



# Middleton St George Parish Council

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

[msgclerk@aol.com](mailto:msgclerk@aol.com)

From: Alan Macnab, Clerk to the Parish Council

To: Members of the Middleton St. George Parish Council

You are hereby summoned to attend a meeting of Middleton St. George Parish Council at the in the Parish Council Office on **Monday 23<sup>rd</sup> July, 2018 at 6.30 p.m.** for the transaction of the following business.

## AGENDA

1. Chairman's opening address.
2. Public Participation Session – 15 minutes. Each person to speak for a maximum of 3 minutes. It would be helpful if members of the public write to the Clerk (email: [msgclerk@aol.com](mailto:msgclerk@aol.com)) in advance of the meeting to advise if they wish to speak at the meeting.
3. Apologies for Absence.
4. Declarations of interest.

### Planning Matters.

6. Sculpture on Tees Way  
(Lucy Chapman, Partnership Manager - River Tees Rediscovered, Groundwork NE & Cumbria)
7. To receive reports and updates on the following matters:
  - a. 16/01256/FUL – 12 houses, Land Adjacent to Oak Tree Pub
    - i) Any issues subsequent to granting of planning permission
    - ii) To consider possible action in view of the proposed removal of hedgerows on the site
  - b. 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
    - i) PROW Diversion/Extinguishment Orders
    - ii) Construction Management Plan
    - iii) Ownership of access points / "Phasing" of development
    - iv) Reservoirs - Safety Risk (engineering inspection, contact with the developer)
    - v) Possibility of taking the Decision further (e.g. approach to a solicitor with planning law experience, then approach to the Local Government Ombudsman)
    - vi) Any other matters
  - c. 17/00911/FUL – Convenience Store and 10 houses, Yarm Road  
(any issues subsequent to the granting of planning permission)
  - d. 17/00847/FUL – 44 houses, Yarm Road  
(any issues subsequent to the granting of planning permission)

- e. 16/00396/OUT – 55 Houses Lancaster House DTVA
  - i) Any update on provision of improved bus service
  
- f. 16/00972/FUL – 27 Houses Middleton Lane
  - i) Any issues subsequent to granting of planning permission
  - ii) Section 106 Contribution re Amenity Space Contribution
  
- g. 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). Land off Neasham Road, Neasham Road, Middleton St. George
  - i) Parish Council Response submitted 21/05/2018
  - ii) Any further updates on submitted application
  
- h. 17/01195 – 430 houses
  - i) Any further updates on submitted application
  
- i. 17/01175/FUL – 63 houses Yarm Road
  - i) Parish Council Response submitted 21/05/2018
  - ii) Any further updates on submitted application
  
- j. 18/00610/OUT – Middleton Riding Centre, 30 houses
  - i) Parish Council Response submitted 31/05/2018
  - ii) Any further updates on submitted application
  
- k. DBC Planning Applications Committee 27/06/2018 – 52 Middleton Lane (18/00325/FUL), extension
  - i) MSG PC had objected to application
  - ii) Decision of Planning Applications Committee (to be notified)
  
- l. Sadberge Road site (any issues)
  
- m. Land in Front of Devonport Hotel – Update
  
- n. Road Markings through the village, especially along Station Road area -update
  
- o. Traffic Accident Data  
(any update)
  
- 8. CPRE meetings
  - a) CPRE meeting held on Tuesday 19<sup>th</sup> June – Report from those who attended
  - b) Attendance at future meetings – Monday 30<sup>th</sup> July 2018 (Durham meeting in Darlington), Tuesday 21<sup>st</sup> August, 2018
  
- 9. DBC Local Plan (Consultation Period 21<sup>st</sup> June to 2<sup>nd</sup> August)
  - a. Consultation Documents (links enclosed, documents available on request)
  - b. To consider MSG PC response to Consultation
  - c. Green Spaces
    - i) Progress Report on submitting supporting evidence
    - ii) Request to Members of the Parish Council to gather and submit evidence
    - iii) Request to residents to provide further evidence and written support for proposed Green Spaces
  - d. Response from Steve Ragg (County Durham Association of Local Councils regarding housing targets and development limits (enclosed)
    - i) To consider whether to send his response to DBC for their views.

10. Section 106 Agreements/Developer Contributions
  - a. Report from Special Meeting of the Parish Council held 19<sup>th</sup> July, and further consideration
11. MSG Neighbourhood Development Plan
  - a. Report from Special Meeting of the Parish Council held 19<sup>th</sup> July, and further consideration
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. Any further suggestions and proposals
  - d. MSG PC list of grievances re Planning issues
13. Public Right of Way (PROW)
  - a. To receive any update
14. Audit and Protection of Hedgerows in MSG
  - a. To receive further information and guidance (enclosed)
  - b. To consider any immediate threats, and take any action
15. To receive other notifications and decisions on current applications.
  - a. 18/00359/FUL – Notice of Grant of Planning Permission, Erection of new scout hut at Neasham Road, MSG (MSG PC Planning Committee had agreed “no comment” be made to the application at its meeting on 09/05/2018)
16. To receive notifications and consider responses re new applications:
  - a. 18/00517/TF Works to 1No. Grey Poplar Tree (T.74) protected under Tree Preservation Order No. 8 1979 - Pruning back of lower branches by approximately 20 - 25% and pruning back of upper overhanging branches plus the removal of a small amount of dead wood. 3, Thorntree Villas, Middleton St. George.
  - b. 18/00509/FUL. Mixed use development comprising of A1 convenient store and residential development comprising of the erection of 12 No. affordable 2 bedroom bungalows (revised scheme). Land opposite Acorn Close, Yarm Road, Middleton St. George.
  - c. 18/00591/FUL. Variation of condition3 (Approved Plans) attached to planning permission 16/01256/FUL dated 19 June 2018 for residential development comprising 12 No. dwellings (Revised scheme) - to permit the substitution of house types and amended layout. Field to the east of Oak Tree Inn, Yarm Road, Middleton St. George.
  - d. 18/00520/CU. Change of use of agricultural land to be included within existing residential curtilage (Use Class 3 dwelling house), Residential development adjacent to Oak Tree Farm, Yarm Road, Oak Tree, Middleton St. George.
  - e. 18/00546/FUL. Partial demolition of single storey rear extension and replacement of external staircase/decked area to rear and bay window to front elevation and erection of summerhouse in rear garden (Revised scheme). 28, The Front. Middleton One Row.
  - f. 18/00527/FUL. Construction of a stepped and ramped access way with wall and handrail to provide access to the Garden of Remembrance. St. Laurence’s Church. Church Lane, Middleton St. George.

- g. 18/00624/FUL. Erection of single storey rear extension, basement and loft conversions including construction of dormer window in front elevation and excavation of ground to front to provide parking area. 1, The Front, Middleton One Row.

- 17. Creation of Woodland at High Goosepool Farm (Forestry Commission)
  - a. To consider response (information enclosed)

**Other Matters**

- 18. Grounds Maintenance Contract Specification and Work Schedule (enclosed).

- 19. To approve the following payments:

| Date       | Supplier  | Amount         |
|------------|---|----------------|
| 23.07.2018 | Darlington Borough Council. RoSPA. Play Area and Playing Field Inspection   | £55.20         |
| 23.07.2018 | Elliott Consultancy Limited. Arboriculture Impact Assessment and Tree Protection Plan, The Front, Middleton One Row | £636.00        |
|            | <b>Total</b>  | <b>£691.20</b> |

- 20. Shared Use of Football Field
  - a. Fixture lists/specific dates of use submitted by clubs, and overarching calendar of use
  - b. Signing of Agreements by the clubs
- 21. Car Parking Agreement for car park at Playing Field – update
- 22. Clerk’s hours, appraisal and pay
  - a. Report
  - b. Pay.
- 23. MSG PC Speed Monitor – to agree who will be responsible for positioning, maintenance, downloading data, and presenting the data to the Parish Council.
- 24. General Data Protection Regulations.
  - Privacy Impact Assessment Form (to follow).
  - Privacy Notice (to follow).
  - Subject Access Form (to follow).
  - Data Breach Form (to follow).
  - Consent Form (to follow).
- 25. Councillors’ reports and items for future agenda
- 26. Date of next meeting