



# Middleton St George Parish Council

[www.middleton-st-george.org.uk](http://www.middleton-st-george.org.uk)

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## **AGENDA**

### **Middleton St George Parish Council – Planning Committee**

**6.30pm Tuesday 10<sup>th</sup> April 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 7<sup>th</sup> March 2018 (enclosed).
4. Declarations of interests (existence and nature) with regard to items on the agenda.
5. Stockton & Darlington Railway Heritage Trail (Ross Chisholm, Friends of Stockton & Darlington Railway)
6. To receive reports and updates on Public Rights of Way (PROW) in the village (Steve Petch, PROW Officer, and Mrs Barbara Shorney in attendance)
  - a. Condition Survey List sent to PROW Officer (enclosed for reference)
  - b. 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”.
  - c. To check the rights of way situation comparing maps and especially on land which is subject to current or potential planning applications
    - i) High Stell
  - d. To establish if any other PROW are missing from the DBC Map.
7. To receive reports and updates on the following matters:
  - a. 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
    - i) Minutes of DBC Planning Applications Committee 14/03/2018 (to follow))
    - ii) PROW Diversion/Extinguishment Orders
    - iii) Construction Management Plan
    - iv) Ownership of access points / “Phasing” of development
    - v) Reservoirs - Safety Risk (consideration of any course of action subsequent to Grant of Planning Permission)
    - vi) Possibility of taking the Decision further (e.g. to the Local Government Ombudsman)
    - vii) Any other matters
  - b. 17/00911/FUL – Convenience Store and 10 houses, Yarm Road
    - i) DBC Planning Applications Committee 04/04/2018
  - c. 17/00847/FUL – 44 houses, Yarm Road
    - i) Decision Notice (Grant of Planning Permission) (dated 15/03/2018) (enclosed)
    - ii) Boundary issue (hedgerows and tree).

- iii) Complaint about restricted visibility from Acorn Close from vehicle parking and public right of way obstruction.
  - d. 16/00396/OUT – 55 Houses Lancaster House DTVA
    - i) Any update on provision of improved bus service
    - ii) To consider requesting that MSG PC be involved in these discussions
  - e. 16/00972/FUL – 27 Houses Middleton Lane
    - i) Section 106 Contribution re Amenity Space Contribution
  - f. 17/01195/OUT – 430 houses, etc.
  - g. 17/01175/FUL – 63 houses Yarm Road
  - h. Gladman proposed new development, Neasham Road, Middleton St George (for 280 houses, 60-bed care home, public open spaces and children’s play area)
    - i) Pre-application consultation
    - ii) Proposed meeting with Neasham PC and the developer
    - iii) Status of Change of Use Equestrian application on the same site land (18/00010/CU), to which we responded in February
  - i. Sadberge Road site
  - j. Traffic Accident Data
- 8. CPRE meetings
  - a) CPRE meeting held on 18<sup>th</sup> March (Report from the Parish Clerk)
  - b) Attendance at future meetings – Tuesday 17th April 2018, Tuesday 15th May 2018 (attendance encouraged)
- 9. DBC Local Plan
  - a. Draft MSG Spatial Plan
  - b. DBC Consultation with Parish on Designation of Green Spaces
    - i) MSG PC List submitted 20/03/2018 (enclosed)
    - ii) DBC response (enclosed)
    - iii) MSG PC draft supporting evidence
    - iv) Request to members of the public for assistance (post on PC Website and Facebook Page) (enclosed)
    - v) Further info for reference (enclosed)
- 10. MSG Neighbourhood Development Plan
  - a. To receive any information and guidance on NDPs generally that may assist the Parish Council
    - i) CPRE article (enclosed)
- 11. s106 Agreements/Developer Contributions
  - a. To receive any reports and updates from DBC to queries re s106 list
  - b. To receive any update to the Breakdown drafted by MSG PC based on the DBC list
  - c. 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). (See the following info, circulated prior to the March meeting):
    - i) DBC Planning Obligations SPD 2013 (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

- d. To consider any possible projects proposed by members of the Parish Council, and whether they would be covered by the above criteria
  - i) Wall in Water Park (Cllr Robertson)
  - ii) Structure to the rear of Platform 1 (possibly connected to the S&DR) (Cllr Robertson)
  
12. Overdevelopment in Middleton St George – To receive any updates and consideration on proposed arrangements to address this (following on from Special Parish Council meeting of 26/03/2016)
  - a. Contact with other Parish Councils
  - b. Meeting of Darlington Association of Parish Councils
  - c. MSG PC list of grievances re Planning issues
  
13. Draft revised National Planning Policy Framework (NPPF) (Consultation closes 10th May 2018)  
 For those who would like to find out more about the NPPF the Government's website is:  
<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>  
 CPRE's initial response can be found at:  
<http://www.cpre.org.uk/media-centre/sound-bites/item/4789-cpre-reaction-to-review-of-planning-rules>
  
14. Government Consultation on the future of agricultural policy, “Health and Harmony: the future for food, farming and the environment” (closing 8th May 2018)  
 DEFRA's website page is: <https://www.gov.uk/government/consultations/the-future-for-food-farming-and-the-environment>  
 DEFRA's press release is at: <https://www.gov.uk/government/news/once-in-a-generation-opportunity-to-shape-future-farming-policy>
  
15. Audit and Protection of Hedgerows in MSG – To consider carrying out an audit of hedgerows in the village, and to consider how these might be afforded protection.
  
16. To receive other notifications and decisions on current applications.
  - a. 17/01074/FUL. Notice of Grant of Planning Permission. Replacement and extension of existing patio to the edge of retaining wall, erection of 1100 mm metal balustrade above retaining wall and timber sleeper planter at the bottom with the formation of steps to allow access to lower garden area. 16, Church Lane, Middleton St. George. (Our response at meeting of 7<sup>th</sup> February had been “No Comment”)
  
  - b. 17/00924/FUL – Notice of Refusal of Planning Permission (enclosed), Erection of a detached dwelling, 18 Middleton Lane, Middleton St George . Our response at meeting of 7<sup>th</sup> February had been – “We object to this application on the grounds set out in the response submitted by Rosalind Kain (Conservation Officer/Historic Assets Officer) on 06/02/2018. We fully support her response, and the points made in reference to this being in Middleton One Row Conservation Area, referencing the importance of the value of private green space and the importance of resisting development on valuable green space. The development would harm the character and appearance of the Conservation Area. Not only would it be contrary to Policy CS14, but the applicant has not provided convincing justification for the development within the NPPF. The application should be refused.”)
  
  - c. 17/00444/FUL. Planning Inspectorate Appeal Decision (Appeal Allowed and Planning Permission Granted). 17/00444/FUL. Erection of a dwelling to replace existing caravan (Resubmission) at Oaklands Meadows, Oaklands Farm, Middleton St. George, DL2 1EY. (This was a re-submission of previous application 17/00021/FUL, which had been refused permission in March 2017 on the basis that the siting of the proposed dwelling and garage

in a prominent roadside location would have a harmful impact on the character and appearance of the surrounding area. It would also lack outstanding design or include sustainable features that might otherwise justify it in the NPPF. It was an isolated new home in open countryside, and against NPPF paragraph 55. As the only change in the new application seemed to be that the building would be slightly set back, the Committee agreed on 17<sup>th</sup> June 2017 to object on the grounds on which it had been refused initially. (DBC refused permission on 13<sup>th</sup> July.)

18. To receive notifications and consider responses re new applications:
  - a. 18/00224/CON. Approval Of Details Reserved By Condition 3 (External Materials), 4 (Construction Management), 7 (Off-Site Highway Works), 9 (Surface Water Drainage), 10 (Surface Water Management), 12 (Surface Water And Foul Water Drainage), 13 (Overland Flow Conditions), Field At OSGR E434813 N513507 Yarm Road MIDDLETON ST GEORGE DARLINGTON (this is related to the 44 houses at Yarm Road - 17/00847/FUL)
19. Councillors' reports and items for future agenda
20. Date of next meeting – Wed 9<sup>th</sup> May 2018