Grindon and Thorpe Thewles Parish Council

Minutes of the Parish Council Meeting held on Tuesday 8th April 2025 at 6:30pm in Grindon Parish Hall, Thorpe Thewles.

Present: Cllrs. Davies (Chair); Gillson; Hamblett; McGee and Rees
In Attendance: C. Chapman, Clerk; Ben – Vane Arms; 8 residents

1. **Public Forum:**

Vane Arms.

Ben (Vane Arms) attended regarding his management plan regarding use of Vane Arms.
Cllr Rees queried amplified/live music vs background music; Ben advised former was licensable whereas latter was not and hence the distinction. Ben advised he would not have background music in the garden, except for ad-hoc events.
Cllr Gillson queried ball games being banned but reviewable every 3 months. This was a particular issue for residents. Ben advised that ball games were not a licensable issue so happy to work with residents on the issue as long as manageable by staff, proposals for table layout would help mitigate use of ball games.
A resident asked about training of staff, to manage circumstances and how they approach users and narrative to be used. Ben set out how this would be managed.
It was noted that some behaviours of users and their children although unfortunate but could not be controlled. Ben advised he will continue to work with residents to seek to best manage the position.
Ben also advised tables were being set out to try and mitigate / prevent noise and ballgames.
Ben confirmed he was happy for residents to contact the pub if there are issues, emphasized respect on both sides would be the focus.
A resident suggested amending wording on web site to state no ball games in beer garden and for users to respect neighbouring properties. Ben agreed and would look at this.
Cllr Gillson asked if the management plan would be extended to cover the keeping of records od noise and other issues. Ben happy to amend as records are maintained.
A resident raised parking, it was acknowledged this is an issue not directly in control of Vane Arms.
Ben advised he had 88 inside covers and 22 covers on the decking.
A resident raised disruptive deliveries which Ben thanked the resident for and will take up.

A resident raised an issue about the bus not stopping due to parked cars and hence her son was not allowed to get off and was taken to Sedgefield and had to walk back to the village. It was **agreed** Clerk to ask Stockton Council if bus stop signs could be painted on the road.

A resident mentioned Astral Park / Mandale Homes and the Chair advised that they now have 12-months to comply with planning inspectorate decision; and had contacted Stockton Council to understand next steps. The Parish Council will chase Stockton Council to seek to ensure they enforce actions.

A resident raised the volume and speed of traffic along Durham Road south, including the solar farm traffic.
Agreed: clerk to raise with Stockton Council and Speed Watch again.
Agreed: clerk to contact Solar Farm site management regarding lorries speeding and ask if they can address and invite them to the next meeting. Also to pick up underpass flooding / mud on road

A resident raised Durham Road hedgerow along Henley Drive that was taken down and was poorly reinstated with dead twigs/plastic tubing. **Agreed** Clerk to raise with SBC planners and Homes by Carlton.

A resident raised A177 / Wynyard Road junction and accidents. The junction is poorly marked and speed high at that point and is also a pedestrian crossing and national cycleway route. **Agreed** for clerk to raise with SBC

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highways and ask for a review of the accidents and potential for cameras or other calming measures / speed controls. Suggested 50mph all along that route may help.

2. **Ward Councillors report:** Apologies were received from Cllr Gardner, there was no update on issues.

3. **Apologies:** Apologies were received, and accepted, from Cllr Moffat.

4. **Declarations of Interest**: No declarations of interest were received.

5. **Minutes of** the Parish Council meeting held on ***Tuesday 11th March 2025*** were proposed by Cllr Hamblett and seconded by Cllr Gillson. It was resolved to accept the minutes as a true record.

6. **Matters Arising**: **i) Astral Park.** The planning inspectorate response was noted.

7. **Maintenance Committee Report:** Cllr Gillson provided a brief update noting village signs now installed. Planters have been cleared and will be replanted in May. **Agreed** Clerk to approach Fishburn and Wolviston to ask who does their planters.

8. **Personnel Committee Report:** No issues to report.

9. **Social Activities Committee report:** Cllr Gillson provided an update. Pie and Pea bingo well received and next night is English Wine event on 6 June.

10. **Financial Reports.** The financial reports were noted.
The draft AGAR was noted, and the clerk will seek to secure an auditor to review this and the accounts.

Financial Transactions 4 March – 31 March 2025

Receipts: **£**

Pie and Pea Bingo Sales	530.00
TOTAL	**530.00**

Payments:

Bank Service charge	6.00
Clerk Salary Jan-March	551.80
HMRC Paye payment Jan-March	368.00
Reimburse J Gillson – English Wine night	837.86
Reimburse N Settle – Easter Egg hunt items	122.06
TOTAL	**1,885.72**

11. **Training Opportunities:** No new opportunities identified.

12. **Planning:** The following applications were reviewed.
25/0390/VARY Development Land Stoney Wood Drive Wynyard. Section 73 application to vary condition no1 (Approved Plan) of planning approval 22/2561/REM - Reserved matters application for the appearance, landscaping, layout and scale for the erection of 130 dwellings to include associated infrastructure works.

Noted. No comments to be submitted

25/0493/RET Retrospective application for the change of use from agricultural building to a dwellinghouse (C3) Iris Gardens, Thorpe Leazes Lane, Thorpe Thewles Note – application states Simon (SBC planning) said approval should not be an issue as already within approved curtilage – change is a change in design

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Noted. No comments to be submitted noting prior discussions on this application.

25/0245/VARY Section 73 to vary conditions no2 (Approved Plans), no3 (Soft Landscaping), no4 (Soft Landscape Management), no5 (Arboricultural Impact Assessment), no9 (Construction Traffic Management Plan) and no10 (Construction, Decommissioning and Management Method Statement) of planning approval 20/2131/FUL - Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm) with associated equipment and infrastructure. Hell Hole Farm, Hell Hole Lane, Thorpe Thewles

Noted. Point of access was debated. No comments to be submitted.
Post Meeting Note: The planning application Traffic Access/ Highways Plan states… HGV's access the Durham Road site directly from the A177, north end, avoiding the village. They exit onto the A177, large vehicles turning north towards Sedgefield. The anticipated number of vehicles per day is peak 10 HGV movements per day (5 in, 5 out)/ The site construction duration is 16 weeks.

25/0650/PAPR Fulthorpe Farm Wynyard Road Thorpe Thewles Stockton-on-Tees TS21 3JQ, Prior notification for the alteration of an existing private right of way.

Noted. No comments to be submitted

13. **Items of Concern to Councillors:** The schedule of prior items was reviewed.

Cllr McGee referenced water flowing on Durham Road past Henley Drive and wondered if a pipe had broken **Agreed** Clerk to take picture and send to Northumbrian Water

14. **Communications** It was agreed to repost how to report parking issues and speeding cars, and encourage residents to report issues.

15. **Date of Next Meeting:** The next meeting of the Parish Council will be held at 6.30pm Tuesday 13th May 2025 at Grindon Parish Hall, commencing with the Annual Meeting and proceeding to the General Meeting. Noting poor numbers in prior years the AGM will be held at the same. Clerk to ensure residents are notified.

Meeting closed at 8:05pm

Minutes Authorised By:
Minutes Seconded By:

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