work being completed by Clerk on pension requirements for payroll. A complaint had been received regarding the condition of the public telephone box. This was in need of a clean and a paint. The Clerk was instructed to contact British Telecom as this was their property. Mr Marley enquired with Councillors regarding a recent letter complaining of the state of graves within the Cemetery. When checked it was found that the graves were within the wildflower area, and he requested that he could cut the areas of concern. This was approved.

25.103 Financial Reports

To receive and approve items on the Accounts Report. Receipts and Payments to 2nd September 2025 were **AGREED** as **RECEIVED** and it was **RESOLVED** that the payments list be signed as approved in accordance with Financial Regulations.

ACCOUNTS REPORT

Receipts

<u>Paid From</u>	<u>Description</u>	<u>Date</u>	<u>Amount £</u>
Allotment tenants	Deposits for keys	August	480.00
57A	Allotment deposit	8.8.25	52.50
43A	Allotment deposit	22.8.25	52.50
M&B Rea	August fees	22.8.25	125.00
Resident	Donation towards signs on Low Green	22.8.25	140.00
		TOTAL	£850.00

Payments

<u>Paid to</u>	<u>Description</u>	<u>Date</u>	<u>Amount £</u>
Nat West	bank charges 5.7.25 to 1.8.25	1.8.25	£ 7.70
North Yorkshire Council	Advance monthly bin collection charges	1.8.25	£ 71.36
UK Fuels Limited	grasscutter diesel	3.8.25	£ 43.71
Sam Turner & Sons	Gate parts N Baylin	6.8.25	£ 346.08
Sam Turner & Sons	postfix for gate N Baylin	6.8.25	£ 14.97
Sam Turner & Sons	chain for gate N Baylin	6.8.25	£ 3.25

Sam Turner & Sons	tanalised wood x 2	7.8.25	£	2.38
UK Fuels Limited	grasscutter unleaded petrol	10.8.25	£	39.66
Valda Energy	electric parish centre and cemetery	12.8.25	£	28.72
Safety signs 4 less	76mm dia post sign clips x 6	14.8.25	£	21.60
Hope Education	30 toilet rolls	18.8.25	£	151.14
Safety Signs 4 less	3mm aluminium composite signs x 6	19.8.25	£	336.60
Valda Energy	public toilets electric	16.8.25	£	41.63
Lex Autolease	Van lease	16.8.25	£	473.67
BNP Paribas leasing	Kubota mower	16.8.25	£	456.00
Staff/HMRC/pensions	August wages inc backpay and wage increase	25.8.25	£	8,633.33
Zurich Insurance	Annual insurance	14.8.25	£	4,200.52
		Total		£14872.32

Exclusion of the Press and Public - In accordance with Paragraph 1 (2) of The Public Bodies (Admissions to Meetings) Act 1960, the Parish Council can RESOLVE that the press and public be excluded from the meeting if required.

Next Meeting – Tuesday, 7th October 2025 7pm at the Discovery Centre.

Signature

Date

Clerk: Mrs Angela Livingstone – clerk@great-ayton.org.uk