



Middleton St George Parish Council

www.middleton-st-george.org.uk

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From: Alan Macnab, Clerk to the Parish Council

To: Members of the Middleton St. George Parish Council

You are hereby summoned to attend a Special Meeting of Middleton St. George Parish Council on **Monday 19th November 2018 at 6.30pm in the Parish Council Meeting Room** for the transaction of the following business.

Members of the Public are invited and may address the Council at the discretion of the Council.

AGENDA

1. Chairman's opening address.
2. Apologies for absence.
3. Declarations of Interest.
4. Public Participation Session

Planning Appeal and Public Inquiry

5. To further consider courses of action regarding the following matter:

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 for Parish Council meeting of 12th November)

- a. MSGPC Letter to Planning Inspector (enclosed)
- b. Neasham PC Letter to Planning Inspector (enclosed)
- c. Update on liaising with CPRE and Neasham Parish Council
- d. Update on Darlington Borough Council position
- e. Heritage Expert

S106 Agreements and Financial Contributions

6. s106 Agreements entered into by Darlington Borough Council and Housing Developers
 - a. To consider the information regarding the financial contributions set out in the s106 Agreements
 - i. DBC List (enclosed)
 - ii. DBC Response to MSG PC queries (enclosed)
 - iii. MSG PC Summary Breakdown and Report – updated at November 2018 (enclosed)
 - iv. Minutes of the Special Parish Council meeting of 19th July 2018 (enclosed)
 - v. Various s106 Agreements (too large to enclose, but can be provided on request):
 - Sadberge Road Development (13/00940/OUT)
 - 350 houses at DTVA (16/00578/OUT)
 - 55 houses at DTVA (16/00396/OUT)
 - 44 houses Yarm Road (17/00847/FUL)
 - 27 houses Middleton Lane (16/00972/FUL)
 - b. To consider whether any of the contributions could be applied for in respect of possible projects within the village
 - i. DBC s106 Position Statement of May 2018 (enclosed)
 - ii. DBC Planning Obligations SPD Document of December 2013 (enclosed)
 - iii. DBC Presentation to Darlington Association of Parish Councils (enclosed)
 - iv. Future Village Development Master Plan Powerpoint Presentation to the Public Meeting July 2017 (enclosed)
 - v. Future Village Development Master Plan Proposals from the Public Meeting July 2018 (enclosed)
 - vi. MSG PC Response to DBC MSG Spatial Plan Consultation (enclosed)
 - vii. MSG PC Response to DBC Local Plan Consultation (enclosed)
 - viii. MSGPC Infrastructure Costings (enclosed)
 - ix. Update regarding Amenity Space s106 money (information enclosed)
 - x. Priorities identified following Special Parish Council Meeting of 19th July 2018 (enclosed)
 - xi. Proposed projects (please bring proposals to the meeting, or preferably circulate in advance of meeting, based on criteria set out in above documents)
 - xii. Parish Map (enclosed)
 - xiii DBC Local Plan Map (enclosed) (see Map 13 – MSG)
 - xiv Overdevelopment Situation as at November 2018.

New Planning Applications

7. To consider the following new planning applications.

18/00999/FUL. Erection of an extension to the front of existing integral garage and conversion into habitable accommodation. 7, Fairfax Road, Middleton St. George.

18/00916/FUL. Erection of 3 No. detached dormer bungalows with attached double garages and driveway. Land to the rear of 5B, The Spinney, Middleton St. George,