



Middleton St George Parish Council

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Draft Minutes of the meeting of the Special Parish Council held on Monday 19th November, 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 N. Embleton,
Councillor L. Foggett,
Councillor R. Sansom.
Alan Macnab, Clerk.

1 Member of the Public was present.

The meeting started at 6.30 p.m.

699. Chairman's Opening Address

The Chairman welcomed everyone to the meeting.

700. Public Participation Session

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

701. Apologies for Absence

Apologies for absence were received from Councillor Crowther because of personal commitments, Councillor Blacklee because of work commitments, and Councillor Robertson because of illness.

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

702. Declaration of Interests

No declarations of interests were made.

703. Planning Appeal by Gladman Developments Limited. Land off Neasham Road, Middleton St George – 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.

A copy of the Parish Council's letter to the Planning Inspector, as well as a copy of Neasham Parish Council's letter to the Planning Inspector, had been circulated with the Agenda.

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

The CPRE identified as the legal representative be invited to a future meeting of the Parish Council.

The Chairman reported that the submission by Darlington Borough Council to the Planning Inspector had not been received. Concern was expressed that the appeal was against Darlington Borough Council and questioned why the Parish Council was seeking legal representation. There was therefore a need for the views of Neasham Parish Council and the Ward Councillors.

The Parish Council **agreed** that:

- a. Bob Barfoot of the CPRE and representatives from Neasham Parish Council be invited to the next meeting on the 26th November, 2018 to discuss the appeal.
- b. The Clerk will write to the Ward Councillors to ask for their input on the planning appeal.
- c. the Clerk will send Darlington Borough Council a copy of the Parish Council's letter to the Planning Inspector.
- d. The Clerk will contact Darlington Borough Council to request a copy of its Appeal Statement
- e. The Clerk will make enquiries about a Heritage Expert

704. Section 106 Agreements

The Parish Council received the list of contributions from Section 106 agreements from Darlington Borough Council for housing developments which had been granted planning permission, the minutes of the special meeting in 19th July 2018 and the responses by Darlington Borough Council to the questions which came from the meeting. The following questions and answers were as follows:

1. Where Section 106 planning agreements have been put in place for housing developments in Middleton St. George and a number of agreements include similar headings, can the amount allocated in each agreement for similar headings for example sports facilities be consolidated to provide funding for a project under that heading? The Parish Council would like to develop the playing surface and the facilities at the playing field in Middleton St. George but this would be expensive and would require funding from a number of village Section 106 agreements.

Response: Where similar headings exist attached to different 106 agreements, it is possible to amalgamate them into one pot for an agreed purpose i.e. sports provision. Where any agreement however specifies a particular use for the money to mitigate the effects of a given development i.e. to be spent on a sporting provision in Sadberge, and you were proposing to improve the provision in Middleton St George, the above will not be possible. Headings may look similar but the exact wording within the Agreement is usually more targeted. The Parish Council will need to specify which agreements they are referring to enable us to advise.

2. Can amounts be vired from one Section 106 planning agreement heading for example transport to another heading for example sports facilities provided a clear benefit to the residents of Middleton St. George can be demonstrated?

Response: The answer to this was no. The Section 106 obligations are agreed to mitigate the impact of a development which would otherwise be unacceptable. The obligations are legal agreements signed by all parties concerned and the funds can't be vired to another project

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

3. Can the Parish Council identify projects for Section 106 funding for future housing developments in the village and submit them to the Borough Council to enable the planning officers to put the projects into the planning process for negotiating Section 106 agreements with land owners?

Response. It would be a really good Idea for the Parish Council to submit a wish list under various categories to enable us to see if we can negotiate with developers when the opportunities arise. The requirements of course have to be related to any given development, must pass the legal test in that they are necessary to make the Development acceptable in planning terms; directly related to the Development; and fairly and reasonably related in scale and kind to the Development.

The Parish Council considered the list of possible projects which were submitted to the public meeting in July 2017, the projects which came from the public meeting and the responses to the spatial plan consultation in November 2017 which would be used as a starting point for drawing up list of projects for Section 106 funding. Some of the projects given in the 2017 could be deleted but it was emphasised that any projects would have to fit the funding criteria.

The Parish Council drew up a list of projects for possible Section 106 funding.

The Parish Council **agreed** that:

a. The list of projects for possible Section 106 funding would be as follows:

- Education. Land earmarked for a new primary school in the High Scroggs farm application, on the site of the haulage yard, which will need a free school basic need application to the Department. for Education and the Education Funding Agency. A substantial grant from Section 106 money would be very useful in helping such an application, so the proposal would be to earmark some money which is available to be held for when the new school is needed in the village.
- Creation of a wildflower meadow alongside the Whinnies Nature Reserve which was also alongside the former Stockton and Darlington Railway trackbed.
- Creation of a wildflower mead in the area behind Acorn Close.
- Creation of a wildflower meadow in Sadberge Road next to the allotments.
- Improve the unadopted road to the Cricket Club off Station Road.
- Improvements to the triangle at the top of Killinghall Row.
- Improve street lighting in the Water Park.
- Structural survey of the three ponds in the Water Park.
- Improve the visibility of the entrance to the Water Park from Station Road.
- Extend and improve the trails in the Water Park.

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

- Developing the Stockton and Darlington Railway line into a green corridor and improving the footpaths to ensure that it can be used throughout the year.
- Creating a footpath with lighting from the airport entrance on the A67 parallel to The Whinnies Nature Reserve.
- Play Area. Improve the surfaces underneath the zip wire, basketball court and underneath the play area equipment in the enclosed area.
- Traffic management. Opening up the three way junction and improved lighting at High Scroggs Farm.
- Traffic Management. Purchase an additional traffic monitor.
- Traffic Management. Install a mini roundabout at the Platform 1 junction.
- Traffic Management. Additional traffic calming measures at various entry points to the village.
- Install adult exercise equipment and trim trail.
- CCTV with lights for the play area.
- Improved broadband in the village.
- Improved signage and display boards in the Parish reflecting the history and famous people including at The Front

b. The list will be drawn up and circulated by the Clerk. Parish Councillors will take responsibility for each project and obtain costs for their projects. The projects will then be submitted to and approved by the Parish Council and then submitted to Darlington Borough Council for Section 106 funding.

The meeting ended at 8.15 p.m.

Chairman’s Signature..... Date.....