

Minutes of a meeting of Yarm Town Council held
 at
 Challoner House, Challoner Road, Yarm TS15 9DS
on Tuesday 13th January 2026 at 7pm
 Members of the public were invited to
 attend the meeting.

Yarm Town Council
 Town Hall
 High Street
 Yarm
 TS15 9AH

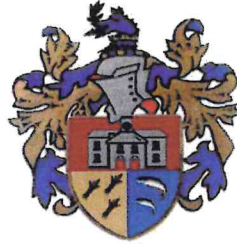
Yarm Town Council Ordinary meeting minutes

2026/14	<p>Notice of Meeting</p> <p>It was confirmed that public notice of the meeting was given in accordance with schedule 12, paragraph 10 (2) of the LGA 1972.</p>
2026/15	<p>Recording of Meeting</p> <p>In accordance with the Openness of Local Government Bodies Regulations 2014, photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted; the Chair will notify those present of this at the start of the meeting and ask whether they agree to be filmed, recorded or photograph.</p> <p>There were no objections raised</p>
2026/16	<p>Public attendance:</p> <p>With the exception of any item identified as containing exempt or confidential information under the Local Government Act 1972 – section 100A (4), members of the public (other than those prohibited from doing so) are entitled to attend this meeting and/or have access to the agenda</p>
2026/17	<p>To appoint a Chair in the absence of the Chair or Chair of Finance and Governance.</p> <ul style="list-style-type: none"> Chair and Chair of finance were both in attendance.

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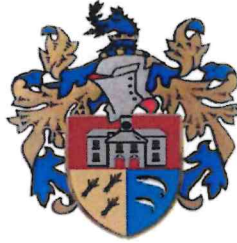
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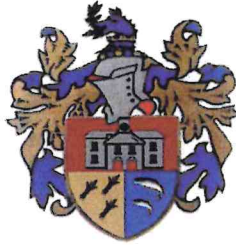


2026/18	<p>IN ATTENDANCE:</p> <p>Councillor Hazel Best Councillor Marje Blair Councillor Elaine Dodds Councillor Stephen Dodds (Minute taker) Councillor Stephen Nealon Councillor Christopher Neil Councillor Aiden Pybus Councillor Malcolm Palmer Councillor Jake Taylor (Chair) Councillor Yvonne Wallace (Vice chair)</p> <p>Pamela Danks minute taker</p> <p>Members' apologies received Councillor Yvonne Pybus Aiden Pybus Borough Councillor John Coulson Borough Councillor Andrew Sherris.</p>
2026/19	<p>Code of Conduct Declaration of Interest Dispensation</p> <ul style="list-style-type: none">No declarations of interest from members of any item were discussed.
2026/20	<p>To approve signature of minutes previous meetings:</p> <ul style="list-style-type: none">Ordinary meeting – Tuesday 9th December 2025. <p>Proposed: Cllr Malcolm Palmer Seconded: Cllr Stephen Dodds</p> <p>This document was signed on each page and dated by the Chairman to confirm that these minutes were a true and accurate record of the meeting held.</p>
2026/21	<p>Police Community Support Officer(s)</p> <ul style="list-style-type: none">There was no PCSO in attendance, Chair to ensure they are aware the meeting location has been changed.

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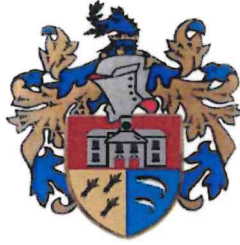


2026/22	<p>Council Finances Cllr Malcolm Palmer/ Cllr Elaine Dodds/ Cllr Jake Taylor/ Cllr Yvonne Wallace.</p> <p>The summary statement of accounts/ invoices paid and monies received were reviewed. Council policy is that all invoices and monies received are reviewed by two separate members of the finance committee and are all dually signed prior to any payments being made.</p> <ol style="list-style-type: none">1. CCLA statement. No update documents received since the precept meeting last week.2. Precept application form has been completed and will be sent tomorrow and have requested a 4.99% increase3. SAGE input is underway and reports should be available from February.4. <u>Internal auditor's quotes:</u> Only 2 companies have responded. Quote 1 was £3.5k per anum and Quote 2 is 2k per anum. The decision was reached to move forward against policy on this occasion and make a decision between these two quotes instead of the required 3 due to timescales and lack of responses. Decision reached to accept the company quoting £2k per anum who are locally based.<ul style="list-style-type: none">• Proposed – Cllr Jake Taylor• Seconded – Cllr Yvonne Wallace5. <u>WIFI in Town Hall & Heritage Centre.</u> Currently Virgin media @ £72 per month, they have offered us a 25% discount to agree to a further period. They have the best cover for that area of Yarm but will negotiate further to try to get more discount before agreement to contract.<ul style="list-style-type: none">• Proposed – Cllr Elaine Dodds• Seconded – Cllr Malcolm Palmer6. <u>NALC membership renewal.</u> This was discussed and it was recognised that this membership alongside others are normal and recommended for Councils, therefore membership should be reinstated.<ul style="list-style-type: none">• Proposed – Cllr Malcolm Palmer• Seconded – Cllr Elaine Dodds7. Election costs came in at £30K which was covered by £32k in reserves, we have again budgeted the same amount for this next FY.8. 20% of financial year remaining and 32% of monies remain including reserves.9. No exceptional costs are expected before the end of this FY10.
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<p>2026/23</p>	<p>Planning & Environment: Cllr Stephen Dodds/ Cllr Stephen Nealon</p> <ol style="list-style-type: none">1. Planning applications received were mostly domestic with nothing requiring objections.2. Shopfront applications for retrospective planning permissions were objected to as they are not in keeping with the rest of the High St.3. High Street improvement plans consultations completed yesterday, which will then be discussed further by Stockton, and we will be made aware of the outcome shortly after.4. New housing application for the area around the riding stables/ South Green Lane which is Kirk Levington, but we have objected to support them.5. Saving Yarm Petition Cllr Yvonne Wallace. <p>SBC have accepted the petition and there is a Council hearing on 21st January at 6pm for presentation of our objections. There is only a 5-minute slot, then they discuss it for 30 mins and vote. Public can attend but not contribute.</p> <ol style="list-style-type: none">6. Cllr Malcolm Palmer asked if there is anything more on the rumors of M&S building on Rugby field. Cllr Stephen Dodds advises this is rumor only at the moment.7. Yarm flood gate install & maintenance is underway and should be completed by end of this month8. QUOTE 2025/12: Grass cutting for 2026/27. 1 quote received and 2 others in progress, 2 others declined to submit quotes.9. Yarm river pontoons –Borough Council members not present but had sent an email with this information: SBC Leader Lisa Evans has informed the Borough Councilors that Divers had examined the Pontoons. She stated that she wants the Pontoons replaced and will speak with SBC Officers as they were not in favor of this course of action but she will continue with her recommendation.10. West Street riverside path gabions installation request –Borough Council members not present. Will be on February agenda11. Snaiths field: Play area renovation– Meeting with SBC to discuss concerns12. Service level agreements- Nothing to update as still collating13. Metal bench. QUOTE: 2025/34 Review quotes for remedial works on wording. Nothing to update this month14. The gates onto this field were removed some years ago and were not reinstalled. Get quotes to fabricate and reinstall QUOTE number 2026/1
<p>2026/24</p>	<p>Yarm Allotments: Cllr Yvonne Pybus/ Cllr Hazel Best/ Cllr Marje Blair/ Cllr Christopher Neil</p> <p>Chair of committee absent so nothing discussed.</p> <p>Cllr Elaine Dodds advises that 106 letters re 2026/27 annual rent have gone out.</p>

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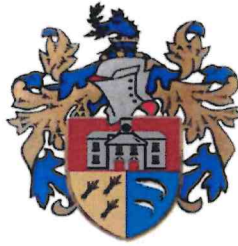
	<p>It was agreed that any future decisions re allowing new allotment users to have a year rent free should be brought to Council prior to decisions being made.</p> <p>Unclear on if new users given year FOC had paid their £100 security deposits, Cllr Malcolm Palmer to check incoming monies versus names of new holders to see if anything was received.</p> <p>Brickyard water supply turned off and the committee are to buy padlocks to secure the water taps to stop them being turned on by users.</p> <p>Manhole on Worsall Road is full of debris and needs clearing out before asking Northumbrian water to come and install a tap</p> <p>Brickyard has no water supply and toilet being manually filled with water from storage butts, the pipes in and around the toilet need to be properly lagged to stop freezing.</p>
<p>2026/25</p>	<p>Yarm Cemetery & Chapel – Cllr Hazel Best/ Cllr Marje Blair/ Cllr Christopher Neil/ Cllr Aiden Pybus/ Councillor Yvonne Pybus</p> <ul style="list-style-type: none"> • QUOTE 2025/15: Memorial Pet Garden. Not discussed. • QUOTE 2025/18. 2 x conifers in cemetery needing to be removed. Unable to remove them as both have preservation orders. Quote to be closed • QUOTE 2025/19. St Mary Magdelene Churchyard. Tomb restoration. No update on diocese requirements. Cllr Hazel Best to send documents to Cllr Stephen Dodds for review • QUOTE 2025/20: Yarm cemetery gates repairs. Cllr Stephen Dodds should have like for like quotes available for February meeting • QUOTE 2025/30: Chapel roof – Repairs needed. One side completed and the other will be completed shortly with flashings resealed. • Seating benches & planters donated, Cllr Stephen Dodds to send the pictures of these to Cllr Hazel Best • Cemetery parking bays – Cllr Stephen has had some ideas on these and will share with Cllr Hazel Best. • Memorial plaque installs. To all be one size with one rate charged. Rules & regulations/ application forms updated with the detail.
<p>2026/26</p>	<p>Leisure & Culture: Cllr Stephen Nealon/ Cllr Elaine Dodds/ Cllr Stephen Dodds/ Cllr Aiden Pybus/ Cllr Yvonne Wallace</p> <ol style="list-style-type: none"> 1. QUOTE 2025/31: Management of events. Boss Events will retain current prices for further year and remove retainer costs. <ul style="list-style-type: none"> • Proposed: Cllr Stephen Nealon • Seconded: Cllr Marje Blair 2. Yarm fair date will be confirmed in February meeting.

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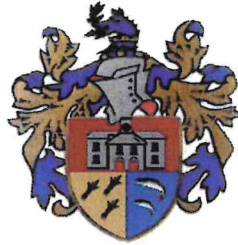
	<p>3. Remembrance Sunday 8th November. This years services will be enhanced in line with MoP's requests. Propose to read names on 11th November will liaise with RBL and update at February meeting</p> <p>4. Date for Christmas light switch on is ongoing as awaiting dates of events from SBC and Yarm School before arranging Yarm. Also asked SBC about props for this years event and am awaiting meeting date. Brass band booked for this event also and to ensure they are available have advised of the two dates being considered 29th November and 6th December</p>
2026/27	<p>Yarm Town Hall & Heritage centre: Cllr Stephen Nealon / Cllr Aiden Pybus/ Cllr Yvonne Pybus/ Cllr Jake Taylor/ Cllr Malcolm Palmer</p> <ol style="list-style-type: none"> 1. Anonymous letter received reference the volunteers, will be unable to respond until we know who to respond to. 2. Cllr Yvonne Wallace has collated a list of willing volunteers for the centre when it reopens. Volunteer agreements will be drafted for signature of each volunteer when appointed. Rota's for cover will be controlled by the committee. 3. QUOTE 2025/22: Review quotes - Accessibility issues with upper floor. Cllr Stephen Dodds informs that a lift install is definitely not an option but are investigating stairlift options and should have 3 quotes ready for February meeting. 4. QUOTE 2025/23: Review quotes - Town Clerk office area privacy & security screening. Nothing reviewed at this time as decisions still being reached on how to do this. 5. QUOTE 2025/24: Review quotes - Meeting table & chairs for upstairs floor. Cllr Yvonne Wallace has got quotes for flexible module furniture that can be adjusted depending on what use is required. Will bring costs to February meeting
2026/28	<p>Yarm Fellowship Hall. Cllr Jake Taylor/ Cllr Marje Blair/ Cllr Elaine Dodds/ Cllr Christopher Neil/ Cllr Yvonne Pybus</p> <ol style="list-style-type: none"> 1. QUOTE 2025/36: Change of names on lease document. Cllr Jake Taylor has a meeting with the members of the fellowship trustees to discuss these name changes required. 2. QUOTE 2025/37: Internal wooden bifold door repairs. The lease signed does have a full internal repair clause so any repairs will need to be funded by the trustees 3. QUOTE 2025/38: Exterior fencing repairs/ replacement. Cllr Stephen Dodds to obtain quotes for fencing repairs and repainting as this would be at the Councils expense.
2026/29	<p>Yarm Bowling Club Cllr Stephen Nealon</p> <p>Nothing to discuss</p>

10/2/26



2026/30	<p>Yarm Town Council – Policy & Document reviews/ agreements</p> <p>None of the documents requiring ratification were provided prior to the meeting but copies were given to all Councillors in their pack for this meeting.</p> <p>Decisions on accepting revisions and amendments to be made at the February meeting.</p>
2026/31	<p>Rate Payers representative questions.</p> <ul style="list-style-type: none"> No representative in place, awaiting applications. Post will be added to social media platforms to try to gain applications.
2026/32	<p>Adjournment - Questions From the Public</p> <p>Cllr Jake Taylor reminded everyone that there is a strict 3 minute per person in this section to ensure the meeting can be completed within the allotted time.</p> <ol style="list-style-type: none"> MoP 1 & 2: asked that we support them in objecting to the recent plans submitted for another housing estate. Objections had to be levied by today but SBC have assured those concerned that they will review all objections whenever received. Cllr Yvonne Wallace assured both that the Council were fully behind their project and had their own form of objection already in place. MoP 3: west street gabions were originally installed by the Teesside development fund (now long disbanded). MoP 3: asks who is speaking at the meeting with SBC on the 21st of January. Cllr Yvonne Wallace informs that she is the only person allowed to speak. Public can attend to listen. MoP 3; asks if YTC are going to advertise for nominations of who should turn the Xmas lights on this year. Cllr Jake Taylor will ensure this goes onto social media and the new website so we can review nominations and make a decision later in the year. MoP4: asks if the band D rate can be added to the minutes of the precept meeting published. Cllr Elaine Dodds will ensure that this is added to the financial TOR and regulations, also the standing orders.
2026/33	<p>Other items for information and consideration.</p> <ul style="list-style-type: none"> Nothing was raised
2026/34	<p>To confirm the date, time and location of the next YTC meeting:</p>

10/2/26



	<ul style="list-style-type: none">• Tuesday 10th February 7pm, Challoner House, Challoner Road, Yarm TS15 9DS
2026/35	<p>Motion to move to a closed session @ 20:30. As per Schedule 12A of the Local Government Act 1972.</p> <p>Due to confidential information being discussed which must only be heard by Council members & minute taker.</p> <p>As this was a highly confidential verbal update requiring no decisions, no minutes were recorded.</p>

10/2/26