



Middleton St George Parish Council

www.middleton-st-george.org.uk

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 24th September, 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) 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.

5. Darlington Borough Council Planning Applications Committee 19th September 2018 in respect of:

18/00509/FUL. Mixed Use Development comprising A1 convenience store and residential development comprising of the erection of 12 No. affordable 2 bedroom bungalows (revised scheme) (additional drainage strategy received 5 July, 2018, addendum to Design and Access Statement received 9 July 2018, additional Phase II report received 12 July 2018, additional boundary treatment details received 16 July 2018 and additional window and door details received 5 August 2018). Land Opposite Acorn Close, Yarm Road, Middleton St. George.

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 plan 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, amended flood risk assessment and pumping station details received 14 June 2016, amended house types and site plan received 1 August 2018, amended Transport Statement received 3 August 2018 and amended Flood Risk Assessment received 6 August 2018. Field OSGR E435292 N513607, Yarm Road, Oak Tree, Middleton St. George.

(The Parish Council had decided to make no comments on 18/00509/FUL at its meeting on the 23rd July 2018. The Parish Council's response to the Borough Council for 17/01175/FUL which was dated the 21st May, 2018 is enclosed).

6. To receive reports and updates on the following matters:

- a. 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
 - i) Discharge of Conditions Applications:
 - 18/00633/CON
 - 18/00654/CON
 - 18/00724/CON
 - 18/00675/CON
 - ii) Parish Council Letter to DBC re Discharge of Conditions dated 30/08/2018 (enclosed)
 - iii) Consideration of any further action to be taken on the Discharge of Conditions
 - iv) PROW Diversion/Extinguishment Orders
 - v) Ownership of access points / “Phasing” of development
 - vi) Reservoirs - Safety Risk (engineering inspection, contact with the developer)
 - vii) Any other matters

Re Issues relating to Applications that have been granted planning permission

- b. 13/00940/OUT - Sadberge Road
- c. 16/00578/OUT 350 dwellings and local services at Durham Tees Valley Airport
- d. 16/00396/OUT – 55 houses Lancaster House DTVA
- e. 16/00972/FUL – 27 houses Middleton Lane
- f. 17/00847/FUL – 44 houses, Yarm Road

Re: Other Revised Applications

- g. 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.

Re: Pending Applications

- h. 16/00976/OUT - Up to 226 dwellings and primary school, Station Road
- i. 17/01195/OUT – 430 houses plus school and supermarket
- j. 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
- k. 18/00610/OUT – Middleton Riding Centre, 30 houses
- l. 18/00476/FUL – Installation of 1 interpretive sculpture at MOR (along the public footpath at the Teesdale Way) (River Tees Rediscovered, Groundwork NE & Cumbria)

RE: Other Updates

- m. Land in Front of Devonport Hotel – Update
- n. Road Markings through the village, especially along Station Road area
- o. Traffic Accident Data

(any update)

7. CPRE meetings
 - a) CPRE meetings
 - i) Monday 30th July (Durham meeting in Darlington) – Report from Cllr Gilsean (enclosed)
 - ii) Tuesday 21st August – Report from Alan Macnab, Parish Clerk
 - ii) Tuesday 18th September – Report from whoever was able to attend
 - b) Attendance at future meetings – Tuesday 16th October, Tuesday 20th November, Monday 3rd December (Durham meeting in Darlington)

8. DBC Local Plan (Consultation Period 21st June to 2nd August)
 - a. Update on DBC Local Plan Timetable
 - b. DBC 5-Year Housing Land Supply Position Statement August 2018 (enclosed)
 - c. Meeting between members of the Parish Council and Planning Officers 09/08/2018 (report enclosed)
 - d. Parish Council Response to Local Plan Consultation dated 01/08/2018 (enclosed)
 - e. Report from meeting of Darlington Association of Parish Councils 25/07/2018 (enclosed)
 - f. Designated Green Spaces – progress report on submitting evidence (enclosed – revised list submitted July, and list of spaces for which evidence was submitted by 2nd August).

- 9.. Section 106 Agreements/Developer Contributions
 - a. Special Meeting of the Parish Council held 19th July, and further consideration (please refer to the minutes of the meeting). (Enclosed - First Draft of Priorities Identified). (Enclosed - Response from DBC to MSGPC queries)
 - b. Any update on the £98,410 Amenity Space Contribution (provision of a wildflower friendly informal open space and landscaping area for use by the general public to be provided within the Middleton St George Area (from 16/00972/FUL – 27 Houses Middleton Lane).

10. MSG Neighbourhood Development Plan
 - a. Special Meeting of the Parish Council held 19th July, and further consideration (please refer to the minutes of the meeting)
(first draft re-working of current version of NDP document to follow)

11. Public Right of Way (PROW)
 - a. To receive any update

12. Audit and Protection of Hedgerows in MSG
 - a. To receive further information and guidance
 - b. To consider any immediate threats, and take any action

13. Planning applications commented on during the “recess” (Committee consultation via email, as agreed at the Parish Council meeting on 23rd July 2018 (Minute 582)):
 - a. High Stell, Discharge of Conditions Applications (previously referred to under item 6.a. above)
 - b. 18/00635/CU. Change of use from open space to private garden and relocation of existing fence. 20, Westacres, Middleton St. George. (Non-contentious. No objections from neighbours to date. Our agreed response was “no comment”).
 - c. 18/00349/FUL - The Barn, Neasham Road - Change of use from agricultural to equestrian, construction of a 20mx40m horse menage with post and rail fencing, sand and fibre surface and lighting. (We queried why this was not referenced as a Change of use. In our agreed response,

we supported the Ecological Report recommendation for a Great Crested Newt Survey, in view of the high probability of their existence near the site).

- d. PROW alterations following Network Rail changes to railway crossings at the Whinnies. Footpath 12 Extinguishment Order and Footpath 22 Creation Order. (Our response was “no comment” subsequent to satisfactory discussion and agreement between all parties concerned at a meeting on 25/10/2017 and reported to and agreed at the MSGPC Planning Committee meeting on 06/12/2017).
 - e. White House Farm Appeal relating to Application 17/0119/FUL. Applicant Appeal to Planning Inspector following Refusal by DBC. (MSGPC Letter to Planning Inspector enclosed).
14. To receive other notifications and decisions on current applications.
- a. 18/00520/CU. Notice of Grant of Planning Permission. 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. (MSGPC had agreed “no comment” be made to the application at its meeting on 23/07/2018).
 - b. 18/00546/FUL. Notice of Grant of Planning Permission. 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. (MSGPC had agreed “no comment” be made to the application at its meeting on 23/07/2018).
 - c. 18/00427/FUL. Notice of Grant of Planning Permission. Erection of a single storey extension to rear, conversion of integral garage and porch infill to front. 11, Heathfield Park, Middleton St. George. (MSGPC had agreed “no comment” be made to the application at its meeting on 11/06/2018).
 - d. 18/00431/FUL. Notice of Grant of Planning Permission. Demolition of rear outbuilding and extension, external alterations including changes to window and door openings, internal alterations to improve public bar, restaurant and bedroom areas. Conversion of part of hotel into separate residential dwelling (Use Class 3) including alterations to window and door openings on front elevation. Devonport Hotel, 16-18, The Front, Middleton One Row. (MSGPC had agreed “no comment” be made to the application at its meeting on 11/06/2018).
 - e. 18/00445/FUL. Notice of Grant of Planning Permission. Conversion of existing garage into shower and utility room. 23, The Oaklands, Middleton One Row. (MSGPC had agreed “no comment” be made to the application at its meeting on 11/06/2018).
 - f. 18/00493/FUL. Notice of Grant of Planning Permission. Variation of condition 2 (Approved Plans) attached to planning permission 17/00049/FUL dated 14 June 2017 for the erection of 5 light industrial/storage units and offices including demolition of existing substation and re-routing of cables to main existing sub-station to permit erection of electric sub-station and compressor house. Land adjoining Technology House, Durham Tees Valley Airport. (MSGPC had agreed “no comment” be made to the application at its meeting on 09/07/2018).
 - g. 18/00523/FUL. Notice of Grant of Planning Permission. Erection of 2 no. storey side extension, incorporating Juliette balcony to front elevation and external alternations to rear. 2, The Front, Middleton One Row. (MSGPC had agreed “no comment” be made to the application at its meeting on 09/07/2018).

- h. 18/00635/CU. Notice of Grant of Planning Permission. Change of use from open space to private garden and relocation of existing fence. 20, Westacres, Middleton St. George. Non-contentious. No objections from neighbours to date. Our agreed response was “no comment” – agreed via email as per item 13.b. above
15. To receive notifications and consider responses re new applications:
- a. 18/00810/FUL. Construction of 1.8km link road between Northside and Southside, erection of 2.8, high security fencing and associated infrastructure, and improvements and alternations to the existing highway (resubmission of previously approved scheme). Durham tees Valley Airport, Middleton St, George.

Other Matters

- 16. Councillors’ reports and items for future agenda
- 17. Date of next meeting -