

GREAT AYTON PARISH COUNCIL

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

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

In Attendance: Angela Livingstone (Clerk), Cllr Moorhouse (NYC Cllr), 13 residents.

The Chair informed of the rules of a Parish Council meeting and invited residents in attendance to bring forward any concerns and the following matters from the agenda were discussed out of order after the preliminary matters were dealt with.

25.125 Apologies for absence Apologies for absence were received from Cllr Baylin and Cllr Blackmore. The reasons for absence were accepted. There were no declarations of interest.

25.126 Minutes from the Parish Council Meetings held on Tuesday 4th November 2025.

It was RESOLVED to APPROVE the minutes of the Parish Council meeting held Tuesday 4th November 2025 as a true and accurate record. Minutes were signed by the Chair.

25.127 Police report

25.127.1 To receive monthly report from North Yorkshire Police – 1st Oct– 31st Oct 2025 - No of Incidents: ASB Personal: 3, ASB Environmental: 1, Criminal Damage: 3, Burglary: Commercial: 1 Residential: 1, Theft (including from shops): 3, Robbery: 1, Fraud: 2, Violence Against the Person: 3. Total This Period: 18. 1st – 30th Nov 2025 - No of incidents: ASB Personal: 1 - ongoing issues with neighbour, ASB Nuisance: 2, Criminal Damage: 2, Burglary: Commercial: 1 – theft of 5 bicycles, hard drive and a computer from barn, Theft (including from shops): 2, Violence Against the Person: 1 – dog bite 1, Other crimes: 1 – ongoing issues with neighbour, 1 – concern for safety. Total This Period: 12. The Chair reminded of the need to ensure that any incidents were reported to enable the police to build a picture.

25.127.2 The Clerk informed that PCSO Daniels had reported that she had been made aware of an officer using the defibrillator sited outside of the GADC last week, new pads were needed and she would purchase immediately. **ACTION: Clerk**

The following agenda items were discussed out of order of the agenda.

25.130.1 Planning Applications - ZB25/01974/FUL - OS Field 2216 Easby Lane

A resident attending made the following points regarding the application - 1. Increased traffic up to an additional 100 to 150 vehicles travelling along Easby Lane and accessing the A173 at the Bridge Street junction several times each day. The difficulty of navigating this junction was discussed. Race and Mill terraces do not provide a viable alternative route. 2. Parking near to Roseberry School already causes issues for nearby residents as it is very difficult to park near the school at drop off / pick up times. It is anticipated that parents will use cars as the walk from the proposed development would be 25 minutes each way using Waterfall Park, this would be inaccessible to pushchair users. 3. The proposed site field currently acts as a giant sponge in wet weather several parts of it becoming flooded and forming lakes. Flooding has been an issue in recent years for properties along Easby Lane and the adjacent areas and Easby Lane itself is prone to flooding. Sampling boreholes were drilled in the field and were in place from March to October, a period which encompassed the driest summer for many years. 4. The proposed development lies outside the development boundary of the village and if allowed this would move the development boundary southwards. 5. The 2017 Local Plan showed fields lying to the East and West of Easby Lane opposed by the Parish Council in favour of alternative sites located closer to the centre of the village. 6. The proposed site is on good quality productive agricultural land that yields crops of cereals on an annual basis. 7. The field is home to/utilised by a wide variety of wildlife. This includes several red listed species and is visited regularly by hares, kestrels sparrowhawks and barn owls. Development would cause adverse environmental impact 8. It was noted that the green planning application notices had not been erected to notify residents of the development. It was felt that the consultation should be extended to be 21 days from when the green notices were erected.

Further residents commented on the need for s106 contributions to the health centre and schools. Residents agreed that the consultation should be wider across the village as this affected the full village due to the traffic concerns at Bridge Street. It was advised that a very popular walk will be lost. Cllr Moorhouse informed that the National Parks were a consultee and would have a comment on the vista from the hills. She informed that she was aware of the highways issues and will request that this is looked at by the planning committee. Cllr Moorhouse to query the missing green notices and the low number of residents who received letters.

Parish Councillors discussed the application and Cllr Greenwell agreed that the site was not allocated in the Local Plan. She stated that within the Rural Settlement Hierarchy, Great Ayton was classified as a service village with a 4% growth rate from windfall sites or allocations. This proposal was 7% and the planning statement included a bank and deli which were not in the village. The public rights of way identified the route through Waterfall Park as previously commented

on was unsuitable for pushchair or wheelchair users. The alternative access was down Easby Lane and across the bridge with a dangerous crossing at the High Street / Guisborough Road junction. The bus stops were located more than twice the recommended 400metre walking distance away. Information on vehicles using Easby Lane and the A173 showed it was well within capacity with minimal queuing and delays. However, the junctions shown with alternative road access along Race Terrace and Mill Terrace were unsuitable for construction traffic and would cause a large increase in domestic journeys. Traffic modelling used was unrealistic as were the results shown. She recommended that the application was refused and stated the need for a planning committee visit, a Residential Travel plan, a Planning Statement and a Transport Assessment.

Councillors agreed with Councillor Greenwell and agreed there would be a significant issue getting in and out of the village at that side of the village if there were additional homes in this position, any residents at this side needed to access the Teesside side of the village for amenities. The need for housing supply and local demand was discussed and the other plans including 35 houses with outline planning permission on Station Road, and 12 – 14 bungalows approved at Fry Court. There was also the planning application next to the allotments. It was agreed that there were major flooding issues on Easby Lane. It was highlighted that the application showed an additional play area which was not felt to be required as there was already a play area in the village and stated that there had been no development in the village since 2010 which was incorrect due to building at Fry Court.

RESOLVED: To refuse the application.

ACTION: Clerk

11 residents left the meeting.

25.129 Allotments

25.129.1 The Chair commented that the COF team had previously informed that there was no option for an extension to the timeframe for the grant which ended 19th December. The advisor had then offered an application for an extension of time. This had been submitted and there had been approval that the draw down was extended to 31st March 2026. The scheme as submitted would need completing by 30th June 2026. It was believed that the planning application would go to the Planning Committee on 12th February 2026. Cllr Moorhouse informed that NYC was providing her with reports and that she hoped that the developer would ensure everything needed was submitted.

25.129.2 The Chair proposed that the grant implementation committee was reinstated, RESOLVED: Approved and a meeting of the committee was to be held in December to enable actions to be discussed.

ACTION: Chair / Clerk

1 resident left the meeting.

25.131.1 Planning Application for holiday units ZB25/01939/FUL Little Ayton – A resident informed his concerns regarding the application at Fletchers Farm. The Chair advised that Woodhouse Farm was within Little Ayton and outside of Great Ayton parish. However, the route to the farm was within Great Ayton and all agreed that the access issues were of concern. The resident informed that he was not opposed to diversification, and that there had been a lot of development at Fletchers Farm. He informed that the residents did have respite on a Monday and Tuesday at present when the cafe was closed, this was open other days 9.30am to 4.30pm plus events. He commented that the development proposed would add additional traffic at all times across the week, and that the road would not cope with additional traffic. The Chair commented that the road was already not coping, with considerable ruts from vehicles going off the road and there being no passing places. RESOLVED: Councillors admired farmers diversifying, but the proposed development with additional traffic volume on an unsuitable road with no passing places made this application out of keeping with the access available. Clerk to submit comment to Planning. The need for a more active Parish meeting in Little Ayton was to be progressed by the resident. Cllr Moorhouse informed that some change of use work had been carried out at Fletchers Farm and the enforcement officer was dealing with this. She added that there was to be a meeting this month regarding proposals for 20mph speed limits across the village with the Endeavour Way group and NYC Officer Darren Griffiths.

ACTION: Clerk

The Chair returned to the agenda order.

25.128 Report from NYC Councillor – Cllr Moorhouse informed that NYC street cleaning had hired a sweeper and hoped that the concerns would now be resolved. She stated that it was hoped that the new smaller sweeper purchased would improve the issues. She confirmed that there had been jetting on Newton Road, but there had been issues with residents leaving parked cars despite being asked to remove cars. Cllr Healy Dufosse-Belton commented that it was good to hear that there was progress and asked for confirmation that records were now being kept of when the sweeping was scheduled. Cllr Moorhouse informed that she was uncertain if these had commenced but that sweeping would be completed twice per year. The Clerk informed that she had been advised in July that the sweeping was on a 16 week schedule. This matter was to be monitored.

Cllr Moorhouse and 1 resident left the meeting.

25.129 Allotments

Update on COF application and Allotment Implementation Committee – discussed earlier in the meeting.

- 25.129. Allotment current matters report provided – **Complaint** - Concern of inaccessible wheelchair access and slippery slope to unlock gate. Cllr Mason to check the area concerned and speak with the Clerk. **Requests for gardens to rent** - 2 residents awaiting responses. **Plots rented** - 57b1. **Requests from tenants** - Requests for keys for new gates from number of tenants. **Requests** A request had been received from the tenant on plot 11a asking to place a summer house on the plot. The structure was approximately 6x10ft and 8 ft high at apex. This would be placed in the far-right hand corner backing into a shed on the adjacent plot. **RESOLVED:** Approved. Clerk to remind the tenant that if the plot was vacated by them that the structure would need removing if requested. Current amount collected in the allotment fund bank account on 27.11.25 = £51,440.09.

ACTION: Cllr Mason / Clerk

25.130 Planning Matters

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

Application ref / Address	Description of Works	Parish Council responses
ZB25/01967/FUL Studio Botez Anchor Wood Cottage 17 Newton Road	Demolition of Conservatory and construction of Single Story extension. Construction of demountable extension within Car Port. Widening of existing vehicular access into site.	No representation.
ZB25/01871/FUL Roseberry View Holiday Lodges Land East Of Strawberry Fields Pannierman Lane	Application for Planning Permission: Extension of chalet park with an additional 66 chalets. Conversion of office to holiday cottage and Erection of reception hub with park restaurant.	The Chair informed of calls from residents regarding concerns of overdevelopment. Councillors discussed the matter and RESOLVED that the Parish Council should refuse the application due to already having a big supply of chalets within the area and an application advised for Angrove for additional units. It was agreed that a change from 10 chalets around a lake to 76 chalets at Roseberry View was overdevelopment, out of keeping with the nature of the park and would create a holiday camp, this was not appropriate within the rural area. Concerns were discussed on increased traffic using the difficult access road with an additional 132 vehicles anticipated on site. The site was hidden from the roadside at present but was an open view across the fields from the village, this brought noise concerns with an additional 66 chalets following previous issues. Concerns were also discussed on the state of the footpath which was shown as on the application as the walking route to the village. ACTION: Clerk
ZB25/01316/LBC 6 Bridge Street	Application for Listed Building consent for replacement of 10no. windows to the property and 2no.external doors.	Councillors were confident that the Listed Buildings Officer would ensure that the requirements were upheld.
ZB25/02007/CAT 5 Easby Lane	Notification of Proposed Works to Trees in a Conservation Area: Remove a small percentage (5-10%) of the leaf of Trees T7 and T29.	Councillors agreed there were no comments. The applicant had used an arboreal specialist and there was a small reduction of branches.
ZB25/01974/FUL OS Field 2216 Easby Lane	Development of up to 68 dwellings, associated access and all landscaping, SUDS, engineering works and infrastructure.	This application had been discussed earlier in the meeting.

25.130.2 Planning decisions by LPA – Noted

Planning Ref/Address	Description Of Work
ZB25/01745/FUL Langbaurgh Hall	Retrospective application for the change of use of agricultural land to footpath for Occupants of Langbaurgh Hall and 4 No. holiday lets. The decision on this proposal was: Granted .

25.130.3 The Clerk informed that an application had been received on 2nd December, NYM/2025/0692 Bike Base, The Old Stables, Dikes Lane - Application for variation of condition 2 (material amendment) of planning approval NYM/2018/0732/FL to allow changes to site layout, roof material and flue (part retrospective). Councillors agreed that there was no need to request a time extension to enable this to be discussed at the January meeting. There were no objections, but a comment to be made that the Parish Council would like to see the car parking area in a better condition. **ACTION: Clerk**

25.131 Correspondence and Information from Clerk

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

25.131.1 Correspondence for discussion-

From	Details
NYC	Draft pavement licence policy consultation – views to be sent by 12.12.25 via email link sent. The Chair felt that the pavement licence policy was for larger towns than Great Ayton village as there was no space on pavements and a lack of parking within the shopping areas. RESOLVED: No comment.
NYC	Lets Talk Money consultation – The Chair encouraged individual councillors to comment along with residents.
Stokesley Town Council	Request for support in obtaining a Banking Hub in the town – Councillors agreed that they supported the need for a banking hub to ensure that residents had necessary help where needed. Clerk to advise Stokesley PC of the support. ACTION: Clerk
Resident	Complaint re potholes and parking issues blocking access to 7,8,9 High Green – Councillors discussed what access rights the owners of the properties have around High Green have on this unadopted road. The costs for repairs on unadopted roads often fell to residents and the Clerk was asked to enquire regarding the matter with Land Registry. ACTION: Clerk
Resident	Copy of email to Cllr Moorhouse re Planning Application for holiday units ZB25/01939/FUL Little Ayton. Discussed earlier in the meeting.
Resident	Copy of email to NYC re overgrown hedges, signage and traffic management Little Ayton Lane.

25.131.2 Correspondence for information

Cllr Moorhouse	Information forwarded from NYC re large sweeper, work done in Great Ayton 6.11 and to return to complete mid November. GAPC/residents to advise of any area needing specific attention. It was agreed that this service would be monitored and the Clerk would again request an update on record keeping. ACTION: Clerk
Resident	Copy of emails to NYC Planning re ZB25/00840/OUT
Merritts Solicitor	Lease information request, deed details re Yatton House land sent
NYC	Road closure Linden Avenue footway repair 21.11
Non-Resident	Complaint re obstructed footpath NZ564-112 off Newton Road
Endeavour Way	Copy of email to NYC re proposals for 20mph limits plus further emails, meeting due mid-December
NYC Flood risk management	Request for interest in a community emergency plan to cover matters such as safe places for residents, action plans, equipment stores. Responded that this would be appreciated.
Stokesley Community Care Association	Request for information on grant availability
Great Ayton Discovery Centre	November / December activities
Residents - benches	Requests for memorial bench or tree in memory of father, long history with Scouts and suggestions sent on using Scout meeting area or possible bench at rear of High Green – not progressed further. Request for bench on the green, information sent on seating required in play park, declined due to no dogs allowed. Request for memorial bench in Waterfall Park. Clerk progressing.

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

Item	Information	Action / Comments
25.132.1 Facilities	Play Area	The Clerk advised that £2458 was held in the GAPC account for the fundraising group. The group had advised that an additional £850 had been raised and was to be transferred, and a further blind card was being organised. The Clerk had forwarded details on becoming a constituted group, a suggested constitution and details of possible bank accounts. The group had received an offer of funding from a resident for CCTV which was being progressed and the Clerk had received a call from a Cleveland Mountain Rescue volunteer who requested confirmation of the validity of the group for donations to be collected at the Santa Sleigh event, this had been confirmed and any funding could currently be paid into the PC account if approved.
25.132.2 Village Events	Christmas events	Delivery/erection of tree High Green 1 st December. Carols on the Green Friday 19 th December 2025 at 7pm – Parish Councillors were encouraged to attend and support with handing out carol sheets and taking round collection buckets. To approve drinks vouchers to band members - Approved. To approve exact details for purchase of PA system cost of £629.99 for quality PA system in package with all stands and microphones. £524.99 without VAT. The Clerk was asked to include wind shields for the microphones onto the order. RESOLVED: Approved. ACTION: Clerk Chair to approve who the collection will be donated to – Councillors discussed having the fundraising for a contribution to the CCTV/playground. All agreed that this was a local facility, but that the fundraising should go to a charity. The Chair advised that the funds raised would be donated to Action for Children.
25.132.3	BUGs group meeting	To discuss at the January meeting. Meeting held with Open Spaces working party on 26 th November at 2pm.
	Website/Social Media	To discuss at the January meeting. Update on progress with website/Values & Mission statement/Social Media. website/emails, new IT policy, Risk Management Policy and Business Continuity policy.
25.132.4 Any update from Parish Councillors or the GAPC Team	Community Volunteering events	To progress litter picking events – Cllr Mason advised that he had discussed the matter with the NYC Officer and had been told that he would be able to access some litter picking equipment. He asked Councillors for any suggested areas to focus litter picking on in addition to where he had already highlighted. He would progress in the New Year. Clerk to enquire with the GAPD team for any areas. ACTION: Cllr Mason / Clerk

25.133 Financial Reports

To receive and approve items on the Accounts Report. Receipts and Payments to 2nd December 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

Paid From	Description	Date	Amount £
Allotment tenants	Rents	To 27.11	196.00
	Key deposits	To 27.11	220.00
Golding	Scattering ashes	26.11.25	50.00
M&B Rea	November fees	26.11.25	1365.00
Coop	Burial	26.11.25	1100.00
Lords	Headstone inscription	26.11.25	130.00
		TOTAL	£3061.00

Payments

Paid to	Description	Date	Amount £
Cleaning Products	2 x 5l handsoap, 2 x 5l disinfectant, 12 urinal screen	28.8.25	73.91
Sam Turner & Sons	2 x postfix	1.10.25	9.98

Gary Frankish	Cut floodplain meadow and area in cemetery	26.10.25		230.00
UK fuels Limited	Grasscutting petrol	26.10.25	DD	38.70
Everflow	Water in Cemetery, Allotments and toilets	29.10.25	DD	1047.16
North Yorkshire Council	Advance monthly bin collection charges	1.11.25	DD	86.69
Nat West	bank charges 4.10-31.10	1.11.25	DD	75.08
National Allotment Assoc	Membership fees due 7.12.25	9.11.25		84.00
UK Fuels Limited	Van diesel	09.11.25	DD	46.34
D&E Lloyd Locksmiths	10 x keys	10.11.25	Paid	126.00
Valda Energy	electric parish centre and cemetery	12.11.25	DD	29.01
A Livingstone	Feet first bench plaque Low Green	14.11.25		25.00
A Livingstone	Card Factory work diaries 2026	27.8.25		3.58
Everflow	Water in Cemetery, Allotments and toilets	16.11.25		304.74
Valda Energy	public toilets electric	16.11.25	DD	34.12
Lex Autolease	Van lease	17.11.25	DD	473.67
Sam Turner & Sons	Bolts and washers to fit bench	19.11.25		9.74
Safety Signs 4 Less	Replacement sign for Low Green parking	19.11.25		56.10
Staff/HMRC/pensions	November wages inc tax and pension	25.11.25		7885.97
BNP Paribas leasing	Kubota mower	16.11.25	DD	456.00
L Marley	Agriplus 2 x 500g grease cartridges	18.11.25		12.00
L Marley	Screwfix lock nuts and screws	24.11.25		16.68
<i>invoices received after agenda issued</i>				
G Ward	Bench (paid for by resident 2.9)	26.11.25		870.00
Alan Dale	Digging graves 4 th and 7 th November (paid for from payments made from funeral directors 26.11)	2.12.25		800.00
		TOTAL		£12793.48

25.134 To approve budget and precept demand for 2026/2027

The Clerk had circulated information on the budget position and forecast together with a suggested precept allocation. Councillors discussed the suggested budget and RESOLVED, due to pressures and requirements for the storage facility and Cooks Memorial Garden that the precept was to increase by just under 3% to £190,000. **ACTION: Clerk**

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, 13th January 2026 7pm at the Discovery Centre.

Signature

Date

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