

EPPLEBY PARISH COUNCIL

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Eppleby Parish Council, c/o 14 Twinsburn Road, Heighington, Co. Durham, DL5 6RL

DRAFT MINUTES

DRAFT Minutes of MEETING of EPPLEBY PARISH COUNCIL on 6TH JANUARY 2026 held in Eppleby Village Hall.

PRESENT: Councillor A. Allum (AA) (Chairman)
Councillor P. Dowson (PD) (Vice Chair)
Councillor A. Burnett (AB)
Councillor A. Simpson (AS)
Councillor D. Burrell (DB)

In Attendance: Jenny Pears (Clerk)
Residents

06-01-26/01 APOLOGIES FOR ABSENCE **ACTION**
Councillor A. Thompson (AT) – North Yorkshire Council. – **ACCEPTED**

06-01-26/02 DECLARATIONS OF INTEREST
Councillor P. Dowson (PD) declared an interest in item 7.

06-01-26/03 MINUTES OF THE MEETING HELD ON 4th November 2025
RESOLVED - That the minutes of the meeting held on 4th November 2025 are confirmed as a true record and signed by the Chair.

06-01-26/04 NYC Rural Housing Enabler – Rachel Tait
RESOLVED – AA Introduced Rachel Tait, the NYC Rural Housing Enabler and her colleague Holly Watson. Rachel was invited following discussions at the November meeting, during which residents expressed an interest in developing a proposal to look at the housing needs of the village. Rachel explained her role within the team at NYC. She can help the parish establish whether there is a need for affordable homes in the area. They do this using a Housing Needs Survey which has no cost to the Parish Council. She will work with Eppleby and neighbouring villages to collect the data. The Parish Council agreed to proceed with the survey. Rachel indicated this will be available in March. It was agreed that AB will work with Rachel and residents to take this forward. Councillors agreed that the neighbouring villages to include in the survey are Caldwell and Fawcett. AA will contact the Parish Councils before Rachel makes contact. **AB/AA**

The order of the meeting was changed as agreed by the Chair. Agenda Item 7 was brought forward.

06-01-26/07 PLANNING APPLICATIONS and DECISIONS NOTICES
RESOLVED – PD moved to sit at the back of the room and did not participate in this agenda item. AA gave an update on his meeting with NYC planning and how consideration is given to observations submitted to planning when reviewing planning applications. Parish Councils have questioned their role as they feel it is a tick box exercise and their observations are not acknowledged or considered. The Parish Council will continue to share their observations however they do not have the impact that others perceive. AA gave an overview for ZD25/00653/PIP - Permission in principle for

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proposed residential development. He believes the land/farm is owned by PD's parents. As of November, the Parish Council had not received or knew of the outline application. This has all then progressed quickly and since the November meeting. As of 15th December 2025, an outline application has been received from NYC planning. AB did share his frustration in the timing of the application. The Parish Council discussed working with the community to put a proposal together in preparation for future planning applications and had anticipated that this would have been progressed before any applications had been received.

AA shared that he was supportive of the application in principle but had some observations. Councillors discussed the drainage issues at West Lane. They are concerned that Highways are allowing direct access to the current roads from each plot. The development will increase traffic and speeding through the village. Residents shared the concerns as there have been a number of accidents and near misses around Rose Cottage and properties near the proposed site. Residents asked if a footpath and lighting could be installed as there is nowhere for pedestrians to walk. A resident said the application is outside of the red line. This is an historic boundary but is no longer considered. AS shared his observations and suggested calming measures should be installed and this be at cost to the developer. The line of site on Plot 4 from the upper floor of this property cannot look into the west facing lower windows of Rose Cottage. Clarification is required on what "self-build" is? Are all 5 properties to be built to one standard by the developer? It was asked if bungalows could be built. Clerk has received observations from residents via email who were unable to attend the meeting. The emails had been shared with Councillors prior to the meeting. Clerk will draft a response to Planning and share with Councillors before submitting. Clerk can share observations with Planning from residents but did suggest that they should submit themselves. Residents did ask if the Parish Council could do more with speeding through the village. Clerk will always raise any issues with the relevant departments/agencies and suggested that residents do the same. If both residents and the Parish Council raise issues it ensures that we are doing everything we can as a community. A resident suggested looking into community speed watch. Councillors asked Clerk to look into this.

Clerk

Clerk

06-01-26/05

UPDATES FROM MINUTES OF 4th November 2025

RESOLVED – No update/change on the two main issues of transportation to Middleton Tyas School and the issue of children in Eppleby being allocated 3 different schools under the home to school transportation policy still remains unresolved. AA has looked into replacing the goal posts and shared costs, quoted £951.00. Clerk has contacted AT and asked if the costs could be covered using locality budget. AT said that the 25/26 has been spent but Eppleby will be at the top of the list for the 2026/27 budget. The vegetation growth on the footpath still needs cleaning. Clerk followed this up with Street Scene at NYC, they passed the issue onto the housing team. Clerk has followed this up but they have not responded. Councillors discussed asking D Chapman to clean the path however it was agreed that this something that NYC are responsible for and should be carried out by them. There is no update on the ongoing flooding issues in the village. Clerk shared that Steve Barker has retired. Clerk has contacted Highways and the flood risk team to request a meeting. Clerk arranged for an annual inspection to be carried out, however this was more than initially quoted. The quote was for £274.00 and had gone up to £420.00 Clerk will get quotes from other suppliers before booking the inspection. AA was looking to repair the play park seesaw. The cost to repair seemed excessive and Councillors wondered if it would be more cost effective to replace it? AA will have another look at the costs. Clerk contacted AT to ask if this can be funded through the locality budget for 2026/27. Councillors agreed to park this for now and revisit in April time once the funding has been confirmed. Clerk has raised the issue of the tarmac melting/bubbling by the school and shop. As yet no update/response had been received.

AA/Clerk

Clerk

Clerk/AA

Clerk

Clerk/AA

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Clerk has followed this up and will follow up again. Councillors did raise that there are a number of roads that need re-surfacing in particular the south end of the village. Clerk will raise this with Highways. AS did ask that the Clerk request for the gullies to be cleaned out as there are regular flooding. Could the trees/hedges from Orchard House on the track to Caldwell be cut back and maintained? Residents raised that the path around the field edge had not been kept. The field has a new owner and they may not be aware of marking the paths. PD will have a word with them. The Christmas tree had been supplied; an invoice has been received and paid. The bench around the tree needs replacing and Councillors agreed that quotes should be sought. It was agreed that the Clerk should apply for a grant to cover the costs. Clerk still requires an additional quote for grant submission. PD and AA will get a quote to Clerk. There had been damage to Low Green and as agreed, D Chapman has repaired the damage. Residents asked if the dog waste bin on the entrance to New Road could be moved? The bin has been damaged by a vehicle and removed. Councillors agreed that it needs replacing. Clerk will get the costs from NYC and share with AA. AA will speak with the residents of the vehicle and ask for them to pay for the replacement. AA had been invited to a Chairs meeting with NYC Councillor Les. AA is unable to attend and no other councillors are available. Clerk will respond.

Clerk

PD

Completed

Clerk/PD/AA

Clerk/AA

Clerk

06-01-26/06

REPORT FROM NORTH YORKSHIRE COUNTY COUNCILLOR

RESOLVED – Clerk read out the October report from Councillor Angus Thompson (AT) as he was unable to attend the meeting. No update/change on the two main issues of transportation to Middleton Tyas School and the transportation for children attending secondary school. A copy of the report has been shared on the Parish Council Facebook page and website.

Completed

06-01-26/08

SPENDING AND FINANCIAL MATTERS

RESOLVED – The Clerk provided an overview of the finances since the last meeting. This was shared with Councillors by email prior to the meeting. The following cheque payments were approved and signed: Christmas tree - £120.00, Clerk invoice - £216.50, Barrell Creations - £137.47. Clerk had the Community Heartbeat Trust invoice on hold awaiting defib pads. AA confirmed it can be paid. Clerk will post cheque.

Clerk

06-01-26/09

TO DISCUSS ANY OTHER BUSINESS;

RESOLVED – The school bus pulls onto the grass near the school. There are tracks on the grass. Could the bus park further up away from the grass. AA will speak to the school to raise this.

AA

06-01-26/10

TO CONSIDER QUESTIONS FROM THE PUBLIC

RESOLVED – Covered in item 7.

06-01-26/11

DATE OF THE NEXT MEETING

The date of the next meeting was agreed to take place on **Tuesday 3rd March 2026 at 6.30pm** in Eppleby Village Hall.

The meeting closed at 8.00pm.

SIGNED: (Chairman) DATE:
