



Middleton St George Parish Council

msgclerk@aol.com

www.middleton-st-george.org.uk

Minutes of the meeting of the Parish Council held on Monday 23rd July, 2018 in the Parish Council Meeting Room

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

One member of the public was present.

The meeting started at 6.30 p.m.

566. Chairman's Opening Address

The Chairman welcomed everyone to the meeting and informed the meeting that a member of the public wished to address the Parish Council.

567. Public Participation Session

A member of the public raised the issue of overhead electricity cables and poles in the village especially on Station Road which were unsightly and if they were put under the pavements it would be a major improvement to the village.

Councillor Crowther reported that he had proposed this to Northern Electric six years ago and the response was that the cost would be £100,000. Councillor Crowther agreed to raise the issue of putting the electricity cables underground.

568. Apologies for Absence

Apologies for absence was received from Councillor Embleton because of holiday commitments and Councillor Robertson because of illness.

The Parish Council **agreed** to accept the apologies received.

569. Declarations of Interests

No declarations of interests were made.

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

570. Planning Matters

570.1 Sculpture on the Teesdale Way at Middleton One Row

Lucy Chapman, Partnership Manager - River Tees Rediscovered Landscape Partnership gave details of Partnership which covered the River Tees corridor from Teesmouth at the coast to upstream of Piercebridge. Funding had been obtained for the project from the Heritage Lottery Fund.

The River Tees Partnership celebrates the river's natural and social heritage while also protecting, preserving and enhancing its unique landscape and enabling wider access and enjoyment. Community engagement is at the heart of the partnership and residents can volunteer for guided walks, conservation and wildlife surveying activities. Groundwork North East is the accountable body for the scheme.

The Tees Interpretation Trail was a part of the Teesdale Way & Heritage Trails project, which will contribute towards connecting people and communities to the built and natural heritage within Tees Valley and bringing our heritage to life, through offering new ways for people to see, hear, touch and enjoy it.

There will be a Creative Interpretation project to promote a better understanding of the history, landscape and cultural heritage of the area and sites within it. This will enhance the visitor experience across the River Tees Rediscovered programme area, through the provision of exciting, interesting and memorable destinations and activities. It will also inspire people to further discover, respect and appreciate the area into the future.

The Landscape Partnership was making an expression of interest for European funding to place five interpretive sculptures across the programme area. It was proposed that one of the sculptures would be placed at Middleton One Row. Consultation with the Parish Council and the community was to find out the best sculpture which reflected the area, the design of the sculpture and the location where the sculpture would be welcome. Working with the community and Groundwork it was suggested that that the sculpture be located on The Front at Middleton One Row which would blend in with its surroundings. Lucy emphasised that the design can be changed and the location can be changed if they were not liked. The sculptures would be designed to be as vandal-proof as possible.

Six heritage trail guides will be produced to support the project and to signpost visitors to the heritage sites and the sculptures. Five artists had been commissioned to produce designs for the sculptures which the community was happy with.

The planning application for the sculpture at The Front at Middleton One Row would be considered later in the meeting.

The commission of the artists would commence in September 2018 with the first piece of interpretation to be completed before the end of 2018.

The Parish Council thanked Lucy for her presentation.

570.2 Reports and Updates on Planning Applications

a. 16/01256/FUL – 12 houses, Land Adjacent to Oak Tree Pub, Oak Tree, Middleton St. George

The Chairman reported that a revised application for this development would be considered later in the meeting.

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

b. 570.3 17/01151/RM1 – 198 houses on land to the rear of High Stell, Middleton St. George.

The Chairman reported that a new Discharge of Conditions Application had recently appeared on the Darlington Borough Council website but that the Parish Council had not receive a notification. The reference was: 18/00633/CON (Health and Safety Plan, Planning Statement, Traffic Management Plan).

The Chairman urged Parish Councillors to examine the documents on the Darlington Borough Council website. Concern was expressed that the Traffic Management Plan stated that ""all vehicles will approach site via the A66/A67 down Station Road and through the Greenway and Grendon Gardens larger vehicles will be guided down the Greenway and Grendon Gardens by means of a banksman" and asked for clarification if there was only to be one access and exit from the site during construction and only one access and exit when the site is built and occupied by residents. There was also a reference 18/00623/CON which looks the same planning application which was confusing. The Parish Council may or may not get an official notification to comment.

The Clerk reported that he had written again to the developer to ask if a decision had been made to make a contribution to the structural survey of the ponds in the Water Park.

The Parish Council **agreed** that:

- i. The issue of access to the site was crucial.
- ii. The Clerk will write to the Planning Officer for clarification on the access to the site and for an update on the Public Rights of Way Diversion/Extinguishment Order, the Construction Management Plan which must be considered by the Borough Council's Planning Applications Committee and the archaeological/geophysical survey of the site.

c. 17/00911/FUL – Convenience Store and 10 houses, Yarm Road, Middleton St. George

The Chairman reported that a revised application for 12 houses would be considered later in the meeting.

- d. 17/00847/FUL. 44 houses, Yarm Road, Middleton St. George.**
- e. 16/00396/OUT. 55 Houses Lancaster House, Durham Tees Valley Airport.**
- f. 16/00972/FUL. 27 Houses Middleton Lane, Middleton St. George.**
- 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.**
- h. 17/01195/OUT. 430 houses etc. Durham Tees Valley Airport.**
- i. 17/01175/FUL. 63 houses Yarm Road, Middleton St. George.**
- j. 18/00610/OUT. Middleton Riding Centre, 30 houses.**

No updates were given on the above planning applications.

k. 18/00325/FUL. 52 Middleton Lane, Middleton St. George, extension.

The Chairman reported that the Parish Council had objected to this planning application. The application was heard by Darlington Borough Council's Planning Applications Committee on the 27th June, 2018. The application was approved by the Committee.

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

I. Sadberge Road Site, Middleton St. George

The Clerk reported that there had been no complaints received about this site.

j. Yarm Road Development Sites, Middleton St. George

Councillor Blacklee reported that lorries were reversing into Yarm Road which was dangerous for children. Other reports of out of hours working and noise and lorries coming through the village

The Clerk reported that these complaints had been referred to the Borough Council’s Enforcement Officer.

570.3 Land in front of The Devonport Hotel, Middleton One Row – Update

The Clerk reported that the solicitors acting for the owners of The Devonport Hotel had asked for an amendment to allow the licence to continue if there were new owners of the Hotel.

The Parish Council **agreed** to the amendment that the licence will continue if there were new owners of The Devonport Hotel and the solicitor acting for the Parish Council be informed accordingly.

570.4 Road Markings through the village, especially along Station Road area – Update

The Clerk reported that a reply had been received from the Head of Highways at Darlington Borough Council That the work will be carried out towards the end of the summer. This will include the reinstatement of the white lining on Station Road which has become worn.

570.5 Traffic Accident Data – Update

No update was given.

571. CPRE Meeting

The Clerk reported that he had attended the CPRE meeting on the 19th June, 2018 which had discussed the CPRE response to the Darlington Draft Local Plan, housing numbers and building on brownfield sites.

572. Darlington Borough Council’s Draft Local Plan

Councillor Crowther referred to the strategy document which he had circulated to the Parish Council. He was concerned that the Parish Council had opposed the majority of the major planning applications in the village but it had succeeded in stopping only one major planning application. Developments within the village such as High Stell were wrong because it would result in increased congestion in the village centre. The Parish Council needed to consider those sites which will not impact on the centre of the village and cause congestion. There were two areas which may be considered for future development and which were the area towards the A67 to the Old Farmhouse and the second area was the airport adjacent to the A67. The Parish Council should focus on these two areas. There will be schools provided in these areas and they will take traffic away from the village and onto the A67. Councillor Crowther proposed that the Parish Council should try to get the Borough Council to channel the developments into these two areas.

The Chairman reported that the closing date for comments on the Draft Local Plan was the 2nd August, 2018 and asked Parish Councillors to read through Consultation Document and give any points they wished to make to the Chairman to enable her to draft the Parish Council’s response.

Chairman’s Signature..... Date.....

The Parish Council **agreed** that:

- a. The Chairman will write to the Head of Planning Policy at Darlington Borough Council to arrange a meeting with him and the Chairman and Vice Chairman to explore the possibility of channeling all future developments into the two areas.
- b. Parish Councillors will send their comments on the Consultation Document to the Chairman who will draft the Parish Council's response and circulate it for comments before it is sent to the Borough Council.

573. Darlington Borough Council's Draft Local Plan – Designated Green Spaces

The Chairman reported that Councillor Blacklee had completed the application forms and supporting documents for the Allotments. The Clerk will send the application forms and supporting documents to the Borough Council.

Councillor Mrs. Beadle reported that she will complete the application forms for The Front and St. George's Church and grounds which will be sent to the Clerk for him to send to the Borough Council.

The Chairman will circulate the list of green spaces again and asked Parish Councillors to complete the applications forms and submit supporting documents for other green spaces.

574. Development Limits

The Chairman reported that the Clerk had written to the Secretary of the Durham Association of Local Councils asking for a ruling on whether the 1997 Darlington Local Plan development limits were still enforceable in view of the fact that Darlington Borough Council were now approving planning applications for major housing developments beyond the development limits in line with the new development limits in the Draft Local Plan which had not been approved by the Secretary of State. The CPRE had pointed out that recent case law had decided that where the development conflicts with the current Local Plan, the presumption is in favour of sustainable development has been rebutted and as a starting point the planning application should be refused and it is only in exceptional circumstances for the developments outside of the development limits to be approved. It was also pointed out that Durham County Council were using the development limits in its existing Local Plan.

The view of the Secretary of the Durham Association of Local Councils was that the CPRE advice was correct but that a planning consultant should be sought to give advice on this matter.

The Parish Council's view was that the Gladman decision was the test case which rendered the 1997 Darlington Local Plan as out of date.

The Parish Council **agreed** that no further action be taken on this matter.

575. Section 106 Agreements/Developer Contributions

The Parish Council **agreed** that once the Clerk has drafted the minutes of the Special Parish Council meeting on 19th July, 2018 it can start making a list of projects with costings.

576. Neighbourhood Development Plan

The Chairman reported that the Clerk was drafting the minutes of the Special Parish Council meeting on the 19th July, 2018 and she would initially look to redrafting the Neighbourhood Development Plan during the recess.

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

577. Overdevelopment in Middleton St George

The Chairman reported that she would be attending the Darlington Association of Parish Councils Annual General Meeting on the 25th July, 2018 which would discuss the issue of the Darlington Draft Local Plan.

578. Public Rights of Way

Councillor Blacklee reported that he had contacted the Borough Council’s Rights of Way Officer and was discussing the condition of the public rights of way in the Parish with him.

579. Audit and Protection of Hedgerows in Middleton St. George

The Chairman referred to information and guidance on hedgerows which had been circulated to Parish Councillors before the meeting and asked if the Parish Council needed to take any action. It was pointed out that the responsibility for enforcing the law on hedgerows was the responsibility of the Borough Council.

The Parish Council **agreed** that the Clerk will ask Darlington Borough Council to be consulted on hedgerow matters.

580. New Planning Applications

The following planning applications were submitted for consideration.

18/00517/TF Works to 1 No. 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.

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.

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.

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.

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.

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.

Chairman’s Signature..... Date.....

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.

The Parish Council **agreed** to make no comments on the above planning applications.

18/00476/FUL. Installation of 1 interpretive sculpture along the public footpath the Teesdale Way, Village Green, The Front, Middleton One Row.

The Parish Council **agreed** to give approval to this planning application.

581. Creation of Woodland at High Goosepool Farm

The Parish Council received information from the Forestry Commission to create a woodland at High Goosepool Farm.

The Parish Council **agreed** to support the creation of the woodland at High Goosepool Farm.

582. Planning Applications during the Recess

The Parish Council **agreed** that during the recess:

- a. Planning applications will be considered and decided by email.
- b. If the Borough Council's Planning Applications Committee on 22nd August, 2018 concerns any Middleton St. George applications oral representations will have to be agreed by via email
- c. If there are any major significant planning issues during the recess, a special meeting may have to be called.

583. Other Matters

583.1 Grounds Maintenance Contract

The Clerk reported that the current Grounds Maintenance Contract will end on the 31st March, 2018. Having examined Standing Orders (Point 19c) and the Financial Regulations (Point 11.1h) because the contract was less than £25,000 the Parish Council did not need to tender for the work but it must obtain three quotations. The current contract and work specification was circulated before the meeting and the Parish Council was asked to check the contract and specification and make the new contract more specific to its needs.

The Parish Council considered that there was a need for a better method of checking the work carried out by the contractor each month.

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

- a. To check the Grounds Maintenance Contract and make the new contract more specific to its needs for consideration at the 10th September Parish Council meeting.
- b. The following Councillors will check the work of the contractor in the following areas:

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

Councillor Mrs. Beadle - The Front, Middleton One Row.
 Councillor Foggett - The allotments.
 Councillor Crowther - The Water Park.

583.2 Clerk’s Appraisal and Pay

The Chairman reported that the Clerk’s appraisal was carried out on the 19th July, 2018. It was not possible for the appraisal report to be considered at this meeting. The appraisal report will now be considered at the Parish Council Meeting on the 10th September, 2018 with the final agreed pay backdated to the 1st April, 2018.

The Clerk referred to the National Joint Council (NJC) for Local Government Service letter which gave details of the National Pay Award for his post for 2018-19 and 2019-20. His pay was based on grade LC1 for Part Time Clerks, Spinal Column Point 25. When he was appointed his pay was based on £1.66 per hour. The NJC letter increased the hourly rate of pay to £11.98 per hour from the 1st April, 2018.

The Parish Council **agreed** that the Clerk’s hourly rate be increased to £11.66 per hour with effect from the 1st April, 2018.

583.3 Approval of Payments

The Parish Council **agreed** that the following payments be made:

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
	Total	£691.20

The Chairman was concerned that the payment to Elliott Consultancy for the tree survey on The Front was higher than the £530 which had been agreed by the Parish Council for the tree survey. Councillor Mrs. Beadle explained that the Parish Council will be reimbursed for the cost of the tree survey by Groundwork North East and Cumbria from a grant which it expected to receive. Another tree survey may need to be carried out because an arboriculturalist was being employed to decide which parts of the trees needed removing.

583.4 RoSPA Safety Inspection Report

The Clerk reported that he will summarise the areas which need attention in the play area and playing field in the RoSPA inspection report for the Parish Council meeting on the 10th September, 2018.

583.5 Shared Use of Football Field

The Clerk reported that he had reminded Mr Hughes of Middleton Rangers Junior Football Club to sign and return the playing field agreement.

Councillor Blacklee reported that he was obtaining the fixtures from the organiser of the Cricket Club Football Team and asking the organiser to sign the playing field agreement. The agreement and fixtures will be sent to the Clerk when he has received them.

Chairman’s Signature..... **Date**.....

The Parish Council **agreed** that the Agreements were to be signed before either of the clubs used the field.

583.6 Car Park Sign and Sign in the Playing Field

Councillor Blacklee reported that the new car park sign had been defaced but he would clean it and he would remove the other sign on the playing field.

583.7 Speed Monitor

The Clerk reported that a resident had reported that the speed monitor which had been erected in Yarm Road did not appear to be working. Councillor Foggett agreed to take the monitor down and to check to see if it was working or not but that he would not be responsible for erecting the monitor in different locations in the village.

The Parish Council **agreed** that the meeting on the 10th September, 2018 will decide who will be responsible for erecting, maintaining, downloading data and presenting the data to the Parish Council from the speed monitor,

583.8. General Data Protection Regulations

The Clerk reported that he had hoped to give further policies and forms to enable the Parish Council to conform with the Regulations but that this was not possible because of pressure of work.

The Parish Council **agreed** to defer consideration of the policies and forms to the meeting on the 10th September, 2018.

584. Date of Next Meeting

The Parish Council **agreed** that the next meeting will be held on **Monday 10th September, 2018 at 6.30 p.m. in the Parish Council Meeting Room.**

The meeting ended at 8.55 p.m.

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