



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 22nd October, 2018 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsenan (Chairman),
Councillor S. Crowther (Vice Chairman),
Councillor Mrs. M. Beadle,
Councillor Mrs. H. Bullock,
Councillor R. Sansom.
Alan Macnab, Clerk.

The meeting started at 6.30 p.m.

651. Chairman's Opening Address

The Chairman referred to the Action Sheet which was introduced at the last Parish Council Meeting on the 8th October, 2018 and can be completed by all Parish Councillors and then circulated.

652. Public Participation Session

The Clerk reported that no requests to address the Parish Council had been made.

653. Apologies for Absence

Apologies for absence were received from Councillors Embleton and Blacklee because of work commitments, Councillor Foggett because of holiday commitments and Councillor Robertson because of illness.

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

654. Declaration of Interests

The Chairman declared an interest in agenda item no. 21 the request for financial assistance from the Middleton St. George Community Association as a member of the Committee of the Association.

655. Minutes of the Parish Council Meeting on the 24th September, 2018

The minutes of the Parish Council meeting held on the 24th September, 2018 were presented. The Parish Council **agreed** that the minutes were a true record of the proceedings and the Chairman signed the minutes at the end of the meeting.

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

656. Matter Arising

656.1 Village Emblem

The Clerk reported that he had informed the Headteacher of St. George’s CE Academy about the situation relating to the production of the village emblem.

Planning Matters

657. Darlington Borough Council Planning Applications Committee 19th September 2018

The Chairman reported that the Planning Applications Committee had approved the following planning applications at its meeting on the 19th September, 2018. The minutes of the Planning Applications Committee meeting had been circulated with the papers for the meeting.

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) 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. Field OSGR E435292 N513607, Yarm Road, Oak Tree, Middleton St. George.

The Parish Council **agreed** to note the report.

658. Reports and updates on Applications which had been granted planning permission

658.1 17/01151/RM1. 198 houses on land to the rear of High Stell, Middleton St. George

The Chairman reported that an application to discharge the conditions for the travel plan and the archaeological mitigation strategy had been received. The Planning Officer had assured the Parish Council that there would be two entrances to the site but the view appeared to be that there would be one working entrance during the early part of the development and in later stages of the development there would be two entrances. The Parish Council’s view was that there needed to be two entrances to the site and not one.

A draft letter giving the Parish Council’s views on the discharge of conditions was circulated with the papers for the meeting.

The Chairman reported that an email had been received from the Rights of Way Officer which gave details of the informal consultation on the diversion of the public rights of way in the development. A draft letter giving the views of the Parish Council on the proposed diversion of the public rights of way was circulated with the papers for the meeting.

The Parish Council discussed the inspection of the ponds in the Water Park by a Reservoir Structural Engineer which would have to be paid for the Parish Council.

The Parish Council **agreed** that:

- a. The letters giving the views of the Parish Council on the discharge of conditions and the diversion of the public rights of way be approved and sent to the Borough Council.

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

b. The Clerk will contact Reservoir Structural Engineers for the cost of the structural safety inspection of the ponds and bring the prices to the Parish Council meeting on the 26th November, 2018.

658.2 Other Planning Approvals

No further information was given on the following planning approvals:

- 13/00940/OUT - Sadberge Road
- 16/00578/OUT - 350 dwellings and local services at Durham Tees Valley Airport
- 16/00396/OUT – 55 houses Lancaster House DTVA
- 16/00972/FUL – 27 houses Middleton Lane
- 17/00847/FUL – 44 houses, Yarm Road
- 18/00591/FUL / 16/00591/FUL - 12 houses Field to the east of Oak Tree Inn, Yarm Road.

658.3 Pending Planning Applications

a. 16/00976/OUT - Up to 226 dwellings and primary school, Station Road, Middleton St. George

It was reported that Highways England will be taking a decision on the road layout to serve this site in March 2019.

b. 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

The Clerk reported that he was informed at the CPRE Meeting on the 16th October, 2018 that Gladman Developments Limited had referred its planning application for development in Neasham Road, Middleton St. George to the Planning Inspectorate because the application had not been determined by Darlington Borough Council. A letter would be sent by Darlington Borough Council giving details of how an appeal can be made to the Planning Inspectorate. All comments must be sent to the Planning Inspectorate before the 22nd November, 2018.

c. Information on other pending Planning Applications

No further information was given on the following applications which were pending:

- 17/01195/OUT – 430 houses plus school and supermarket, Yarm Road, Middleton St. George.
- 18/00610/OUT – Middleton Riding Centre, 30 houses
- 18/00476/FUL – Installation of 1 interpretive sculpture at MOR (along the public footpath at the Teesdale Way) (River Tees Rediscovered, Groundwork NE & Cumbria).

658.4 Other Updates

a. Road Markings

The Clerk reported that road marking had been completed in the village.

b. Traffic Accident Data

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

The Clerk reported that the traffic accident data which was requested had not been received but he would send a reminder to the Highways Officer to ask for the data.

c. Large Map for the Meeting Room

Councillor Mrs. Bullock requested that a large map be provided for displaying on the wall of the Meeting Room showing the development sites. The Clerk was asked to contact Darlington Borough Council to obtain the map.

659. CPRE Meetings

The Clerk reported that he had attended the CPRE Meeting on the 16th October, 2018. There was a discussion on the Gladman Developments Limited decision to refer its planning application to the Planning Inspectorate, the Darlington Local Plan and Neighbourhood Development Plans.

The Chairman urged Parish Councillors to attend future CPRE meetings.

660. Darlington Borough Council Local Plan

It was reported that the applications for the three allotments to be designated as Green Spaces under the Local Plan had not been received by the Planning Policy Officer despite the fact that they were emailed to him on the 30th July, 2018. The Clerk was asked to send the applications again to the Planning Policy Officer.

661. Section 106 Agreements/Developer Contributions – Special Meeting of the Parish Council

The Chairman reported that following consultation with Parish Councillors Monday 19th November at 6.30 p.m. in the Parish Council Meeting Room had been the agreed date for the Section 106 meeting and that it would follow on from the Special Meeting in July 2018 which had taken steps to draw up a list of projects for Section 106 funding.

662. Middleton St. George Neighbourhood Development Plan

The Chairman reported that following consultation with Parish Councillors Thursday 22nd November, 2018 at 2 p.m. was confirmed as the date for the Working Group meeting.

The draft terms of reference for the Working Group were circulated with the papers for the meeting.

The Clerk reported that at the CPRE meeting on the 16th October, 2018 he had discussed using a planning consultant to help with the work of preparing the Neighbourhood Development Plan with representatives from Hurworth Parish Council who were completing its Development Plan and Low Coniscliffe and Merrybent Parish Council who had completed its Development Plan. Both spoke highly of the help and support given by the consultant.

The Parish Council **agreed:**

- a. To add Councillor Blacklee to membership of the Neighbourhood Development Plan Working Group.
- b. The Terms of Reference for the Working Group.

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

c. That Jo-Anne Garrick, the Planning Consultant be invited to attend the Working Group on the 22nd November, 2018.

663. Community Infrastructure Levy

Information on the Community Infrastructure Levy was circulated with the papers for the meeting. The Clerk explained that reference was made to the Levy in the Draft Local Plan and money from the levy had been delegated by Principal Councils to their Town and Parish Councils and he did not want Middleton St. George to lose out. He had written to the Ward Councillors who were working to ensure that the Parish Council is included when the Levy is discussed by Darlington Borough Council. The information which the Clerk had received from Darlington Borough Council was that no work had been done on the Levy because of the need to produce the Local Plan.

Following a discussion, the Parish Council **agreed** that the Clerk will draft a letter to other Parish Councils in Darlington asking for support from Parish Councils to receive funding when the Community Infrastructure Levy is considered by Darlington Borough Council and a copy will be sent to Darlington Borough Council.

664. Bus Services

A draft letter to the Tees Valley Mayor giving bus services situation in Middleton St, George and asking for a meeting with the Mayor was circulated with the papers for the meeting.

The Parish Council **agreed** that the letter be sent to the Tees Valley Mayor.

665. Public Rights of Way

No reports on public rights of way was given to the meeting.

666. Audit and Protection of Hedgerows

No reports on the audit and protection of hedgerows was given to the meeting.

667. New Planning Application

The following new planning application was submitted for consideration.

18/00946/FUL. Erection of a single storey rear extension and loft conversion incorporating roof lights. 49 Middleton Lane, Middleton St George.

The Parish Council **agreed** that no comment be made on this planning application.

Other Matters

668. Remembrance Weekend

The Clerk reported that Darlington Borough Council had stated that planning permission was required for the Tommy statuette to be located in Woodlands Green. The planning application and the supporting documents were submitted to Darlington Borough Council on the 12th October, 2018.

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

The statuette would be embedded in concrete. It was suggested that a brief service be held when the statuette has been installed. Councillor Mrs. Bullock was concerned that people may not see the statuette and suggested that a brick wall behind it which should be two brick layers higher than the statuette. The Clerk was asked to find out if the planning application would have to be amended to include the wall and report back to the Parish Council.

The poster for the Remembrance Weekend was circulated at the meeting and it was agreed that the poster was very effective. There would be a need for marshalls wearing fluorescent jackets to supervise the procession from St. George's CE Academy down Middleton Lane to the War Memorial on the 11th November. However it was felt that this would cause problems and it was decided not to have marshalls with fluorescent jackets.

Councillor Mrs. Bullock reported that there will be a Remembrance Event at Middleton Hall Retirement Village on the 11th November at 4 p.m.

669. Section 137 Donations

The Clerk reported that the Middleton St. George Community Association had made two requests for Section 137 funding. To enable consideration to be given to the requests the Progress against the Budget statement was circulated with the papers for the meeting.

The requests from the Community Association were:

- a. A request for funding for the Magic Sparkle Christmas Community Gathering on the 24th November, 2018.
- b. A request for the Parish Council to provide match funding of £2,626 in order for the Association to access funding to repair of the roof and brickwork to the Community Centre building.

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

1. That £500 be awarded to the Community Centre for the Magic Sparkle Christmas Community Gathering on the 24th November, 2018 which will be drawn from the Christmas Costs budget heading subject to the Parish Council's donation being acknowledged at the Gathering and the Community Centre covers the cost of repairing or replacing the Christmas Tree lights if they are faulty.
2. That a grant of £500 be awarded to the Community Centre for restoration work to the roof and brickwork of the Community Centre which will be drawn from the Section 137 grant budget heading.
3. The Community Association to provide its accounts to the Parish Council to enable the funding to be released.

670. Play Area and Playing Field

670.1 Accident in the Play Area

The Clerk reported that an accident occurred on the 17th October, 2018 at 2 p.m. when a resident was pushing a 2 year old child down the zip wire. The child was on the zip wire cradle. The resident tripped on uneven ground and sustained injuries to her ankle which necessitated treatment at hospital. The Health and Safety Report for the week prior to the accident showed that the ground underneath the zip wire was stable. An inspection of the site by the Clerk following the accident revealed that the ground half way down the zip wire track had sunk and was hazardous. The zip wire was immediately taken out of use. The cradle was padlocked to one end of the zip

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

wire, a notice was affixed and one end of the zip wire was taped off. However the cradle was untangled and the tape and notice removed by persons unknown. The cradle was then dismantled and taken away from the play area.

The Clerk stated that he had contacted the resident and reported the accident to the Health and Safety Executive. The Health and Safety Executive acknowledged the report and he was reporting the accident to the Council's insurers.

A quotation of £66.08 to repair the ground underneath the zip wire was received from Darlington Borough Council.

The Parish Council **agreed** to note the report on the accident and accepted the quotation of £66.06 from Darlington Borough Council for repairs to the ground underneath the zip wire.

670.2 Play Area Equipment Repairs

The Clerk reported that the RoSPA Inspection of the Play Area had made a number of recommendations for repairs to be carried out. A quotation of £159.28 had been received from Darlington Borough Council to carry out the necessary repairs which were given in the RoSPA inspection report.

The Parish Council **agreed** to accept the quotation of £159.08 (excluding VAT) from Darlington Borough Council to carry out the necessary repairs which were given in the RoSPA inspection report of the Play Area.

670.3 Play Area and Playing Field Health and Safety Policies and Risk Assessments

The Clerk reported that as a result of the accident in the play area he had tried to find the health and safety policies and risk assessments for the Play Area and Playing Field but he was unable to find them. As a result he had produced new health and safety policies and risk assessments for the Play Area and the Playing Field which were circulated to the Parish Council before the meeting.

The Parish Council **agreed** the Play Area and Playing Field Health and Safety Policies and Risk Assessments.

671. Parish Councillor Training

The Clerk reported that induction training for new Parish Councillors had been organised with County Durham and Cleveland Training Organisation and would take place on the 28th October in the Parish Council Meeting Room. However there were only two Parish Councillors from Middleton St. George who required this training and only one nomination had been received from other Parish Councils in Darlington.

The Parish Council **agreed** that the induction training for new Parish Councillors be delayed until an additional Parish Councillor had been elected or co-opted.

672. Councillors' reports and items for future agendas

672.1 The Front Trees Project

Councillor Mrs. Beadle reported that there may be a need for planning permission to be obtained to lower the trees on the river bank side as part of the project which will result in additional expenditure. Councillor Mrs. Beadle was concerned that although no tree preservation orders were in place Darlington Borough Council had indicated that they may apply for Tree Preservation Orders on all the trees and any subsequent discussions

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

between Groundwork and Darlington Borough Council would incur additional expenditure. Councillor Mrs. Beadle was organising a meeting with the Project Manager of Groundwork to discuss these and other issues. This would result in additional money having to be built into the grant.

The Parish Council **agreed** that Groundwork be asked submit the project expenditure and the Parish Council's concerns that it cannot be expected to fund the project if grant aid cannot be secured.

673. Dates of Next Meetings

- Monday 12th November, 2018 6.30pm. Ordinary Meeting of the Parish Council Finance.
- Monday 19th November, 2018 6.30pm Special Meeting of the Parish Council Section 106.
- Thursday 22nd November, 2018 2p.m. Neighbourhood Development Plan Working Group.
- Monday 26th November, 6.30pm. Ordinary Meeting of the Parish Council Planning.

The meeting ended at 8.20 p.m.

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