



Yarm Town Council
Yarm Town Hall
High Street
Yarm
TS15 9AH

Minutes of Yarm Town Council ordinary meeting.

Held at: Challoner House, Challoner Road, Yarm TS15 9DS on Tuesday 14th April 2026 at 7pm Members of the public were invited to attend the meeting.

<p>ITEM 1 2026/94</p>	<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> <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> <p>Members of the public were in attendance.</p>
<p>ITEM 2 2026/95</p>	<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>

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<p>ITEM 2 2026/95</p>	<p>Cllr Yvonne Pybus stated that this meeting was being visually recorded via the building CCTV</p> <p>No objections were raised</p> <p>This legislation does state that we can now ask if there are any persons intending to record this meeting and therefore, we would ask that they please declare this intention before we proceed.</p> <p>No admissions of recording taking place were received.</p>
<p>ITEM 3 2026/96</p>	<p>Council meeting interruptions:</p> <p>Members of public were reminded that they cannot interrupt this meeting.</p>
<p>ITEM 4 2026/97</p>	<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.
<p>ITEM 5 2026/98</p>	<p>IN ATTENDANCE:</p> <p>Councillor Marje Blair Councillor Elaine Dodds Councillor Stephen Dodds Councillor Malcolm Palmer Councillor Yvonne Pybus Councillor Jake Taylor (Chair) Councillor Yvonne Wallace (Vice chair)</p>

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<p>ITEM 5 2026/98</p>	<p>Councillor Hazel Best Councillor Aiden Pybus</p> <p>Members’ apologies received Councillor Stephen Nealon Pamela Danks minute taker (ill) Borough Councillor Andrew Sherris Borough Councillor John Coulson</p> <p>Members absent Councillor Christopher Neil</p> <p>IT WAS RESOLVED: To accept all the apologies received for Councillors non attendance</p> <p>Councillors are reminded that notification of non-attendance at a Council meeting needs to be directly to the Clerk before the meeting commences.</p>
<p>ITEM 6 2026/99</p>	<p>Code of Conduct Declaration of Interest Dispensation</p> <ul style="list-style-type: none"> No declarations of interest from members of any item to be discussed were received.
<p>ITEM 7 2026/100</p>	<p>To approve signature of minutes previous meetings:</p> <ul style="list-style-type: none"> Extraordinary meeting – Tuesday 24th March 2026.

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	<p>Proposed: Cllr Yvonne Wallace Seconded: Cllr Elaine Dodds</p> <p>IT WAS RESOLVED: That these minutes were a true and accurate record,</p> <p>The minutes were duly 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>
<p>ITEM 8 2026/101</p>	<p>Police Community Support Officer(s)</p> <ul style="list-style-type: none"> • Cllr Jake Taylor reported the new community officer had sent their apologies and is aiming to attend the next meeting. No details of name of the PCSO were provided.
<p>ITEM 9 2026/102</p>	<p>Council Finances Cllr Malcolm Palmer/ Cllr Elaine Dodds/ Cllr Jake Taylor/ Cllr Yvonne Wallace.</p> <p>The print out of the Bank statement, SAGE report and CCLA investment statement for the month of March were provided showing all transactions and balances.</p> <p>Cllr Malcolm Palmer reported £53,052.00 in account when current council members appointed (August 2025) and £41,161.00 in councils account at end of 2025/26 financial year.</p> <p>Previous council claimed £12,000.00 in VAT, current council secured full £21,000.00 VAT application. Higher VAT level due to mayoral chains and election costs.</p>

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**ITEM 9
2026/102**

Cllr Malcolm Palmer reported expenditure within budget and March figures reconciled for whole year. YTC awaiting statement from CCLA (Investment Account) after which accounts will be sent to Accountant.

Cllr Malcolm Palmer confirmed:

- YTC precept application has been received in full and monies now in bank account.
- VAT reclaims will now be done quarterly going forward.
- A number of historic invoices outstanding from the previous council have now been addressed.
- Two unpaid allotment rent invoices (reduced from previous number of 10) and that the tenants have until the 2nd May 2026 to pay before further action.
- There is a temporary mobile phone for the Town Clerk, kindly lent by TTC, which is ready to collect.
- Stationery supplies are to be provided by Normans (Billingham) and the account is in the process of being set up.

FOR DECISION: Cllr Yvonne Wallace asks if the Social Media contract be extended by another three months (originally for six months).

IT WAS RESOLVED: By a majority show of hands that this contract can continue for another 3 months. Cllr Yvonne Wallace to notify Social Allies of extended contract.

Cllr Yvonne Wallace stated new website almost completed, Facebook followers now total approx. 700+ with approx. 214 Instagram followers. It was also confirmed that the Town Clerk would be

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<p>ITEM 9 2026/102</p>	<p>responsible for uploading posts in the future once the website is fully operational.</p> <p>Cllr Yvonne Wallace to look at provision for Yarm Businesses to be able to submit enquiries for promotional options on social media.</p> <p>Cllr Elaine Dodds reported that the Town Clerk, sourced via an agency, has resigned and this matter to be discussed further within the closed meeting section.</p> <p>MP/ED have arranged to meet NWL regarding water bills and meters for the Town Hall.</p>
<p>ITEM 10 2026/103</p>	<p>Planning & Environment: Cllr Stephen Dodds/ Cllr Stephen Nealon</p> <ul style="list-style-type: none"> • Planning Applications & Lists update <p>Cllr Steve Dodds reported no major applications validated only house holder applications.</p> <p>Housing estate plans– Appeal lodged with SBC regarding refusal of planning application for Land East of Holdenfields Farm Green Lane Yarm TS15 9PB ref: 25/1330/OUT. The appeal looking likely to be via a public enquiry.</p> <p>SD reported enquiries sent out for Fire Risk Assessments, door access system to the Town Hall and PAT testing ongoing.</p>
<p>ITEM 11 2026/104</p>	<p>Yarm Allotments: Cllr Yvonne Pybus/ Cllr Hazel Best/ Cllr Marje Blair/ Cllr Christopher Neil</p>

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	<p>Letters for non-payment of rent issued as per finance section.</p> <p>Cllr Yvonne Pybus updated the Council on the below:</p> <ul style="list-style-type: none"> • Awaiting progress of free door from Mr Paul Honeyman • Gate of allotment in progress from Mr Paul Blowman. • Confirmed that the Bait Room at Brickyard allotments has been PAT Tested. • Sourcing pole and flood light and will update at next meeting. <p>Cllr Elaine Dodds stated revised Allotment Rules and Regulations with solicitor – delay on their advice is due to solicitor on leave.</p> <p>Cllr Stephen Dodds confirmed that the roof material to Worsall road allotment shed is asbestos (Chrysotile), but under HSE guidance roof sheets are unlicensed and as such can be removed without the need for register/licenced asbestos removal companies. But there is strict guidance on how to deal with this type of material. This is to be discussed and course of action to be agreed at next meeting.</p>
<p>ITEM 12 2026/105</p>	<p>Yarm Cemetery & Chapel – Cllr Hazel Best/ Cllr Marje Blair/ Cllr Christopher Neil/ Cllr Aiden Pybus/ Councillor Yvonne Pybus</p> <p>Cllr Hazel Best reported the below: Some trees and bushes have been pruned. Discussed planter and seating proposals (images within packs). Agreed to review locations and planning implications.</p> <p>Cllr Jake Taylor stated that a resident on West Street had offered to pay for an arborist to address trees opposite their property. Cllr</p>

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	<p>Stephen Dodds reminded everyone that permission would be required from SBC prior to any works as the trees are within the curtilage of a Listed Building and within the conservation area. Enquiries have been sent to obtain a quote from arborists to prepare updated tree report which would be used as part of any future submission.</p> <p>Cllr Stephen Dodds meeting electrician on Wednesday 15th April 2026 to progress new lights for the Chapel, as agreed at previous council meeting.</p>
<p>ITEM 13 2026/106</p>	<p>Leisure & Culture: Cllr Stephen Nealon/ Cllr Elaine Dodds/ Cllr Stephen Dodds/ Cllr Aiden Pybus/ Cllr Yvonne Wallace</p> <p>In Cllr Stephen Nealon absence, Cllr Stephen Dodds read out the following statement: At present, the future of Yarm Fair is uncertain. Stockton Borough Council has indicated that it intends to withdraw its funding, which has been around £7,000.00. In response, the Showmen’s Guild has applied to extend the fair by an additional day. This will need to go through the proper process and may involve public consultation. The Showmen’s Guild will be meeting later this week to discuss their overall strategy, and I will provide an update once more information is available. At the moment, they report that the fair runs at a small loss, which they have previously absorbed. However, without council funding, it is no longer viable in its current form, which is why they are seeking to extend the duration.</p>

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	<p>Councillor Stephen Nealon is to ask why SBC considering pulling Funding.</p>
ITEM 14 2026/107	<p>Yarm Town Hall & Heritage centre: Cllr Jake Taylor/ Cllr Aiden Pybus/ Cllr Yvonne Pybus/ Cllr Malcolm Palmer / Cllr Stephen Nealon</p> <ul style="list-style-type: none">• Items from this section have been discussed earlier
ITEM 15 2026/108	<p>Yarm Fellowship Hall. Cllr Malcolm Palmer/Cllr Jake Taylor/ Cllr Marje Blair/ Cllr Elaine Dodds/ Cllr Christopher Neil/ Cllr Yvonne Pybus</p> <ul style="list-style-type: none">• No updates to record.
ITEM 16 2026/109	<p>Yarm Community support. Cllr Jake Taylor, Cllr Yvonne Wallace, Cllr Marje Blair, Cllr Yvonne Pybus</p> <p>Cllr Yvonne Wallace confirmed that trophies are available to buy. Cllr Jake Taylor requested YW to proceed with acquisition for first six. Winners to be added to new website.</p> <ul style="list-style-type: none">• <p>Cllr Elaine Dodds stated that the rules and regulations for the committee had not been ratified yet. Cllr Jake Taylor to send information regarding aims and objectives of committee to assist with drafting of rules and regulations/ TOR.</p>
ITEM 17 2026/110	<p>Yarm Bowling Club Cllr Stephen Nealon</p> <p>Cllr Elaine Dodds confirmed that YTC insure the building but YBC insurance the contents. YBC to provide copy of insurance cover of YTC records.</p>

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	Cllr Stephen Nealon to action.
<p>ITEM 18 2026/111</p>	<p>Yarm Town Council – Policy & Document reviews/ agreements</p> <ul style="list-style-type: none"> • FOR DECISION ON ADOPTION – Employee working time & overtime policy <p>IT WAS RESOLVED: By a majority show of hands by all Cllrs present that this policy is hereby accepted as ratified.</p> <ul style="list-style-type: none"> • FOR DECISION ON ADOPTION – Civic regalia policy <p>IT WAS RESOLVED: By a majority show of hands by all Cllrs present that this policy is hereby accepted as ratified.</p>
<p>ITEM 19 2026/112</p>	<p>Rate Payers representative.</p> <ul style="list-style-type: none"> • No representative is currently in place
<p>ITEM 20 2026/113</p>	<p>Adjournment - Questions from the Public In response to question from member of public:</p> <p>1.Cllr Yvonne Wallace confirmed the old website is still live, but once the new website is ready it will be updated.</p> <p>2- Asbestos Cllr Yvonne Pybus & Cllr Stephen Dodds to confirm programme to remove existing asbestos roof sheeting as previously noted.</p>

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	<p>3- Yarm Fair – will increasing duration of Yarm fair affect local businesses? Cllr Jake Taylor pointed out that some businesses in the High Street closed for the full week to carry out repairs/ maintenance/refurbishments, so extending the Fair should have minimal impact on businesses.</p> <p>4- Request for section on website where volunteers can register an interest in helping with events etc within the Town. Residents/volunteers can email town clerk address to register if they so wish.</p> <p>5- Allotments retained for Yarm residents only due to demand and fairness as other parishes have their own allotment provision for their residents.</p>
ITEM 21 2026/114	<p>Other items for information and consideration.</p> <ul style="list-style-type: none">• Nothing further was discussed.
ITEM 22 2026/115	<p>To confirm the date, time and location of the next YTC meeting:</p> <ul style="list-style-type: none">• Annual Parish meeting Tuesday 5th May 2026, 6.30pm at Challoner House, Challoner Road, Yarm TS15 9DS• Ordinary Council meeting Tuesday 12th May 2026, 7pm at Challoner House, Challoner Road, Yarm TS15 9DS
ITEM 23 2026/116	<p>Motion to move to a closed session. As per Schedule 12A of the Local Government Act 1972.</p>

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	<p>Due to confidential information being discussed which must only be heard by Council members & minute taker.</p> <ul style="list-style-type: none">• No minutes of this section of the meeting were taken due to the confidentiality of the items discussed.
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Minutes taken by Cllr Stephen Dodds.

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