

# GREAT AYTON PARISH COUNCIL



Clerk: Nola Atkinson  
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## GREAT AYTON PARISH COUNCIL

Minutes of the meeting held on Tuesday 2<sup>nd</sup> August 2022 at 19.00

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- 1      1.1 **Present:** A Taylor, F Greenwell, R Short, N Atkinson (Clerk)  
          **In Attendance:** Lee Marley (Cemetery & Services Superintendent), 7 members of the public  
          1.2 **Apologies:** A Snowdon (Retired) Accepted  
                          N Baylin (Work) Accepted  
                          J Blackmore (Holiday) Accepted  
                          R Kirk (Holiday) Accepted
  
- 2      **Minutes from the Parish Council Meeting held on Tuesday 7<sup>th</sup> July 2022**  
          It was **RESOLVED** to approve the minutes of the Parish Council held Tuesday 7<sup>th</sup> July as a true and accurate record.
  
- 3      **Police Report**  
          The Police report was **RECEIVED** and **ACCEPTED**. There have been 8 reports of anti-social behaviour, 1 report of criminal damage, 3 reports of theft, 3 reports of violence against the person and 1 report of other crimes.
  
- 4      **NYCC Report** – Nothing to report  
          **HDC Report** – Nothing to report
  
- 5      **Planning applications**

Application Number	Address	Works to be carried out	Observations/Comments
22/01527/FUL	3 Byemoor Avenue Great Ayton Middlesbrough North Yorkshire	Proposed Garage to side elevation, alterations & extension to Porch, new timber fence, new drive and access, new cladding and replacement windows	No Observations/Objections
22/01581/FUL	3 Sunnyfield Nurseries Easby Lane Great Ayton Middlesbrough	Proposed Single Storey Rear Extension with Flue	No Observations/Objections
NYM/2022/0528	Overbridge, Dikes Lane, Great Ayton	Application for construction of pitched roof over existing kitchen/garage/utility, replacement dormer windows and two additional dormer windows, porch to front elevation, rendering	No Observations/Objections

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		and relocation of shed and oil tank.	
22/01588/FUL	OS Field 0066, Yarm Lane, Great Ayton	Change of use of land for the addition of 5 touring caravan hardstanding's to the existing certified location site	<p>Objection. Concerns raised:</p> <ul style="list-style-type: none"> <li>• There is no mains water or drainage on the site.</li> <li>• Poor vehicular access to the site via the road.</li> <li>• Road accessing the site is a single-track road which may not be suitable for motorhomes and caravans.</li> <li>• No footpath or lighting between site and village could be a safety issue for pedestrians.</li> <li>• The existing use of the field is for grazing, the addition of hardstanding alters the use of the field and will be difficult to revert to grazing if required.</li> <li>• Council to ask HDC and Highways to report on the access to the site</li> </ul>
22/01571/FUL	The Book Emporium 89 High Street Great Ayton Middlesbrough	Change of use of ground floor retail premises to self-contained flat with alterations to ground floor elevation	No Observations/Objections
22/01660/FUL	37 Easby Lane Great Ayton Middlesbrough North Yorkshire	Change of Use of Open Space to Domestic Garden	<p>Applicant and local residents spoke for 15 minutes regarding the application.</p> <p>Objection.</p> <p>Concern raised by the council:</p> <ul style="list-style-type: none"> <li>• It could set a precedence to others in the village to alter green space to private spaces. This could lead to lack of green space in the village and would change the overall aesthetic view of the village.</li> <li>• It will stop other children from the locality playing on the area and reduce open spaces in the village for children to play on.</li> <li>• It would be a loss of green space on the estate and would alter the overall view of the estate.</li> </ul>
22/01669/FUL	14 Linden Avenue Great Ayton Middlesbrough North Yorkshire	Construction of front elevation bay porch with canopy and replacement of roof tiles on main dwelling and garage	No Observations/Objections
22/01714/FUL	11 Angrove Drive Great Ayton	Single storey rear extension	No Observations/Objections

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	Middlesbrough North Yorkshire		
22/01717/FUL	1 Roseberry Drive Great Ayton Middlesbrough North Yorkshire	Application for demolition of an existing sunroom. Construction of a single storey extension to the side and new pitched roof. Canopy to front elevation.	No Observations/Objections
22/01729/CAT	5 Easby Lane Great Ayton Middlesbrough North Yorkshire	Works to tree in a conservation area	Observation No arboreal report has been submitted; the council felt they could not make comments on the application until this has been completed. Council to ask for arboreal report to be completed.

## 6 Planning decisions/information - **Noted**

Application Number	Address	Works	Decision
22/01062/MRC	Strawberry Fields Pannierman Lane Great Ayton	Application for variation of condition 2 (approved plans - 5no lodges on western side of lake to be re-sited, internal road access to be reconfigured) and 4 (external materials) following grant of planning permission 20/00937/FUL for siting of no. 6 holiday lodges and 2no. solardome pods, and the extending of the internal access drive.	Granted
22/01287/MRC	Somerset Cottage Langbaugh Farm Great Ayton	Retrospective Modification/Removal of conditions to previously approved application 20/00420/FUL	Granted
22/01256/FUL	Low Garden House 1 Yarm Lane Great Ayton	Proposed first floor extension to the side elevation, construction of a double garage and remodelling of existing house	Granted
22/01055/LBC	Somerset Cottage Langbaugh Farm Great Ayton	Retrospective Listed building consent for the installation of Velux conservation roof windows to kitchen/living area and enlarge WC area	Granted
22/00663/FUL	56 Marwood Drive, Great Ayton, Middlesbrough, North Yorkshire, TS9 6PD,	Single storey rear extension	Refused & Appealed

## 7 To receive matters requested by Councillors

7.1 **RECEIVED** and **ACCEPTED** the report relating to the Public Toilet Refurbishment (Cllr A Taylor)

A meeting with SPA and the TRIP group was held on site on Tuesday 2<sup>nd</sup> August 2022. The project is near completion, the final elements and a snagging list to be completed next week ready for a handover to the council. A maintenance handover is to be completed first to train staff in the refilling of consumables before the handover of the keys. The temporary toilets to be removed after handover.

Clerk to work with HDC to release a statement to the media regarding the refurbishments, highlighting the water filling station at the front of the property.

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7.2 **RECEIVED** and **ACCEPTED** an update regarding Yatton House Community Garden/BUGS(Cllr A Taylor)  
Yatton House Community Garden - The Parish Council has dedicated an unused corner site of the allotments to be used as a Community garden and has paid for a skip hire to help clear the site. Yatton House will manage the project and it will be for all the community to use. Funding and support from the M Moorson Trust, BUGS and Rotary Clubs will enable footpaths, a new entrance and gate way, a gazebo and raised beds to be put in. Work has started to clear the site and establish a new entrance.

BUGS – Brighten Up Great Ayton are a voluntary group that look after some of the open spaces in the village. There have had a successful year with Fruit and Vegetable plants outside the village hall. They keep the nettles back in the waterfall park, and this is a dedicated space for native wildflowers. The Flood field is ancient flood lands and is cared for by BUGS. Funding has been sourced to employ a botanist to do talks, walks and seed collection (next meeting is 19<sup>th</sup> August) on the site. Volunteers will cut and rake the field after seeds have been collected and then the seeds will be redistributed on the site. Volunteers from BUGS will also collect seeds from the wildflower are in the cemetery.

7.3 **RECEIVED** and **ACCEPTED** an update on the Allotments

There has been an issue with water leaks due to individuals adding their own pipes overland from the communal taps. Illegal piping has been removed to eliminate the possibility of back flow into mains water and prevent future leaks. Pest control has been a priority recently and is under control now. Maintenance team to monitor this issue. Mr A Snowdon will stay on as allotments officer and Chairman Taylor thanked Mr Snowdon for all his work relating to the allotment management.

## 8 **To receive information from the clerk regarding ongoing issues and decide upon necessary actions**

8.1 To update the council on leases in the village

Solicitor A Riordan, employed by the council, has changed companies. It was **AGREED** to allow files to be passed over to the new company.

It was **AGREED** to arrange meeting with the Village Hall committee and Yatton house to discuss leases. Cllr Short and the clerk will arrange to meet with the Village Hall committee and Cllr Taylor and the clerk will arrange meet with Yatton House.

It was **AGREED** for Great Ayton Football Club to contact Taylor Wimpey directly to try and negotiate a lease between them and Taylor Wimpey for the land the football club occupies.

8.2 To update the council about the bench audit and discuss requests for memorials

A list of benches to repair and repaint is to be given to Maintenance Team to work on. A procedure for applying for memorials to be written and implemented.

8.3 To discuss and confirm arrangements for the Tour de Britain Event

It was **AGREED** to decorate the High Green and Low Green with Bunting sourced from HDC and existing supplies of bunting owned by the Parish Council. An area in the High Green is to be cordoned off for children from Roseberry Academy and an area on the Low Green to be cordoned off for the children of Marwood School. Advertising of the cycle race to be placed on Parish Council Facebook page and posters to be distributed around the village. The clerk was asked to write a letter to notify businesses on the High Street about the rolling road block for the event.

8.4 Update on working groups

The council was updated on the current working groups on the village. It was **AGREED** that each group would have a lead councillor assigned to them. It was suggested that the working groups and lead councillors would be:

Open spaces – Councillor Taylor

Buildings – Councillor Short

Cemetery – Councillor Greenwell

Play park – Councillor Blackmore

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Allotments – Councillor Baylin

These roles are to be discussed and agreed at September meeting.

8.5 To inform the council of works being carried out by Zzoomm in the village

The Council is supportive of fibre broadband which is being installed in the village by Zzoomm. It is being installed on the High Green and will all be underground, the clerk has been asked to take photos of areas to be dug up to ensure that these areas are return back to how they were before the work commenced.

8.6 To update the council about damage in the Play Park.

The council was updated on the vandalism that has occurred at the Play Park. Fires have been lit on equipment, the wooden bridge has been snapped and steps have been pulled off the larger climbing frame. Thompson Timberworks have given a quotation of £951 to repair the equipment and make the play park safe for use. It was **AGREED** to accept the quotation and as soon as the materials arrive the work will be carried out asap. The Play Park is to be kept closed until equipment is repaired and safe.

It was **AGREED** that the swings are to be repainted whilst Play Park is closed.

ROSPA have been in contact to inform us that they will be inspecting the Play Park in September.

The council discussed how to reduce the possibility for vandalism in the future, as people are still breaking in the park even though the gates are locked. It was **AGREED** to get quotes for security fencing along the path at the front of the park and to change the opening hours so that it is closed earlier in the evenings. Chairman Taylor gave thanks to L Marley for opening and closing the Park gates in the evenings.

8.7 To discuss the hiring out of the Parish Council Centre

The council **AGREED** that the PCC building should not be hired out to third parties for meetings, due to insurance and GDPR issues now it is being used as an office space.

8.8 To inform councillors of the Clerk's upcoming annual leave dates.

Clerk is on Holiday from 15<sup>th</sup> August for a week - **noted**

## 9 Financial Report

It was **AGREED** to accept the items received and payment within the Accounts Report as a true and accurate record.

Chairman Taylor gave Many Thanks to Mr A Snowdon for voluntarily taking responsibility for the accounts and RFO job. His work for the council is greatly appreciated.

SUPPLIER	DETAILS	TYPE	AMOUNT
NATWEST	BANK CHARGES	Bank Charges	TBC
Thompsons Hardware Ltd	Plants	Open Spaces	£16.65
Thompsons Hardware Ltd	Toilet Rolls, Cleaning products	Public Conveniences	£81.06
Thompsons Hardware Ltd	Wood bits, firelighters, cable ties, Tape	Allotment	£12.99
Garbutt Brothers (Purple Skip Hire)	Skip Hire for Yatton house allotment clearance	Allotments	£156.00
Thomas Fattorini Ltd	Four engraved gilt bars for chairman's chain	General Admin	£229.34
Scottish Hydro	Elec to Cemetery Buildings	Cemetery	£13.21
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Gary Frankish Grounds Maintenance	Ground maintenance monthly fee - July 2022	Open Spaces	£901.83
Gary Frankish Grounds Maintenance	Supply fuel for strimmer, blower, hedge cutter, tractor	Cemetery	£37.60
NYCC Waste Management	Monthly bin charges for Cemetery	Cemetery	£58.74
Mrs Nola Atkinson	Envelopes & Stamps (from Thompsons Hardware)	Office costs	£12.43

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Sam Turner & Sons Ltd	Service of chainsaw	Maintenance	£90.37
Sam Turner & Sons Ltd	Service of Cobra Chipper	Maintenance	£99.10
Sam Turner & Sons Ltd	Straight coupling, Blank Plug, pipe liner	Public Conveniences	£21.46
Sam Turner & Sons Ltd	Toilet Rolls and handwash	Public Conveniences	£26.38
Sam Turner & Sons Ltd	Cleaning Materials	Public Conveniences	£63.24
Mr Lee Marley	Purchase of diesel for pool vehicle	Vehicle running Costs	£50.01
Mr Lee Marley	Screws and raw plugs (Screwfix)	Maintenance	£9.48
AL Robinson	Payment against Interim Valuation Certificate 3 as presented by SPA Architects 01/08	WC Refurbishments	£35,813.14
Yorwaste	Waste collection (01.09.22 – 30.09.22)	Cemetery	£71.08
A Dale	Dig and Fill Grave	Cemetery	£425
		<b>Total</b>	<b>£38,922.32</b>

FROM	DESCRIPTION	TYPE	AMOUNT
Dignity Funerals Ltd	Internment of Ashes	Cemetery	£77
AE Paton	Internment of ashes and plaque on the wall	Cemetery	£124
Co-op Funeral Services	Internment of ashes	Cemetery	£77
M & B Rea	Added inscription	Cemetery	£60
M & B Rea	Burial Fee	Cemetery	£770
M & B Rea	Internment of ashes	Cemetery	£77
M & B Rea	Internment of ashes	Cemetery	£77
		<b>Total</b>	<b>£1262.00</b>

Next Meeting Tuesday 6<sup>th</sup> September, 7pm at The Discovery Centre

Meeting Closed