



Middleton St George Parish Council

www.middleton-st-george.org.uk

msgclerk@aol.com

From: 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 28th January 2019 at 6.30 p.m.** for the transaction of the following business.

AGENDA

1. Chairman's opening address, and Action Sheet (enclosed)
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.
5. Minutes of the Parish Council meeting on 10th December 2018 (enclosed)

Planning Matters.

6. To receive a report regarding Darlington Borough Council Planning Applications Committee of 12th December 2018 concerning:
 - a. 18/00591/FUL - Variation of condition 3 (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.
(The Parish Council had resolved at its meeting on 12/11/2018 to respond with concerns, and submitted a letter on 13/11/2018)
 - b. 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 alterations to the existing highway (resubmission of previously approved scheme), Durham Tees Valley Airport, Middleton St George
(The Parish Council had resolved at its meeting on 24/09/2018 to raise concerns with regard to traffic issues, and a response was submitted on 25/09/2018)

(Chairman's Reports from the Planning Application Committee, and Notices of Grant of Planning Permission, for both of the above applications, enclosed)

7. To receive a report regarding Darlington Borough Council Planning Applications Committee of 23rd January concerning:

- a. 17/01195/OUT - Outline planning application for the erection of up to 330 residential dwellings with associated landscaping and engineering works, 3 retail units and provision of a new single form Primary School, Field at OSGR E435307 N513463 Yarm Road Middleton St George Darlington
- b. 18/01159/CON - Discharge of condition 9 (submission of Construction Management Plan) of Outline Planning Permission 15/00976/OUT – Residential Development for 198 dwellings. Rear of Grendon Gardens and High Stell, Middleton St George
- c. 18/01160/CON - Discharge of condition 3 (submission of Construction Management Plan) of Reserved Matters Permission 17/01151/RM1 – Residential Development for 198 dwellings. Rear of Grendon Gardens and High Stell, Middleton St George

(Reports to follow)

8. To receive reports and updates, and consider action on the following matters:

- a. 15/00976/OUT and 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
 - i) To consider sending a letter to DBC re 18/01215/CON re Condition 2 (phasing and route of construction)
 - ii) To consider sending a letter to DBC re 18/01216/CON re Condition 10 (road condition survey) 11 (road safety audit) 14 (sustainable drainage scheme) and 18 (bat report)
 - iii) PROW Diversion/Extinguishment Orders (Update enclosed)
 - iv) Ownership of access points / “Phasing” of development
 - v) Reservoir Ponds - Safety Risk (engineering inspection, contact with the developer, etc.)
 - vi) Any other matters

Re Issues relating to Applications that have been granted planning permission

(to receive reports or updates regarding the following, if any):

- 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
(DBC establishment of Joint Venture Company which will provide the infrastructure build and sale of homes in Middleton St George, under the company name Middleton St George JV Limited. Appears to be at Lancaster House– Report to DBC Cabinet 08/01/2019 – enclosed for info)
- e. 16/00972/FUL – 27 houses Middleton Lane
- f. 17/00847/FUL – 44 houses, Yarm Road
- g. 18/00591/FUL / 16/00591/FUL - 12 houses Field to the east of Oak Tree Inn, Yarm Road
- h. 17/01175/FUL – 61 houses Yarm Road
- i. -18/00509/FUL – 12 bungalows plus convenience store, Yarm Road
- j. 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: Pending Applications

(to receive reports or updates regarding the following, if any):

- k. 16/00976/OUT - Up to 226 dwellings and primary school, Station Road
- l. 17/01195/OUT – 430 houses plus school and supermarket
(figure now reduced to 330 – application covered in item 7 above)
- m. 18/01108/OUT – 55 houses Middleton Lane
(Historic Assets Officer Response of 09/01/2019, enclosed)
(Parish Council response submitted 15th January following Parish Council meeting on 14th January)

- n. 18/00160/OUT – Middleton Riding Centre, 30 houses
(Highways Officer Response, enclosed for info)

Re: Appeals

- o. Report from Middleton One Row Alliance (MORA) concerning

Planning Appeal by Gladman Developments Limited

Planning Inspectorate Reference: APP/N1350/W/18/3212132

Site Address: Land off Neasham Road, Middleton St George, DL2 1PA

Application Details: 18/00275/OUT

Land off Neasham Road, Middleton St George – 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. All matters reserved except for 2 means of access points to be provided from Neasham Road (Revised Transport Assessment 17th September 2018) (Reference documents previously circulated)

- i. Written Report (enclosed)
- ii. MORA Statement of Case (enclosed for information)
- iii. Recommendation to Parish Council regarding reply to Neasham Parish Council (as stated in report)
- iv. Proposal to gauge public interest in an evening session in the village during the Inquiry (as stated in the report)

Re: Other Updates

(to receive reports or updates regarding the following, if any):

- p. Updated Traffic Accident Data
- q. Obtaining large maps to put on the wall
- r. Letter to Tees Valley Mayor with regard to request for meeting in respect of bus service

9. CPRE meetings

- a. CPRE meetings
 - i) Tuesday 18th December 2018 (report enclosed)
 - ii) Tuesday 15th January 2019 (report enclosed)
- b. Attendance at future meetings –
CPRE Durham (in Darlington, 7pm Dolphin Centre Café) Monday 4th February (plus AGM),
CPRE Darlington (In Darlington, 6.30pm Dolphin Centre Cafe) Tuesday 19th February, Tuesday 19th March)

10. DBC Local Plan

- a. To Receive any update on DBC Local Plan Timetable

11. Section 106 Agreements/Developer Contributions –

- a. To receive updates on Projects Lists and Costings (enclosed)

12. MSG Neighbourhood Development Plan

- a. NDP Working Group
 - i) To receive a verbal report

13. Public Right of Way (PROW) in Parish (in general)
(To receive any updates or reports, if any)
14. Audit and Protection of Hedgerows in MSG, if any
 - a. To receive any further information and guidance
 - b. To consider any immediate threats, and take any action
15. To receive other notifications and decisions on current applications.
 - a. 18/00916/FUL – Notice of Refusal of Planning Permission (Refusal and Delegated Report enclosed for information). Erection of 3 No. detached dormer bungalows with attached double garages and driveways. Land to the rear of 5B, The Spinney, Middleton St George DL2 1HD. (The Parish Council had resolved at its meeting on 26/11/2018 to object to this application, and a letter was submitted on 27/11/2018).
 - b. 18/00923/FUL – Notice of Grant of Planning Permission. Removal of existing conservatory and erection of single storey extension to the side and rear with lantern roof at 11 Stansted Grove, Middleton St George DL2 1UU.
 - c. 18/00992/FUL – Notice of Grant of Planning Permission. Erection of a detached garage to rear at 52 Thorntree Gardens, Middleton St George DL2 1LG. (The Parish Council had resolved at its meeting on 10/12/2018 to make “no comment” on this application).
 - d. 18/01027/FUL – Notice of Grant of Planning Permission. Erection of a detached shed at the side (retrospective). 5, Shannon Lea, Middleton St George DL2 1UX. (The Parish Council had resolved at its meeting of 26/11/2018 to make “no comment on this application).
 - e. 18/00999/FUL - . Notice of Grant of Planning Permission. Erection of an extension to the front of existing integral garage and conversion into habitable accommodation. 7, Fairifax Road, Middleton St George DL2 1HF. (The Parish Council had resolved at its meeting on 26/11/2018 to make “no comment” on this application).
16. To receive notifications and consider responses re new applications:
 - a. 18/01171/LBC - Listed building consent for the erection of a single storey extension to the side. The Pump House, Low Middleton, Middleton St. George. (This application had been considered by the Parish Council at its meeting on 14/01/2019, where it was resolved to request an extension date for comments until the Conservation Officer’s Response had been received). (Report to follow, when available).
 - b. 18/01170/FUL - Erection of a single storey extension to the side. The Pump House, Low Middleton, Middleton St. George.
 - c. 19/00040/FUL - Variation of condition 3 (Approved Plans) attached to planning permission 18/00591/FUL dated 4 January 2019 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 Oak Tree (documents enclosed) (closing date for comments is 8th February)

Other Matters

17. To receive information with a view to approving a course of action on obtaining a defibrillator for the village (information enclosed)
18. To receive update information on elections and timings
19. To confirm date of Annual Meeting of the Parish Council (proposed date Monday 13th May)
20. To consider date, venue and format of Annual Parish Assembly (information enclosed)
21. To consider request received for the title of Honorary Freewoman of the Parish to be conferred (request enclosed)
22. To consider remedial action regarding leak in the Parish Council Meeting Room
23. To consider reports of unlawful use of paths in the Water Park, and recommend further action if any

In accordance with the provision of Schedule 12A of the Local Government Act 1972, Section 5 of the Local Authorities (Executive Arrangements)(Meetings and Access to Information)(England) Regulations and Paragraphs 2, 3 and 7 of the Council's Access to Information Rules, the public and press be excluded during consideration of the following items

24. To receive an update on the Parish Clerk
25. To receive a verbal report and update on the Litter Picker

26. Councillors' reports and items for future agenda
27. Dates of next meetings :-

Monday 11th February, 6.30pm (Ordinary Meeting of the Parish Council) (mainly finance)

Monday 25th February, 6.30pm (Ordinary Meeting of the Parish Council) (mainly planning)