



Middleton St George Parish Council

www.middleton-st-george.org.uk

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AGENDA

Middleton St George Parish Council – Planning Committee **6.30pm Wednesday 7th March 2018, Parish Meeting Room.**

Members of the Public are invited and may address the Council at the discretion of the Council. Public participation should not normally last more than 15mins (ref. Public Participation Policy)

1. Apologies for absence.
2. Formal announcements from the Chair.
3. Approval of Minutes from the last meeting on 7th February 2018 (enclosed).
4. Declarations of interests (existence and nature) with regard to items on the agenda.
5. To consider how to go about auditing all PROWs in the Parish, and registering them (as agreed by the Parish Council)
 - a) Info on recording PROWs (following documents enclosed for reference)
 - i) Info on getting PROW recorded (from Ramblers Association)
 - ii) Flow Chart on the process (from Ramblers Association)
 - iii) Rights of Way Circular (1/09) (DEFRA)
 - iv) Letter to Order Making Authorities (DEFRA) (12 February 2007)
 - v) Advice Note 9 (Rights of Way Section) (Planning Inspectorate) (March 2001, update January 2018)
 - vi) DBC Rights of Way Improvement Plan (ROWIP)
 - vii) DBC Rights of Way information taken from website.
 - viii) Maps covering MSG (Map 9 – South Area, Map 10 – East Area)
 - b) With reference to High Stell planning application (ref. 17/01151/RM1)
 - i) Deposit of Statement and Map
 - c) Register of Definitive Map Modification Order (DMMO) Ref 003/2008 “Register a Public Right of Way in Low Dinsdale running from Sadberge Road to meet the curtilage of the existing highway known as the A67” (See DBC info taken from website – table).
6. To receive reports and updates on the following matters:
 - a. 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
 - i) CPRE response (enclosed)
 - ii) MSG PC response sent to Phil Wilson MP and Jenny Chapman MP
 - iii) Archeology response (enclosed)
 - iv) Environmental Health response (enclosed)
 - v) Resident request to DBC that a Badger Field Survey and a Great Crested Newt Survey be undertaken
 - vi) Any updates on issues raised in our response (i.e. risk assessment of proximity of reservoirs by DBC or the developer, PROW Orders, etc.)
 - vii) Asset of Community Value.

- b. 16/00396/OUT – 55 Houses Lancaster House DTVA
 - i) Notice of Grant of Planning Permission (dated 21/02/2018) (enclosed)
 - ii) S106 Agreement (dated 20/02/2018) (on DBC website) (to be addressed under item 11)
 - iii) Any update on provision of improved bus service
 - iv) To consider requesting that MSG PC be involved in these discussions
- c. 16/00972/FUL – 27 Houses Middleton Lane
 - i) Section 106 Contribution re Amenity Space Contribution
(to be addressed under item 11)
- d. 17/01195/OUT – 430 houses, etc.
 - i) (see CPRE draft response)
- e. 17/01175/FUL – 63 houses Yarm Road
 - i) (see CPRE draft response)
 - ii) Architectural Liaison (Police) response
 - iii) Environmental Health (Noise) response
 - iv) Friends of the Earth response
- f. 17/00924/FUL - 18 Middleton Lane, Middleton St George – Erection of a detached dwelling
 - i) (see CPRE draft response)
- g. Newspaper article on the latest major housing applications
 - a) D&S Times article 23rd February (enclosed) (also appeared in Northern Echo)
- 7. CPRE meetings
 - a) CPRE meeting held on 20th February (neither Cllr Gilsean nor Parish Clerk could attend) (however, draft responses to applications were received, as mentioned above)
 - b) Attendance at future meetings – 20th March 2018, 17th April
- 8. DBC Local Plan - DBC Consultation with Parish on Designation of Green Spaces – to consider MSG PC response (required by 21st March 2018)
 - a) Email correspondence (enclosed)
 - b) Green Spaces Designation Information from DBC website (enclosed)
 - c) MSG PC Response to Spatial Plan Consultation (enclosed for reference)
 - d) Requests from Residents (enclosed)
- 9. MSG Neighbourhood Development Plan
 - a) To receive any information and guidance on NDPs generally that may assist the Parish Council
 - b) County Durham Association of Local Councils (CDALC) Neighbourhood Plan Working Group Meeting (28/02/2018, Newton Aycliffe) (info previously circulated)
- 10. s106 Agreements/Developer Contributions
 - a) To seek to establish a breakdown and status of s106 contributions for MSG
 - i) To check MSG List received from DBC 01.12.2017 (enclosed) and the MSG PC Breakdown (enclosed), and to request more information
 - b) To consider where contributions could be usefully spent within the Parish, and recommend requests on that basis (i.e. agree priorities for s106 money for DBC to include in planning conditions).
 - i) DBC Planning Obligations SPD 2013 (enclosed for reference) (note, in particular, Section 2 “What are Planning Obligations” (p.10) and Appendix 2 (p.58))
 - ii) DBC Presentation to DAPC on 08.11.2017 (enclosed)
- 11. St George’s Medical Practice
 - a) Update received with covering email (enclosed)



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12. Government NPPF Timetable Update, dated 30th January 2018 (enclosed for information)
13. Transport for the North Strategic Plan Draft – Consultation
 - a) Consultation open until 17th April 2018
 - b) Strategic Transport Plan Consultation event – Stockton-on-Tees (The Arc),
March 6 @ 4:00 pm - 7:00 pm
14. Traffic Accident Data – to receive any updated information
15. To consider sharing the research into Planning Applications amongst the members of the Planning Committee
16. To consider putting all MSG PC responses to major Planning Applications automatically on the PC website once agreed by the Parish Council
17. To receive other notifications and decisions on current applications.
 - a) 17/01199/FUL. Notice of Grant of Planning Permission. Erection of 2 No. blocks of 8 No. sectional precast garages (Revised Scheme) (Garages 19-24 and 23-26). Play Area and Garages, Haxby Road, Middleton St. George. (Our response at meeting of 7th February had been “No comment on the application itself, but we fully support the response by FoS&DR”).
18. To receive notifications and consider responses re new applications:
 - a. 18/00007/TF. Works to 1 No. sycamore tree protected under Tree Preservation Order (No. 8) 2017. 30% crown reduction. 19, Church Lane, Middleton St. George.
 - b. 18/00048/CU. Change of use from (D1) doctor's surgery to form part of existing dwelling house (C3). Felix House Surgery, 75, Middleton Lane, Middleton St. George.
19. Councillors' reports and items for future agenda
20. Date of next meeting – Wed 11th April 2018