



Minutes of the special meeting of the Parish Council held on Monday 26th March, 2018 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsenan (Vice Chairman),
Councillor Mrs. M. Beadle,
Councillor S. Crowther
Councillor Mrs. V. Greenwell,
Councillor L. Foggett,
Councillor M. Robertson
Alan Macnab, Clerk.

In attendance: 3 members of the public and 1 reporter from the Northern Echo.

The meeting started at 6.30 p.m.

402. Chairman's Opening Address

The Vice Chairman chaired the meeting because of the absence of the Chairman and welcomed everyone to the meeting. The Vice Chairman reminded the meeting to be aware that it may be recorded.

403. Public Participation Session

No issues had been notified to the Clerk before the meeting.

404. Apologies for absence

Apologies for absence was received from the Chairman, Councillor M. Wilson, Councillor N. Embleton and Councillor R. Goodchild.

The Parish Council **agreed** to accept the apologies for absence.

405. Declarations of Interests

Councillor Foggett declared an interest in Minute No. 410 as Secretary of the Middleton St. George Allotment Association.

406. 17/01151/RM1 – 198 houses behind High Stell (Reserved Matters)

The Parish Council received a written report from the Vice Chairman on the Planning Applications Committee on the 14th March, 2018, guidance on making a complaint to HM Ombudsman and a newspaper report on the Planning Applications Committee.

Chairman's Signature..... Date.....

The Parish Council discussed the decision of the Planning Applications Committee and the action which it could take as a result.

Following a discussion, the Parish Council **agreed** that:

- a. The resident's offer to seek advice from his solicitor on the action to be taken following the decision of the Planning Applications Committee be accepted.
- b. It will not seek to make a legal challenge against the decision of the Planning Applications Committee.
- c. The case to go to HM Ombudsman be considered following the outcome of consultation by the resident with his solicitor.

407. New Planning Applications

The Parish Council considered the following new planning applications:

18/00166/FUL. Partial demolition of rear single storey extension and erection of first floor extension to rear, replacement of external staircase to rear and bay window to the front elevation, 28, The Front, Middleton One Row.

The Parish Council **agreed** to support the objection submitted by the neighbour who lives at No.27 The Front, Middleton One Row, on the grounds that the proposed extension would severely reduce the amount of natural light to No.27, especially given the fact that the rear of the neighbour's property is already situated approx. 10ft below ground level, and surrounded by high walls approx. 12-13ft high.

17/00911/FUL. Mixed use development comprising of A1 convenience store and residential development comprising erection of 10 dwellings (additional noise report received 6 October 2017, amended site plan, floor plans and elevations (retail unit) and sketch perspective received 31 October 2017, additional archaeological evaluation report received 23 November 2017, additional road safety audit received 11 December 2017, additional tracking information received 24 January 2018, additional tracking information and amended site plans received 14 February 2018, additional car parking accumulation figures received 1 March 2018 and additional traffic calming measures received 8 March 2018. Land opposite Acorn Close, Yarm Road, Middleton St. George.

The Parish Council **agreed** to object to this application and the Vice Chairman will incorporate the additional comments made at the meeting which will be sent to the Clerk to email to Darlington Borough Council on the 28th March, 2018.

18/00199/FUL. Erection of first floor extension to the rear and porch to the front incorporating feature window. 49, St. George's Gate, Middleton St. George.

The Parish Council **agreed** to make no comment on this application.

408. Overdevelopment situation in Middleton St. George.

A report from the Vice Chairman giving the planning applications with the number of houses which had been approved and which were due to be considered by Darlington Borough Council was circulated with the papers

Chairman's Signature..... Date.....

for the meeting. Other relevant letters and documents from the CPRE, the Borough Council's Housing and Employment Land Availability Assessments, the call for sites maps for Middleton St. George, the Draft Spatial Plan Map for Middleton St. George, the Borough Council's Brownfield Sites Map and the Parish Council's planning grievances which were taken to the Parish Councils Association were also circulated with the papers for the meeting.

The Parish Council were concerned that the village was having to take a disproportionate number of houses by Darlington Borough Council compared with other areas in Darlington and considered that its concerns needed to be brought to the attention of the Borough Council.

Following a discussion, the Parish Council **agreed** that its concerns be raised with the Darlington Association of Parish Councils as the collective voice of the Parish Councils and to raise the Parish Council's concerns with Clerks of other Parish Councils to see if a collective approach be made to Darlington Borough Council.

409. Gladman Developments proposed new site, Neasham Road, Middleton St. George

The Parish Council received a letter and leaflet from Gladman Developments with its proposals for 280 dwellings with a mix of properties, sizes including 20% affordable housing for local people, 60 bed care home for the elderly, areas of Public Open Space including a new community park with areas of natural play, new footpath routes and trim trail and a new children's play area within the proposed housing area.

An examination of the plans indicated that the houses were to be located in Neasham Parish but that the care home and public open spaces were to be in Middleton St. George Parish.

Following a discussion the Parish Council **agreed** that the Clerk will contact the Clerk of Neasham Parish Council to arrange a joint exploratory meeting for both Parish Councils to meet the developers.

410. Yarm Road Development, Middleton St. George

Councillor Foggett reported that he was aware that the Borough Council's Planning Applications Committee had approved the development plans which included a piece of land within the allotments in Yarm Road. He had contacted the Planning Officer, the Ward Councillors and the press. He returned from holiday to find that the hedges bordering the allotments and the site were being taken down by contractors. Councillor Foggett had organised a meeting with developers which he had attended and which had resulted in the developers agreeing not to enter the allotments and for a new boundary fence to be erected between the site and the allotments which will be agreed with Councillor Foggett.

The Parish Council **agreed** to congratulate Councillor Foggett on the successful outcome of his negotiations with the developers.

411. Date of next meeting

The Vice Chairman reminded members that the next ordinary Parish Council meeting will be held on **Monday 16th April, 2018 at 6.30 p.m. in the Parish Council Meeting Room.**

The meeting ended at 8.35 p.m.

Chairman's Signature..... Date.....