

Galegarth, Gale Garth, Gale Road and Back Lane *by Robert Brech*

I found it strange (and interesting) that numbers 1 to 5 Gale Road run west to east from the Mitchell Lane junction but numbers 10 to 15 Gale Road run east to west (the opposite direction) from the other end. I also found changes over the years in the names of both Back Lane and Galegarth.

I have taken advice from residents of that area, I have searched the Alne Parish Council records in the County archive at Northallerton, I have examined the archive records that exist at County and Hambleton and, thanks to David Walker, I have had the loan of the historical deeds of number 8 Gale Garth.



Figure 1 OS Map 1911

The development of the initial Galegarth estate
(numbers 1-9)

- The area of the Galegarth development is broadly indicated by fields 286 and 287 as shown in the 1911 OS map in Figure 1 and by the old planning “plotting sheet” (Figure 2) which shows the two phases (1880 and 1762) of the development.
- Records of land sales go way back but we have to start somewhere and I have chosen 13-Dec-1933 when George Knowles sold fields 286 and 287 (with some other lands) to George Robert Kirby and Mary Kirby. On 15-Apr-1937 they sold on to another George,

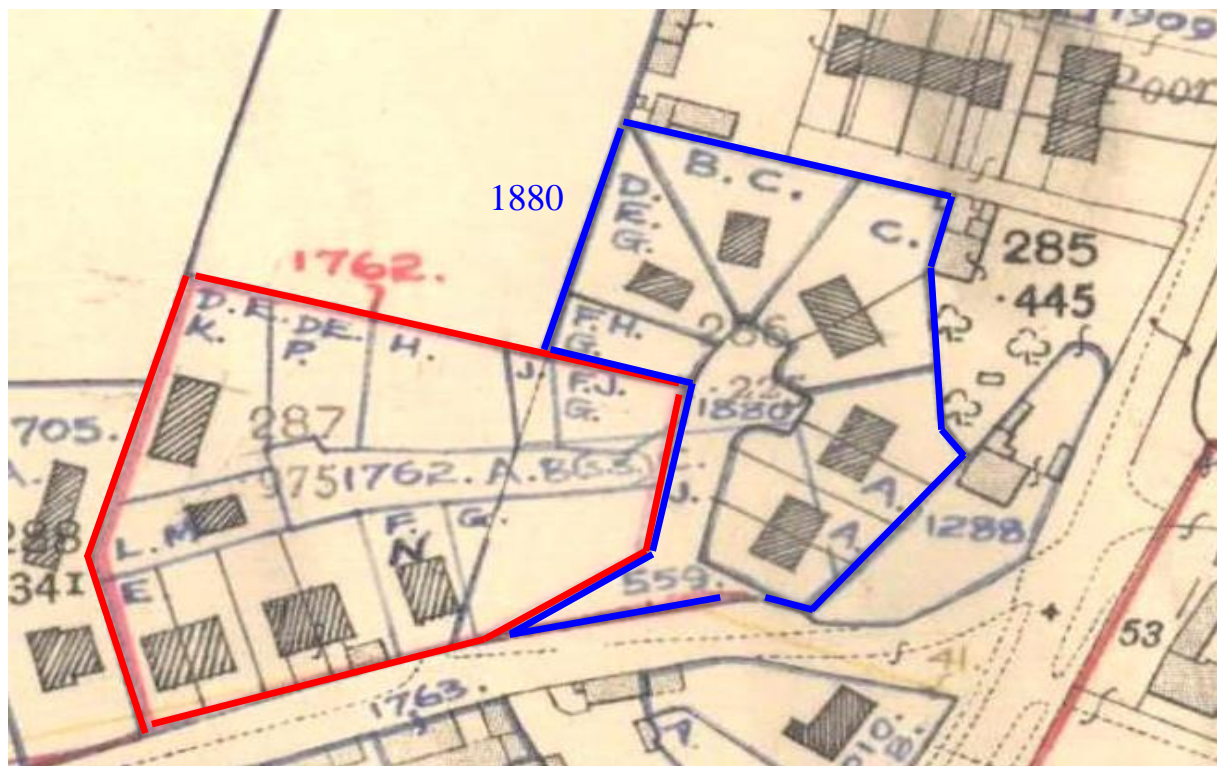


Figure 2 The Planning Layouts showing application number 1880 outlined in blue and 1762 in red

George Crosby of Mill House, Tollerton. He died on 03-Jan-1959 and the land transferred through his will to his widow, Christina Crosby.

- On 24-Aug-1964, Christina Crosby applied for planning permission for a residential development on her fields 286 and 287. This was granted on 17-Dec-1964 but only on the area outlined in blue in Figure 2 as the remainder of the land “is to be reserved for the erection of a primary school”.
- On 17-Feb-1965, North Riding Education Committee applied for planning permission for the erection of a primary school on “part fields 286 and 287”, the area outlined in red in Figure 2.
- The area outlined in blue was sold on 06-Oct-1965 by Christina Crosby “of Chalfonts”¹ to Bootham Properties Ltd.
- The original plan was for four pairs of semi-detached houses and this was approved in Oct-1965. Figure 3 shows these but also a detached house at #7. See Appendix 1 for planning details.
- In Nov-1966, planning approval was given for the pair of semi-detached houses at #8 and #9 to be turned into separate detached houses on their own plots.
- Jean and John Macrae were the first people to buy a house on the new development (number 1 Galegarth). Their conveyance is dated 10-Jun-1966 and they moved in in August, just after the Dalbys in #2. See Appendix 3.

8 Galegarth was bought from Bootham Properties on 02-Aug-1967 by David and Carel Austin of Aldwark Manor School, paid partly for the plot and partly for the “dwellinghouse now in course of erection thereon”. It was sold on by the Austins as a completed house on 17-Mar-1969 to John and Ann Whitfield for £4,000.

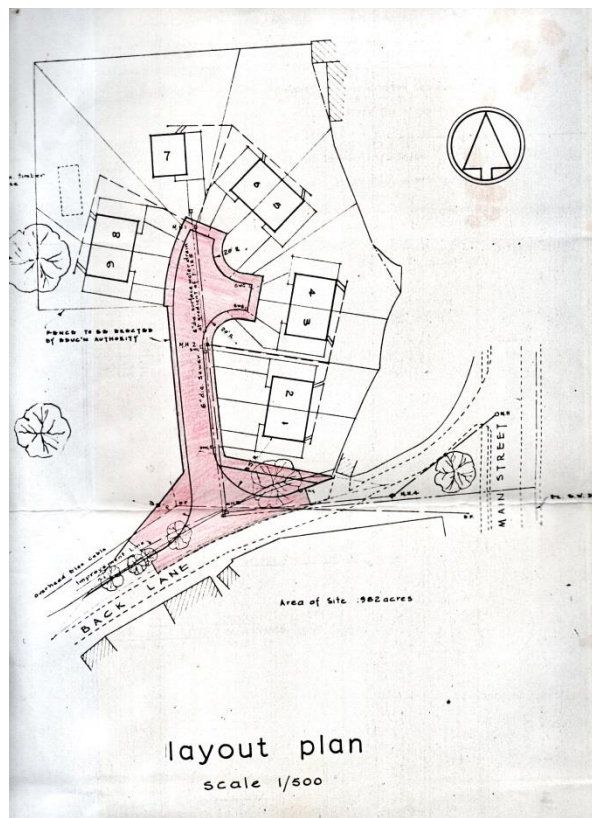


Figure 3 The first development plan

The development of Phase 2 of the Galegarth estate (numbers 10-22)

- Since 1964, there was the idea that Alne Primary School, which was moving from its then location within what is now Alne Village Hall, might be located within the new Galegarth development. But there were many objections to the idea of the school in this location, particularly on the grounds that it was not suitable for a residential estate and that access would create significant difficulties.
- Christina Crosby applied for planning permission for residential development on the area marked red in Figure 2 on 23-Oct-1965 and this was granted.

1 Referred to in the 1933 conveyance as the 'dwellinghouse formerly known as "Highfield Cottage" recently as "Scotch Plains" and intended to be called "Chalfonts" '.

- On 19-Nov-1965. Bootham Properties Ltd wrote to the North Riding Education Committee and referring to the *"the land which was originally intended to be the site for a new Primary School"* requested that they now be allowed to proceed with the residential development.
- Christina Crosby then sold the area outlined in red in Figure 2 to Bootham Properties Ltd on 24-Jan-1966 and the way was now clear for the second phase of the estate to proceed.
- I have found two useful plans for the next stages of the development. A plan dated as received at ERDC on 06-Jul-1966 shows houses 1-8 but also a further two pairs of semi-detached bungalows where houses numbers 18 and 19 now sit. This is shown at Figure 4.

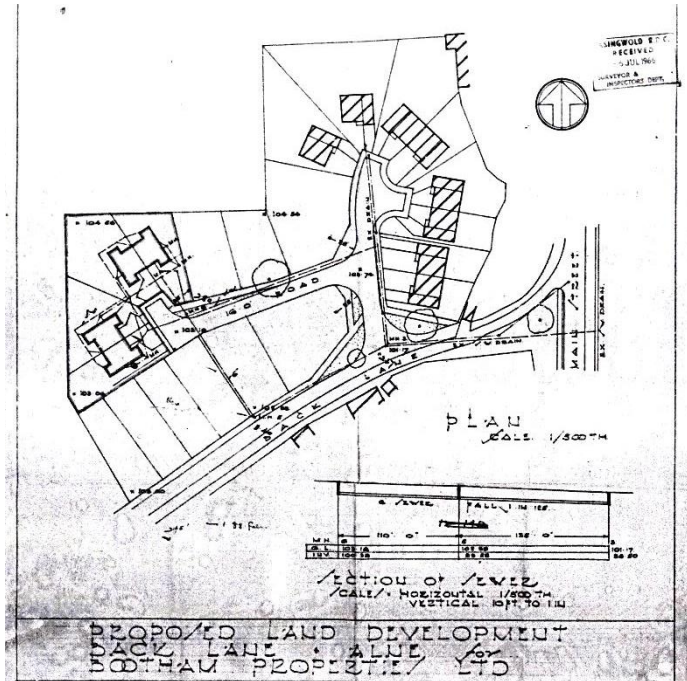


Figure 4: July-1966 plan

- The next plan, marked as revised on 16-Dec-1966, shows two further pairs of semi-detached bungalows fronting Back Lane. See Figure 5.
- A series of further plans and amendments followed as shown in Appendix 2.
- The first conveyance for Phase 2 (#10) was signed on 29-Dec-1967 by Edward and Doris Coning and they moved in in April-1968. The last to be sold was #22, the conveyance being dated 28-Aug-1968. See Appendix 3.
- Anecdotal evidence tells us that at some point it was intended to run a road to serve another row of houses behind the existing numbers 1 to 5 Back Lane. But there were apparently difficulties with access to sewerage and this plan was abandoned, which meant that the long gardens of those earlier houses can still be enjoyed. But I have found no evidence of this proposal within the current project although it might have been an earlier idea from when those particular houses were originally built.

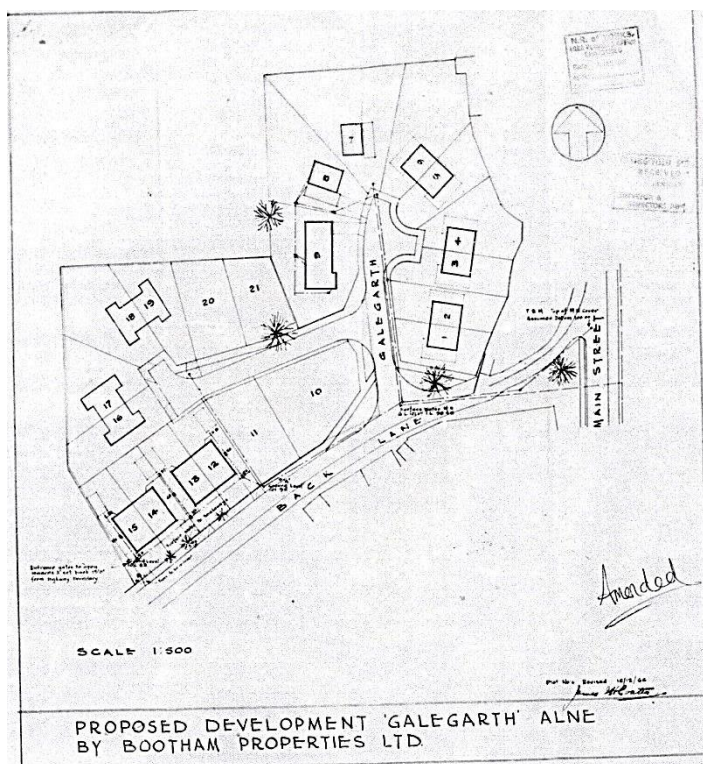


Figure 5: December-1966 Plan

When did Back Lane become Gale Road?

- The line of the current road combining Back Lane and Gale Road is clearly visible in the 1843 map of Alne. Parts of it are also visible in the 1795 pre-enclosure map.
- The name Back Lane is given to the western section of the road (from the west to Mitchell Lane) in the 1:2500 OS map of 1891. But 20 years later in the 1911 version, the name of Back Lane is given to the whole road right up to its eastern junction with Main Street. So this was the situation from at least 1911 until the 1960s – the whole road was known as Back Lane.
- At the meeting of Alne Parish Council (APC) on 25-Jan-1966, the council asked for the old name of Back Lane to be retained and agreed Galegarth as the name of the new estate.
- Things changed over the next two years, however, and the minutes of the meeting of APC on 16-Jan-1968 record that a suggestion had been received to change the name of Back Lane to Gale Road. This was thought suitable and it was passed to the North Riding County Council (NRCC) for their consideration. NRCC replied that they didn't see any need to change the name but that it was not their responsibility anyway and that APC should refer to Easingwold Rural District Council (ERDC) if they wished to pursue the change.
- The best part of a decade of confusion then ensued.
- Shelagh Kenny is clear that when she came to Rose Beech in Feb-1972, the address was Rose Beech, Back Lane². Shelagh remembers that a vote was held as to whether the name of some or all of Back Lane should be changed to Gale Road and that while she voted against the change, the majority was in favour³. Shelagh has listed herself in the 1973 electoral⁴ roll (compiled at the end of 1972) as Rose Beech, Gale Road which gives some credence to this first vote happening during the course of 1972.
- At around the same time, the minutes of the meeting of APC on 12-Sep-1972 reflect concern at “the confusion as to house numbers in Gale Road” and agreed to take it up with the Head Postmaster and ERDC.
- Helen Yeadon, who came to 11 Galegarth in 1974, remembers the change of her address to 11 Gale Road as just before her father died in 1975.
- However, all these changes, however they were made and whatever voting practices were used, were not made with the approval of the relevant authority – which changed from ERDC to HDC in 1974 which probably didn't help!
- The relevant Minutes of Alne Parish Council from 1975-1976 are shown in detail in Appendix 4 and indicate what a muddle had grown up and how much effort was needed to sort it out. There were two or three more votes, as some residents appear to have been disenfranchised each time.
- But the formal letter of 09-August-1976 from HDC finally put it all to bed. Does anyone have a copy of this? It was suggested that it be lodged with the deeds.

2 Rose Beech was actually designated as 6 Back Lane but the number was never used.

3 But a 2/3 majority was in fact required and was not reached.

4 Electoral records in the old days reflect what the elector puts down and were not corrected. So these do not give any official picture but do show what the populace was using.

- The formal answer was that Back Lane, running east from its junction with Mitchell Lane to the Main Street was renamed Gale Road. What had been numbers 1 to 5 Back Lane (running eastwards from the Mitchell Lane junction) became 1 to 5 Gale Road. And what had been numbers 10 to 15 Galegarth (running westwards along Back Lane) became numbers 10 to 15 Gale Road. A sign in the centre of Gale Road endeavours to make this clear, as shown.
- The electoral rolls show the confusion in the period. Numbers 3 and 4 Back Lane remained that in the 1973 electoral roll but number 1 Back Lane had changed to 1 Gale Road and Rose Beech was now Rose Beech, Gale Road. There was one house where the adult retained Back Lane while the 17-year-old daughter had Gale Road. And there was one house in the 1976 roll that put down Gale Lane which seemed a nice compromise! But pretty well everyone had changed to the correct form by 1983.



Galegarth or Gale Garth?

- The original field is called Garth Gate Field in the 1933 conveyance and Galegarth Field in the documents referring to its sale to Bootham Properties Ltd in 1965. The official Post Office address in 2022 is Gale Garth.
- In the 1973 electoral roll, Galegarth was almost universal.
- In the 1979 electoral roll, a little more than 60% were still using Galegarth although there was one instance of the adults in the house using Galegarth and the upcoming 17-year-old elector in the same house opting for Gale Garth.
- In 1991, little had changed still with more than 60% continuing to use Galegarth. But, again, there was an instance of one adult in a house using Galegarth and the other using Gale Garth.
- In 1992, a standardisation had appeared in the electoral roll and whatever was entered by the elector was “corrected” (presumably by HDC) to what had become their “official” Gale Garth. This is the first official use of Gale Garth that I have found but there may well be earlier instances.
- A year later, in 1993, electors were sorted by address rather than by name so there was no option to change the “official” Gale Garth spelling of the name of the road
- Interestingly, the development in Hallgarth off Monk Green, which was built in 1995, retains the single word usage and is therefore not consistent with Gale Garth.

The final development is as shown below.

Note that #16 has disappeared with all the various changes.

Anyone who has additional information, please let me know through the contact page of the Alne Village website.



Acknowledgements

My thanks to those residents mentioned in the text, my wife Alison, Daniel Trenholm of HDC at Stone Cross and the staff at NYCC Archives in Northallerton.

Dr Robert Brech

March 2022

<https://www.alnevillage.co.uk/contact.html>

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Appendix 1 : Phase 1 Planning Applications : Blue outline & references in Figure 2

Plots	Description	<u>Application</u>	<u>Granted</u>	<u>Ref</u>
	Residential development (C Crosby)	24/08/64	17/12/64	1762
1-8	4 pairs of semi-detached dwellings	04/06/65	24/06/65	1880
1-4	2 pairs of semi-detached bungalows	18/10/65	28/10/65	1880 A
7	1 dwelling house	10/01/66	27/01/66	1880 B
7	1 detached house	06/05/66	26/05/66	1880 C
5-6	1 pair of semi-detached bungalows	06/05/66	26/05/66	1880 C
8	1 detached dwelling house & garage	14/06/66	28/07/66	1880 D
8	As above, amended garage siting	10/11/66	24/11/66	1880 E
9	Detached bungalow	09/11/66	24/11/66	1880 F
8-9	Vehicular access	21/12/66	26/01/67	1880 G
9	Detached dwellinghouse/garage (reduced plot)	04/07/67	27/07/67	1880 H

Plots 1-6 are actually built as houses rather than bungalows but I have not found any planning records for these changes.

Appendix 2 : Phase 2 Planning Applications : Red outline & references in Figure 2

Plots	Description	<u>Application</u>	<u>Granted</u>	<u>Ref</u>
	Residential development (C Crosby)	24/08/64	17/12/64	1762
	Primary school (NRCC)	17/02/65	22/03/65	1762 A
	Residential development (C Crosby)	23/10/65	25/11/65	1762 C
16-19	Two pairs of semi-detached bungalows	01/07/66	28/07/66	1762 D
12-15	Two pairs of semi-detached bungalows	29/12/66	26/01/67	1762 E
11	Detached bungalow and garage,	24/01/67	23/02/67	1762 F
10	Detached bungalow and garage,	02/08/67	24/08/67	1762 G
20, 21	One pair of semi-detached houses & garages	23/11/67	21/12/67	1762 H
10	Amended layout	21/03/68	25/04/68	1762 J
18	Detached bungalow and garage	29/03/68	25/04/68	1762 K
17	Detached dwellinghouse and garage	23/04/68	23/05/68	1762 L
revised	12/08/68	22/08/68	1762 M
19	Detached dwellinghouse and garage	06/12/68	19/12/68	1762 P
22	Detached dwellinghouse & garage	07/03/69	27/03/69	1880 J

Appendix 3 : Some dates of first ownership

<u>Number</u>	<u>First owner</u>	<u>Conveyance</u>	<u>Reference</u>	<u>Notes</u>
1	Mr & Mrs Macrae	10/06/1966	1790/001/001	Moved in Aug-1966
2	Godfrey & Peter Dalby	29/07/1966	1796/898/413	Moved in before #1
4	Mr & Mrs Edmondson (RAF Linton)	15/06/1966	1792/455/211	£3,175
8	Mr & Mrs Austin (Aldwark Manor School)	02/08/1967		
10	Edward & Doris Coning	29/12/1967	1884/277/145	Moved in Apr-1968
19	Mr & Mrs Seaton	13/01/1969	1953/331/165	
21	Mr & Mrs Townsend	08/04/1968	1945/671/214	
22	Mr & Mrs Fletcher	28/08/1969	1989/822/378	Last to move in

The Reference column refers to the reference in NYCC Archives in Northallerton. The three references are Volume/Page/Number. All these conveyances are indexed together under Bootham Properties Ltd and the details for houses not listed above can also be found there.

Appendix 4 : Minutes of Alne Parish Council relating to the renaming of Back Lane

05-Jun-1975: The attention of the Council was drawn to a letter from HDC stating they reserve the right to rename streets as necessary.

11-Sep-1975: Renaming of Back Lane to Gale Road

The clerk informed the meeting that correspondence had been received from the Yorkshire Bank in connection with the deeds of Wynford, a bungalow in Gale Road. Clarification was asked for regarding the proper name as no certificate of the change had been issued by the old ERDC. The clerk was instructed to write to HDC to get the name officially changed.

16-Oct-1975: The clerk informed the Council that HDC had stated that as far as they are concerned, Gale Road still remained Back Lane and the name was changed without proper authority (Letter from Technical Officer GTF/DW dated 19/09/75). Mr Flanagan, the Asst Technical Officer, had visited the clerk to discuss these matters and he wished the Council to consider:

- (a) whether they wanted Back Lane officially renamed Gale Road;
- (b) if so, whether the whole length of road which was previously named Back Lane should be renamed Gale Road i.e. including the part on the cul-de-sac at present called Back Lane;
- (c) whether the Council wished the houses to be re-numbered.

After discussion, it was agreed that the residents would be asked their views. If they agreed that they would like Back lane renamed Gale Road, then the Council agreed that the whole length of road now called Back Lane on the Ordnance map should be renamed. The clerk was instructed to write to HDC and ask them to take steps to obtain the residents' views.

24-Nov-1975: The clerk reported that in a telephone conversation with Mr Flanagan, HDC it was stated that the Parish Council should obtain the views of the residents of Back Lane [and] Gale Road on the retention of the name Gale Road. After discussion, it was decided that a final decision must be made and the clerk was instructed to write a letter to the residents.

26-Feb-1976: Gale Road: Result of ballot means reversion to Back Lane.

Notification had been received from HDC at Northallerton that, as a result of the ballot they had carried out, the necessary two-thirds majority in favour of renaming Back lane as Gale Road was not forthcoming and consequently the name Gale Road would not be adopted.

A discussion took place and it was felt that there might have been some confusion about the need to vote and it was decided to make further enquiries of the residents before taking any action.

Mr Wade volunteered to visit the residents of Gale Road and the Council accepted his offer.

21-Apr-1976: Mr Flanagan from HDC, Mr F.Wade and Mr J.D.Whiteley had met that afternoon to discuss the name boards for Gale Garth and the solution to the naming of Back lane. Mr Flanagan stated that HDC would provide two name

boards to be erected at the entrance to the development and pointing along the extension if agreed by Alne Parish Council. This was agreed as it was felt it would help towards lessening the confusion.

The renaming of Back Lane was discussed and Mr Flanagan emphasised that should it be decided to rename to Gale Road, it would be the whole length of the present Back Lane that would be renamed. Alne Parish Council discussed this and instructed the clerk to deliver a note to each of the houses concerned drawing attention to the fact that this would be discussed at the Parish Meeting on 29th April.

29-Apr-1976: Parish Meeting : Renaming of Back Lane to Gale Road

There were 10 representatives from Back Lane at the meeting. There was a long discussion on the difficulty occasioned by the renaming of this lane without proper authority. Complications arose because of the bungalows 10-15 Gale Garth which belonged to the Gale Garth development but which constituted an integral part of Back Lane. It was felt strongly that the owners of these 5 houses should be included in any future referendum.

Mr Wade volunteered to personally visit each house affected with another referendum form and to see that they were signed and returned to the solicitor where they could be counted once again. The matter was left at that point to see what the outcome of another referendum would be.

20-May-1976: Mr F.Wade, Hambleton District Councillor, reported that the question of renaming was in the hands of the legal department.

15-Jul-1976: Mr Wade and Mr Dunnington have personally visited each house in Gale Garth with a referendum paper. Overwhelmingly the vote was in favour of renaming Back Lane to Gale Road and Mr Wade stated the necessary legal action to effect this would now be taken. Dr Kay expressed the thanks of the Council to Mr F.Wade.

11-Aug-1976: Mr Dunnington read a copy of a letter from the HDC (Ref: AWD/SF/LP.15/4) dated 9th August 1976 sent to all the residents of Gale Road stating that the name of the portion of the Back Lane east of the junction with Mitchell Lane will be renamed Gale Road and suggesting the letter be lodged with their deeds.