



# 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 Wednesday 9<sup>th</sup> May 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. Members of the Public who wish to speak are requested to advise the Parish Clerk in advance ([msgclerk@aol.com](mailto:msgclerk@aol.com)) (ref. Public Participation Policy)

1. Apologies for absence.
2. Formal announcements from the Chair.
3. Approval of Minutes from the last meeting on 10<sup>th</sup> April 2018 (enclosed).
4. Declarations of interests (existence and nature) with regard to items on the agenda.
5. 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 (previously circulated)
  - 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” (reason why the application could not be validated)
  - 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) Amended Plans (uploaded to DBC website 16/04/2018) (all enclosed, except for the house designs)
    - 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) (Chair’s email to PC members, relevant PC Minutes, and 2015 Risk Assessment enclosed)
    - vi) Possibility of taking the Decision further (e.g. approach to a solicitor with planning law experience, then approach to the Local Government Ombudsman)
    - vii) Any other matters

- b. 17/00911/FUL – Convenience Store and 10 houses, Yarm Road
  - i) Email from Ward Cllr D Jones to DBC Planning Applications Committee of 04/04/2018 (enclosed)
  - ii) Letter from CPRE to DBC Planning Applications Committee of 04/04/2018 (enclosed)
  - iii) DBC Planning Applications Committee Minutes from 04/04/2018 (enclosed)
  
- c. 17/00847/FUL – 44 houses, Yarm Road
  - i) Boundary issue (hedgerows and tree, allotments, etc.)
  - ii) Contractor traffic and congestion issues
  - iii) Related Application re Conditions on same site (18/00224/CON) (PC had resolved to make “no comment” at its meeting on 16/04/2018)
  
- d. 16/00396/OUT – 55 Houses Lancaster House DTVA
  - i) Any update on provision of improved bus service
  
- e. 16/00972/FUL – 27 Houses Middleton Lane
  - i) Section 106 Contribution re Amenity Space Contribution
  
- f. 17/01195/OUT – 430 houses, etc.  
 Response required to amended plans submitted:
  - 17/01195/OUT. Outline planning application for the erection of up to 430 residential dwellings (Use Class C3) with associated landscaping and engineering works. 3 new residential units and provision of a new single form Primary School (Amended plans received 22nd February 2018). Field at OSGR E423507 N513463, Yarm Road, Oak Tree, Middleton St. George.  
 (The notification says the amended plans were submitted on 22/02/2018. However, they were not uploaded onto DBC website until 10/04/2018)  
 (Amended Plans on DBC website)  
 (Northumbrian Water and Architectural Liaison Responses enclosed)  
 (MSGPC Initial Response dated 13.02.2018, enclosed for reference)
  
- g. 17/01175/FUL – 63 houses Yarm Road  
 Response required to amended plans submitted:
  - 17/01175/FUL. Residential housing development consisting of 61 No dwellings together with car parking, landscaping and associated infrastructure (amended description) (amended site plan and additional adoptable areas plans received 29 January 2018, amended site plans and design and access statement received 5 April 2018, amended tree survey, ecology report, floor plans and elevations received 6 April 2018, amended Transport Statement and Planning Statement received 23 April 2018. Field at OSGR E435292 N513607, Yarm Road, Oak Tree, Middleton St. George.  
 (Amended Plans on DBC website)  
 (MSGPC Initial Response dated 13.02.2018, enclosed for reference)
  
- h. Gladman development, Neasham Road, Middleton St George (for 280 houses, 60-bed care home, public open spaces and children’s play area)  
 Response required for new application submitted:
  - 18/00275/OUT. Outline Application For The Erection Of Up To 280 Dwellings, 60 Bed Care Home (Use Class C2) With Community Park And Public Open Space, Landscaping And Sustainable Drainage System (Suds). All Matters Reserved Except For 2 No. Means Of Access Points To Be. Land off Neasham Road, Neasham Road, Middleton St. George (All application documents and responses are on DBC website)  
 (See Appendix 3 of CPRE Notes, enclosed)



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- i. Sadberge Road site
- j. Traffic Accident Data
8. CPRE meetings
  - a) CPRE meeting held on 17<sup>th</sup> April (Report from Cllr Gilsenan enclosed)
  - b) Attendance at future meetings – Tuesday 15<sup>th</sup> May 2018, Tuesday 19<sup>th</sup> June 2018, Monday 30<sup>th</sup> July 18 (Durham meeting in Darlington) (attendance encouraged)
9. DBC Local Plan
  - a. Draft MSG Spatial Plan
  - b. Discrepancies between the Local Plan Maps for MSG (Call for Sites Map 2017, Draft Spatial Plan 2017, and Housing Land Assessment Map 2017)
  - c. DBC Consultation with Parish on Designation of Green Spaces
    - i) Email to Dave Hand on 19.04.2018 (enclosed)
    - ii) Progress Report on submitting supporting evidence
    - iii) Request to Members of Parish Council to gather more evidence (Cllr Gilsenan is collating, and Clerk is submitting to DBC)
10. MSG Neighbourhood Development Plan
  - a. To receive any information and guidance on NDPs generally that may assist the Parish Council
  - b. CPRE Neighbourhood Plan Event, Darlington, Sat 16/06/2018 – attendance (info enclosed)
11. s106 Agreements/Developer Contributions
  - a. To receive any reports and updates from DBC to queries re s106 list
  - b. To consider convening a Special Meeting of the Parish Council to address s106 information, queries and proposed projects
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. 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.
14. Chair of Planning Committee's Annual Report (draft enclosed)

15. To receive other notifications and decisions on current applications.

- a. 18/00078/FUL. Notice of Grant of Planning Permission, Amendment of Planning Permission ref. 17/00504/FUL, erection of a 2-storey side extension to 40, The Oaklands, MSG. (Agreed response at PC Planning Committee meeting of 07/02/2018 had been “no comment”) (there had been no objections from neighbours to date).
- b. 18/00048/CU. Notice of Grant of Planning Permission, 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. (Agreed response at PC Planning Committee meeting of 07/03/2018 had been “no comment” ) (Conservation Officer had had no comment, there had been no neighbour objections to date, and all work was internal).
- c. 17/01119/FUL. Notice of Refusal of Planning Application (enclosed), Erection of an agricultural worker’s dwelling, livestock barn and associated footpath diversion, White House Farm, Sadberge Road, Middleton St. George. (Application was referred to the Parish Council meeting of 15/01/2018, at which the response “no comment” was agreed).

16. To receive notifications and consider responses re new applications:

- a. 18/00325/FUL. Erection of first floor extension, porch to front elevation, single storey side extension and double storey side and rear extension. 52, Middleton Lane, Middleton St. George.
- b. 18/00160/OUT. Middleton Riding Centre, Sadberge Road, Middleton St George – Outline application for erection of up to 30 residential dwellings (with all matters except access reserved)  
(See Appendix 2 of CPRE Notes, enclosed)

17. Councillors’ reports and items for future agenda

18. Date of next meeting - Wed 6<sup>th</sup> June 2018