

GREAT AYTON PARISH COUNCIL

Minutes of the monthly Parish Council meeting held at The Discovery Centre on Tuesday 4th November 2025 7pm.

Present: Cllr Blackmore, Cllr Greenwell, Cllr Greer, Cllr Kirk (Chair) and Cllr Mason.

In Attendance: Angela Livingstone (Clerk), Lee Marley (Cemetery and Services Superintendent), Cllr Moorhouse (NYC Cllr), 3 residents.

25.114 Apologies for absence Apologies for absence were received from Cllr Baylin and Cllr Healy Dufosse-Belton. The reasons for absence were accepted. There were no declarations of interest.

25.115 Minutes from the Parish Council Meetings held on Tuesday 7th October 2025.

It was RESOLVED to APPROVE the minutes of the Parish Council meeting held Tuesday 7th October 2025 as a true and accurate record. Minutes were signed by the Chair.

The Chair invited residents in attendance to bring forward any concerns and the following matters from the agenda were discussed out of order.

25.116 Police issue

25.116.1 The owner of an Indian takeaway in the village informed that she had hoped that the Police would attend the meeting and would investigate. She advised of issues with her neighbour sending the Police to her business advising them of fighting. There was no fighting, and the business had a good reputation. Her staff were stressed with the Police questioning and she asked for support from the community, she was considering closing the business which had 10 employees. It was agreed that the takeaway had been in the location for a substantial time and the neighbours had been aware of the business when they moved into the property. Parish Councillors gave advise on speaking with the Police on the matter.

2 residents left the meeting.

25.118 Allotments

25.118.1 A resident involved with the Allotment Implementation Committee gave updates. She informed that a decision on the planning application was not expected until well into next year. It was agreed that this would pass the deadline for the COF grant, despite requesting an extension on this it had been found that there was no mechanism to extend the timeline for the grant. Therefore, the grant monies would not be achieved and the only funds available would be the match funded monies which the Parish Council held. It was hoped that Highways would approve a way forward. S106 monies would be available for the compensation for the loss of land. It was advised that additional fundraising would commence. The idea of a charitable group with the Parish Council as a Trustee was being looked at. Cllr Moorhouse informed that she had spoken with the Planning Department and found that there were still many items required which were holding up the application from both the developers and planners. It was felt that the community needed to be informed that the COF grant was not attainable due to the timeline but that other avenues were being explored, and fundraising was to continue. It was advised that there had been an offer of a free summerhouse, this had been an item which had been considered to be purchased for the Community Garden. It was asked if permission could be given for this. The Clerk informed of the need for this to be an application from the plot holder and treat as a normal allotment tenant requesting a structure. It was advised that an Allotment Association AGM was being held on 6th November and that the problem of rats emanating from the proposed Community Orchard would be discussed. It was hoped that new members would be attending and that they would help with work to the plot.

1 resident left the meeting.

25.116 Police report - 25.116.1 discussed earlier in the meeting.

25.116.2 1st–30th September- ASB Personal: 3 (Social Media Related/Horse Riding), ASB Nuisance: 7 (Off Road Bikes/Car Parking/Neighbour Issues), ASB Environmental: 1 (Littering), Residential: 3 (Sheds detached from the dwellings on Roseberry Crescent), Theft (including from shops): 2 (Personal/Bilking), Violence Against the Person: 4. Total This Period: 20. No police report received for October.

25.116.3 The Chair informed of concerns within the village with many youths congregating and creating issues at the Co-Op, convenience store and at the museum, the Police had been called. Cllr Blackmore advised of an increase in youths in the alleyway throwing food and rubbish. She believed that there were a group from the village aged 11 to 12 years old along with friends met from Stokesley Secondary, she had not witnessed the offences and not reported anything. All in attendance were encouraged to report any matters to ensure that concerns were logged and a picture built. Cllr Moorhouse informed of a Police session at the Discovery Centre on 24th November at 10am.

25.117 Report from NYC Councillor – Cllr Moorhouse informed that there was a large spend on care and adult services, but that North Yorkshire Council had been rated joint third in the whole country with 81 out of 100 points. She confirmed that issues highlighted by residents and the Parish Council regarding hedges and grass cutting had been looked at and it was agreed that the Parish Council did not own or maintain the areas. There were other areas maintained by the Parish Council on behalf of NYC, these were well kept and cut on far more occasions than the payment required. Cllr Moorhouse advised that NYC would only cut hedges where there was a danger. They would not just cut to ensure this looked smart. The Parish Council discussed the three issues which had received complaints from residents including grass next to 149 Newton Road and hedges in front of bungalows on Guisborough Road and behind 37 Easby Lane and agreed that a precedent could not be set where the Parish Council were expected to cut all areas. The other concern regarding a lack of road sweeping which was blocking drains was discussed and Cllr Moorhouse informed that this was a known concern and if there was a safety matter then sweepers would be sent, she was still progressing this.

Cllr Moorhouse left the meeting.

25.118 Allotments – 25.118.1 discussed earlier in the meeting.

25.118.2 Update on COF application and Allotment Implementation Committee – It was agreed that the formal committee who had been dealing with the application and implementation could not achieve what it had been set up to do, therefore the committee was no longer required and would be defunct. If a new committee was required in the future this would be organised.

25.118.3 Allotment current matters report provided – **GAPC Team** had stated a concern of increased needs for rat poisoning on the allotment, mainly centred around the proposed Community Orchard due to the overgrown garden and due to tenants with too many chickens. **Complaint** Fire on plot 61a/c left unattended 30.10. **Issues on allotments** Fly tipping on allotment site following gates being locked 11.10, Wooden gate post damaged at gate 21.10, Glue in gate lock part replaced to fix. The team had cleared a lot of the fly tipping and moved heavy stones to block the gap where the post was damaged, and a new part had requiring purchasing for the lock. **Gardens vacated** 69a2 **Requests for gardens to rent** New requests for allotments processed following Facebook post on vacancies, three still to allocate – Plots rented this month - 10a, 23b1, 45a/b, 60d, 62b, 69a2. All payments had now been received for all allotments for the year, a huge improvement from 2 years prior when there were many payments chased until the new year. £12 was still outstanding from 38a/39a. **Requests from tenants** Requests for keys for new gates from a number of tenants. Request from new tenant on 62a2 to erect small shed and have 3 chickens – **Approved**. The Clerk reminded that a quarterly inspection was due and would be organised, this would include looking at the number of chickens on plots. Mr Marley informed that he was aware that Great Ayton was the only allotments where rat treatment was included and this could be added to rent costs for those with chickens or gardens which would attract rats.

ACTION: Clerk

25.119 Lease approval

Village Hall and Yatton House lease – awaiting further instruction.

25.120 Planning Matters

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

Application ref / Address	Description of Works	Parish Council responses
ZB25/01679/MRC 73 Wheatlands	Removal or Variation of a Condition 2 to previously approved application ZB24/00290/FUL (Proposed single storey side extension as amended 6 March 2024)	No representation required.
ZB25/01666/FUL 68 Roseberry Crescent	Construction of a single storey side extension and install 2 No. roof lights. Changes to windows.	Concerns were shown on the planning portal of the need to control working hours to ensure that the hours works were not replicating unsociable hours noted during works at no. 70.
ZB25/01745/FUL Langbaugh Hall	Retrospective application for the change of use of agricultural land to footpath for Occupants of the hall and 4 No. holiday lets.	No representation required.
ZB25/01814/FUL 28 Rosehill	Proposed bay window extension.	No representation required.
ZB25/01913/FUL 31 Langbaugh	Application for single storey extension to rear and new roof to existing rear offshoot.	No representation required.

Application ref / Address	Description of Works	Parish Council responses
ZB25/01868/TPO 7 California	Application for works to a tree subject to a Tree Preservation Order 1997/06 - Horse Chestnut	No representation required.
ZB25/01962/FUL Hillrise 24 Linden Road	Proposed Single Storey Rear Extension with Roof Terrace, Demolition of detached garage and new proposed detached garage.	Concerns were discussed of the new terrace overlooking properties at a lower elevation. Cllr Greer was looking at this further and the Council would comment if required.

25.120.2 Planning decisions by LPA – Noted

Planning Ref/Address	Description Of Work
ZB25/00172/FUL Cobb House 18 Easby Lane	Demolition of existing dormer bungalow and double detached garage and construction of a replacement one and half storey dwelling with attached large double garage The decision on this proposal was: Granted .
ZB25/01651/FUL 110 Roseberry Crescent	Proposed pitched roof over existing garage, part conversion of garage to form habitable room, single story rear extension and render to all elevations. The decision on this proposal was: Granted .
ZB25/01419/FUL 37 Roseberry Crescent	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. The decision on this proposal was: Granted .

25.120.3 NYC/ NYMNPA Planning Application Withdrawn

PLANNING REF/ADDRESS	DESCRIPTION OF WORK
NYM/2025/0442 works at land within and near Lamb Close Plantation, located east of the railway line, Great Ayton	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. The above planning application has now been withdrawn

25.121 Correspondence and Information from Clerk

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

25.121.1 Correspondence for discussion-

From	Details
Residents	Requests for grass cutting 149 Newton Road and hedge cutting rear of 37 Easby Lane and Guisborough Road, answers received from NYC, and discussed earlier, this was not the responsibility of GACP.
NYMNPA	Public rights of way route prioritisation – details of paths identified within Easby passed to Cllr Moorhouse.
NYC	Details of £7 million mayoral investment in Movement Activity and Sports fund. The Clerk suggested that this may be of use for Playpark equipment and she would progress. ACTION: Clerk
Leven sub catchment group	Next meeting 25 th November Stokesley Town Hall. Cllr Mason attending.
Resident	Query if signs on Low Green can be enforced as some campers still not complying. It was agreed that the signs had improved matters, there had been some vandalism to signs with one now missing, the Clerk was instructed to purchase a replacement. ACTION: Clerk
Resident	Concern re unauthorised parking St Margaret Clitherow Catholic Church, request support. It was agreed that there was a lack of parking but that the Parish Council could not be involved as the church had private land for parking. Clerk to advise. ACTION: Clerk
Great Ayton Methodist Church	Request for permission for Good Friday 2026 Walk of Witness. Approved. Clerk to confirm approval. ACTION: Clerk

From	Details
Resident	Request for support to protect ancient oak trees and ridge and furrow field at development between Langbaugh Grange and Allotments. It was discussed that there was no planning application at present to look at, Clerk to inform resident that they could see if they could apply to protect trees. ACTION: Clerk
NYC Environmental Protection	Complaint re fire at allotments. Clerk spoke with NYC officer and there would be no further investigation. Parish Council to ensure tenants were reminded that due to the large number of plots, there was the need to be mindful of the impact of fires on local residents. ACTION: Clerk

25.111.2 Correspondence for information

Resident	Query if Race Terrace within conservation area
Resident	Thanks for reinstating the Waterfall Park sign
NYC	Road closure information to install new gully Arthur Street 15-16 October
Contact form	Query re Cooks Cottage information on website
Ingleby Greenhow PC Cllr Sutcliffe	Thanks to GACP for highlighting the road sweeping issues faced with NYC
National Trust	Update on works on Cliff Ridge path, Roseberry Topping commencing 3.11
NYC	Road restrictions Guisborough Road 9 th November 10:30 to 11:30 for Remembrance Parade
Resident	Report of tree branch snapped Marwood Drive – GACP team removed
Great Ayton Twinning Assoc	Information on French Themed meal 5.12
Resident	Report of footpath erosion opposite Stokesley Butchers – reported to and inspected by NYC and they have no concerns. Report of Willow tree branch in river – reported to Environment Agency they are contacting owner
Resident	Report of top rail missing and nails sticking through on white bridge nr Conservative Club – NYC informed and erected closure notices until works can be completed
Resident	Report of poor condition of steps to grass area on Wainstones Close – NYC informed and have inspected and inform no actionable defects present, deemed fit for purpose, structurally sound, and not at risk of collapse. But some cosmetic deterioration was noted, and remedial work has been ordered to address this.
Resident	Complaint re condition of Cemetery
Residents - benches	Benches - Request to have a commemorative bench Low Green looking towards Marwood Drive – ordered. Request 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.

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

Item	Information	Action / Comments
25.122.1 Village Appearance and concerns	Waterfall Park	Information being collated for refurbished panel. Victorian Urinal proposed fencing to the rear still awaiting costs.
	Low Green	One overnight parking sign taken and one sign damaged on Low Green.
	High Green	Allotment Association large bench irreparable and to be removed, to consider new memorial bench.
	BUGs group	Meeting with Open Spaces working party on 26 th November at 2pm
25.122.2 Facilities	Yatton House	Options for larger storage building sent to Cllrs. To progress. Awaiting final quote.
	Play Area	No update on fundraising. £2458 in GACP account. Fundraising continuing.
	Public Convenience	Painting quotes still to progress, new toilet roll dispenser ordered for disabled toilet.

Item	Information	Action / Comments
	Captain Cook Memorial Garden	Costs for paving still awaited from some companies to progress. Cllr Greer and Cllr Mason felt that the area had some loose paving but that the costs received were not warranted. It was felt that some remedial work was possible to repair the paving and the Chair would speak with a local handyman for a cost. ACTION: Chair
25.122.3 Village Events	Remembrance Sunday Christmas events	Road closure on Sunday 9 th November. The Chair reminded of the need to attend the hall by 10.30am if attending the parade. Delivery / erection of tree was booked for High Green 1 st December – Gary Frankish cost £370 – Approved. Carols on the Green Friday 19 th December 2025 at 7pm. Councillors to support on the night with the donation collection and handing out hymn sheets.
25.122.4 Website/Social Media		Update on progress with website/Values & Mission statement/Social Media. Meeting organised to discuss the website/emails, new IT policy, Risk Management Policy and Business Continuity policy. ACTION: Clerk/ Cllr Mason / Cllr Healy Dufosse-Belton
25.122.5 Any update from Parish Councillors or the GAPC Team	Great Ayton Discovery Centre Traffic concerns update Community Volunteering events	Report for October / November received Information on Sat Nav, signage and routing of HGVs through Great Ayton. Cllr Mason noted that signage was in place advising HGVs to use different routes. To progress litter picking events. The Clerk informed that she had requested some litter picking equipment from NYC which she would chase, and Cllr Mason was to progress hosting an event. Mr Marley informed of issues with the flagpole outside of the Discovery Centre. He had struggled to remove the Yorkshire flag which had been getting caught in the holly trees and was destroyed. Clerk to request the Discovery Centre to have the trees cut. Mr Marley to cordon off the area and take down the flagpole when the centre closed on a Monday to oil the pole to see if this improved the mechanism. ACTION: Clerk / Cllr Mason ACTION: Clerk / GAPC Team

25.113 Financial Reports

To receive and approve items on the Accounts Report. Receipts and Payments to 4th November 2025 were **AGREED** as **RECEIVED** and it was **RESOLVED** that the payments list be signed as approved in accordance with Financial Regulations.

25.123.1 ACCOUNTS REPORT

Receipts

Paid From	Description	Date	Amount £
Allotment tenants	Rents	To 30.10	6470.37
	Key deposits	To 28.10	820.00
Stoddard	Dunning memorial plaque	6.10.25	50.00
Southall	Plaque	13.10.25	50.00
M&B Rea	October fees	28.10.25	190.00
		TOTAL	£7580.37

Payments

Paid to	Description	Date	Amount £
UK Fuels Limited	Grasscutting fuel and van diesel	28.9.25	DD 131.11
Studio Botez	website /email maintenance	1.10.25	316.80
North Yorkshire Council	Advance monthly bin collection charges	1.10.25	DD 86.69
Nat West	bank charges 20.8-3.10	4.10.25	DD 19.25
A Livingstone	SLCC PIALC internal audit training	8.10.25	144.00

D&E Lloyd Locksmiths	10 keys for allotments	8.10.25	126.00
D&E Lloyd Locksmiths	10 keys for allotments	9.10.25	126.00
Valda Energy	electric parish centre and cemetery	12.10.25	DD 29.78
A Livingstone	Poppy shop poppy/donation Remembrance Sunday	13.10.25	50.00
D&E Lloyd Locksmiths	12 keys for allotments	14.10.25	151.20
D&E Lloyd Locksmiths	8 keys for allotments	15.10.25	100.80
A Livingstone	Bunzl - smart one toilet dispenser - disabled toilet	15.10.25	111.49
Initial	3 hygiene units toilets annual charge	15.10.25	80.59
Lex Autolease	Van lease	16.10.25	DD 473.67
UK Fuels Limited	grasscutting diesel	19.10.25	DD 50.37
D&E Lloyd Locksmiths	lock cylinder for glued lock	24.10.25	108.00
Valda Energy	public toilets electric	24.10.25	DD 49.85
BNP Paribas leasing	Kubota mower	16.10.25	DD 456.00
Staff/HMRC/pensions	October wages inc tax and pension	25.10.25	7,885.97
Yatton House	Electric usage cabin 12.3 to 24.10	24.10.25	260.09
Maynards	26ft spruce Christmas tree	24.11.25	490.00
Hope Education	30 toilet rolls	30.10.25	151.14
A Livingstone	Amazon 2 x ratchet loppers (added after agenda issued)	3.11.25	67.18
		TOTAL	£11465.98

25.123.2 Budget consideration

To consider items required on the budget in advance of the precept demand in December.

The Clerk informed of the need to include funding for a tree survey and works to trees, to include the trees behind the village hall. GACP team to look at the trees here to see if these could be cut safely by the team.

Funds to be included for the purchase of a suitable storage unit with a cost of around £20,000 to ensure that there was secure storage which supported the current H&S concerns. Councillors to inform if they felt any additional items needed consideration.

ACTION: Councillors / Clerk

25.124 Meeting Dates for 2026

The Clerk informed that the first Tuesday of the month fell on the following days in 2026. 6th January, 3rd February, 3rd March, 7th April, 5th May, 2nd June, 7th July, 4th August, 1st September, 6th October, 3rd November, 1st December.

It was agreed that due to bank holidays some dates would change, and the following dates were agreed for 2026 - 13th January, 3rd February, 3rd March, 14th April, 12th May, 2nd June, 7th July, 4th August, 8th September, 6th October, 3rd November, 1st December. Clerk to inform the Discovery Centre of the booking.

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, 2nd December 2025 7pm at the Discovery Centre.

Signature

Date

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