



Middleton St George Parish Council

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Draft Minutes of the meeting of the Parish Council held on Monday 28th January 2019 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsenan (Chairman),
Councillor Mrs. H. Bullock,
Councillor N. Embleton,
Councillor L. Foggett, (acting Clerk for this meeting)
Councillor M. Robertson
Councillor R. Sansom.
Councillor C. Headlam

1 Member of the Public was present.

The meeting started at 6.30 p.m.

770. Chairman's opening address

The Chairman welcomed Councilor Michael Robertson on his return to the Parish Council following his recent illness.

771. Public Participation Session

The Clerk reported that no members of the public had notified him that they wished to address the Parish Council. However, the member of public in attendance wished to report an incident at Almora Hall. The member of the public was a nearby resident of Almora Hall, and over the weekend of Saturday 12th and Sunday 13th January, fire engines had attended the grounds of the Hall due to the burning of off of undergrowth, which had been causing a lot of smoke across Middleton Lane and the surrounding area. The Parish Council thanked the member of public for letting them know, and in reply to queries referred her to appropriate authorities to assist

772. Apologies for absence

Apologies for absence was received from Councillors S. Crowther (Away from home), Mrs. M. Beadle (Away from home) and Councillor A. Blacklee (Work commitment)
All absences and reasons for absence were accepted by the Council.

773. Declarations of Interests

No declarations of interests were made.

774. Minutes of the Parish Council meeting on 10th December, 2018

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

The minutes of the Parish Council meeting held on the 10th December, 2018 were presented. The Parish Council **agreed** that the minutes were a true record of the proceedings and the Chairman signed minutes at the end of the meeting.

Planning Matters

775. 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.

This will be considered later in the meeting.

- 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

Planning has been granted for this but may be delayed following the announcement by the Mayor of Tees Valley regarding the future of the airport

776 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

Outline Planning permission was granted

- 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

Planning permission was refused

- 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

Planning permission was refused

**777. Receive reports and updates, and consider action on the following matters:
Land to the rear of High Stell, Middleton St. George.**

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

- 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)

Resolved: The Chair will check the contents of the original letters of objection and redraft if need be for these changed conditions.

- 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)

Resolved: The Chair will check the contents of the original letters of objection and redraft if need be for these changed conditions.

- iii) PROW Diversion/Extinguishment Orders

We have received an update from the PROW Office regarding a diversion order this was not a consultation just a notice of the pending order.

Resolved: The Council agreed that we would oppose any diversion order once it is proposed.

- iv) Ownership of access points / “Phasing” of development

The Chair reported that DBC Planning Committee refused the application because of the single access point to the development. The access through High Stell is still not going ahead as the potential access point does not belong to the developer.

- v) Reservoir Ponds - Safety Risk (engineering inspection, contact with the developer, etc.)

The Council decided at the last meeting on 14th January 2018 to contact Dr Hughes and accept his quotation price of £2750 plus VAT.

Dr Hughes has yet to be contacted with reference to the quote and his availability to conduct the survey. The council also resolved to make Dr Hughes aware of the developers situation as to the safety plan.

- vi) Any other matters

It was agreed that all councilors would monitor and action with regard to the High Stell development.

Issues relating to Applications that have been granted planning permission

- b. 13/00940/OUT - Sadberge Road

No further news.

- c. 16/00578/OUT - 350 dwellings and local services at Durham Tees Valley Airport

Still awaiting outcome of the Tees valley Joint authority decision.

Chairman’s Signature..... Date.....

- 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.

The Parish Council were concerned that the company may seem to be set up using the name of the Parish. The agreement is between the Darlington Borough Council and Esh Homes Ltd. to develop the site.

Resolved The Parish Council have nothing to do with this Joint Venture.

We will monitor the situation.

- e. 16/00972/FUL – 27 houses Middleton Lane

No Details.

- f. 17/00847/FUL – 44 houses, Yarm Road

No Details.

- g. 18/00591/FUL / 16/00591/FUL - 12 houses Field to the east of Oak Tree Inn, Yarm Road

Will be considered later in the meeting

- h. 17/01175/FUL – 61 houses Yarm Road

No Details.

- i. -18/00509/FUL – 12 bungalows plus convenience store, Yarm Road

No Details.

- 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)

No Details.

Pending Applications

- k. 16/00976/OUT - Up to 226 dwellings and primary school, Station Road

No Details.

- l. 17/01195/OUT – 430 houses plus school and supermarket
(figure now reduced to 330 – application covered in item 7 above)

See item **776a above** permission granted.

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

- 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)

No further details following the presentation by the developers at our last meeting The report by the Historic Assets Officer opposes the development and indicates that is against the current development limits.

It was noted that there has been a large number of objections to the development sent in to the Borough Council from residents.

- n. 18/00160/OUT – Middleton Riding Centre, 30 houses

The Highways Officer Response requires more information regarding the access off the roundabout on the A67.

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)

Councillor Foggett reported the initial results of the siting of the traffic monitor on Neasham Road being a count of some 16000 vehicle movements over a period of 10 days. The situation will continue to be monitored.

- i. Written Report
- ii. MORA Statement of Case
- iii. Recommendation to Parish Council regarding reply to Neasham Parish Council

There was some discussion about Neasham Parish Council joining us in putting forward our Rule 6 objection to the planning inspectorate. They have agreed to annex their letter of objection to our submission.

Resolved To write to Neasham Parish Council and ask them to join us in the objection.

- iv. Proposal to gauge public interest in an evening session in the village during the Inquiry

Resolved To write to the Planning Inspectorate and ask them to organize a public consultation after we have canvassed residents as to their interest in the matter. The Chair and Councillor Bullock and Councillor Sansom are to look into distribution of leaflets in the village.

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

Other Updates

p.Updated Traffic Accident Data

No Details

q.Obtaining large maps to put on the wall

Resolved Councillor Bullock will pursue.

r.Letter to Tees Valley Mayor with regard to request for meeting in respect of bus service

Resolved The Council decided to write a follow up letter about the bus service.

778. CPRE Meetings

- a. CPRE meetings
 - i) Tuesday 18th December 2018
 - ii) Tuesday 15th January 2019

The Chair reported that Low Coniscliffe & Merrybent Parish Council had submitted their local plan.

Councillor Foggett explained the mechanism of the litter pick as part of the Big Spring Clean organized by Darlington Borough Council. This will be discussed at the next meeting on 11th February

c. 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)

779. Darlington Draft Local Plan

The pre-submission draft has not yet been published, it is not thought that the document will be submitted to the Government within the timescale to meet the end of January deadline.

780. Section 106 Agreements/Developer Contributions

The Clerk has sent the letter to the officer responsible for the Section 106 budget at Darlington Borough Council.

Resolve Councillor Embleton will again contact Andy Casey (Highways Dept – Darlington Borough Council) about him visiting the Parish Council meeting of 11th February.

781. Neighbourhood Development Plan

At the last Parish Council Meeting The Parish Council **agreed**:

- a. Mrs Garrick’s proposal had been approved on 10th December.

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

The Chair gave a verbal report at the meeting - The letter of application for re-designation of the NDP area had been sent to DBC before Christmas, but it needed a few minor amendments. The amended letter was submitted on 16th January, and DBC would commence formal consultation on the proposed NDP Area on 13th February. They would send us information to display.

782. Public Right of Way (PROW) in Parish (in general)

There was nothing to report on this matter.

783. Audit and Protection of Hedgerows in Middleton St. George

There was nothing to report on this matter.

784. New Planning Applications

The Parish Council received the following new planning 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.
- 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).

Chairman’s Signature..... Date.....

785. 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.
Resolved to support the objections brought out by the Listed Building Officer
- b. 18/01170/FUL - Erection of a single storey extension to the side. The Pump House, Low Middleton, Middleton St. George.
Will be considered again when/if re-submitted following 18/01171/LBC above.
- 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

Resolved To re-enforce our objection to the development on previous ground of density of the development and access onto the main road and parking constraints.

Other Matters

786. Receive information with a view to approving a course of action on obtaining a defibrillator for the village

Resolved to Authorize Councillor Blacklee to proceed with costings and purchase of the defibrillator

787. Receive update information on elections and timings

We have had notification that the Electoral dept of Darlington Borough Council will produce election details in mid – February. The Election takes place on 2nd May.

788. Date of Annual Meeting of the Parish Council will be Monday 13th May

789. The date, venue and format of Annual Parish Assembly is proposed as Saturday 18th May and a venue in the Village will be investigated.

790. To consider request received for the title of Honorary Freewoman of the Parish to be conferred

The Council have asked for further details and supportive evidence for this submission.

791. Remedial action regarding a water leak in the Parish Council Meeting Room

Councillor Beadle will report about this matter on her return.

792. Unlawful use of paths in the Water Park.

We have received a report from a resident of the village about horses on paths in the water park. We will investigate this. It is believed that access is gained from the fields at the back of the Water Park.

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

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

793. To receive an update on the Parish Clerk
The Parish Clerk is still signed off work until 20th February.

794 To receive a verbal report and update on the Litter Picker
The Chair reported on the meeting with the Litter Picker and his father and the discussion of our concerns over recent reports of his behaviour.

795 Councillors' reports and items for future agenda

Big Spring Clean - to consider arranging a date and participating in a clean up of the village.

796 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)

The meeting ended at 9:15p.m.

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