



# Middleton St George Parish Council

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## **Minutes of the Meeting of the Parish Council held on Monday 23rd September, 2019 in the Parish Council Meeting Room**

**Present:** Councillor Mrs. C. Gilsean (Chairman),  
Councillor S. Crowther (Vice Chairman),  
Councillor Mrs. H. Bullock,  
Councillor L. Foggett  
Councillor M. McBride,  
Councillor S. l'Anson  
Councillor Ms. W. Wilkinson,  
Alan Macnab, Clerk.

**In Attendance:** 5 Members of the Public

The meeting started at 6.30 p.m.

### **1051. Chairman's Opening Address**

The Chairman welcomed everyone to the meeting and reported that a resident wished to address the Parish Council. The Chairman read out the rules for the Public Participation Session. Another resident wished to speak on the agenda item regarding land to the rear of High Stell which was being developed for housing. The Parish Council agreed that the resident could report on this under the relevant agenda item.

### **1052. Public Participation Session**

A resident asked if play equipment for disabled people and outdoor gym equipment could be provided in the playing field. The Parish Council's view was the suggestions had merit.

The Parish Council **agreed** that Section 106 money be sought and the suggestions be discussed further at the next meeting of the Parish Council.

### **1053. Apologies for Absence**

Apologies for absence were received from Councillors Blacklee and Smith because of work commitments and Councillor Mrs. Beadle because of holiday commitments.

The Parish Council **agreed** to accept the apologies for absence which had been received.

### **1054. Declarations of Interests**

The Chairman declared an interest in the Request by Middleton St. George Community Centre for a grant towards its Christmas Fayre item which would be considered later in the meeting. There were no other declarations of interests made.

### **1055. Planning Matters**

#### **1055.1 Applications for sites allocated in the Draft Local Plan. Pending Applications**

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

**a. 16/00976/OUT. Up to 260 dwellings, Station Road, Middleton St. George**

The Parish Council received two letters from the developers to Darlington Borough Council requesting extending the time limit for determining the planning application for the site to the 30th August and then to the 1<sup>st</sup> November, 2019.

**b. 19/00231/OUT. 160 houses, land behind The Greenway, Middleton St. George**

The Parish Council received reports from residents that working was taking place on the site. The reports were taken up with the Planning Officer at Darlington Borough Council who stated that the target date for determination had lapsed, and the applicant has reached a stage where they can appeal against non-determination. However, the applicant still wished to pursue the application and has recently asked for an extension of time, to allow them to look at and try to resolve the outstanding issues. The Local Planning Authority had no control over the landowner / developer surveying the site and surrounding area.

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

**1055.2 Applications for sites not allocated in the DBC Draft Local Plan**

**a. 18/01108/FUL – 55 houses, Middleton Lane, Middleton St. George**

The Parish Council received the Bat and Great Crested Newt Survey and the Breeding Bird Survey for the site.

The Parish Council **agreed** to:

- i. Note the surveys which had been completed.
- ii. Ask Darlington Borough Council why this was a full application, rather than an outline application and what was the current status of this application.

**1055.3 Planning Decisions**

It was reported that the following planning applications had been decided.

19/00531/FUL. Construction of dropped kerb and creation of parking area to front garden, at 1 Dinsdale Close, Middleton St. George. Planning Permission given.

19/00532/FUL. Demolition of outhouse/store and conservatory, and erection of single storey rear extension, double garage to side elevation, and porch to front elevation, at 47 Oak Tree Close, Middleton St. George. Planning permission given.

**1055.4 Land to the rear of High Stell, Middleton St. George**

**a. Safety Signs**

The Clerk reported that the safety signs for the Water Park which the developer had paid for had cost £528.50. He had met the developer who agreed to pay for the signs. The information relating to this matter is recorded in the minutes of the Parish Council meetings of 18<sup>th</sup> June, 9<sup>th</sup> July, and 8<sup>th</sup> October 2018.

**b. Public Rights of Way Diversion Order**

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

The Chairman reported that the Parish Council's objections to the Rights of Way Diversion Order had been sent to the Legal Department at Darlington Borough Council on the 29<sup>th</sup> July, 2019. There was no indication as to how the Planning Inspector would consider the Order. The Public Rights of Way Officer of Darlington Borough Council was preparing the Borough Council's submission to the Planning Inspector.

The Clerk reported that a letter dated the 16<sup>th</sup> September, 2019 giving Statement of Case and representations from the developer's solicitors on the Footpaths Diversion Order and a further letter dated the 17<sup>th</sup> September, 2019. The second letter from the developer's solicitors indicated that they would advise their client to seek compensation from the Parish Council if the Order was confirmed by the Secretary of State. Advice was received from the CPRE on the Parish Council's objections to the Order.

The Parish Council were advised to make sure that its objections were fair and reasonable and if they were not its objections should be withdrawn.

The Parish Council **agreed** that the Clerk will:

- i. Ask the Parish Council's insurers for guidance on whether the objections were fair and reasonable or not.
- ii. Seek the informal advice of the Borough Council's Public Rights of Way Officer to determine the future course of action which will be taken by the Parish Council.

#### **c. Report on the Residents meeting with the Developer**

A member of the public updated the Parish Council on the meeting with the Developer on the 14<sup>th</sup> September 2019. The meeting was very constructive, the paths and road were swept regularly and a small panel of residents will be meeting the developer on a monthly basis to sort out issues. There was no physical obstruction of the entrance to the site and hard core had been put down and metal fencing erected. Site employees were out regularly to tidy up. The start and finishing times were adhered to and an employee was stationed at the entrance to The Greenway to see wagons in and to telephone ahead to the site. There had been minimal impact on residents and it was a very constructive meeting.

The Parish Council thanked the resident and other residents for their help.

#### **d. Relief Road**

The Vice Chairman reported that he had met with the Head of Highways at Darlington Borough Council along with the Chairman. The meeting was constructive and the detailed response was that the amount of time saved by the relief road compared with traffic going through the village would be very small and would not justify the cost of constructing the road. The Borough Council used a national methodology to decide if new roads were justified or not which was based on traffic movements and not on the number of near misses.

Alternatives to parking in the centre of the village around The Square and towards Middleton Lane was being examined.

The Parish Council **agreed** to note the report from the Vice Chairman.

#### **1056. Application for Costs by Middleton One Row Alliance (MORA) – Neasham Road Appeal**

The Chairman reported that costs had been awarded to MORA against the developers of the proposed Neasham Road planning application which had been withdrawn by the developers. The fees from Archaeo Environment Limited for archaeological and heritage advice had been received and had been paid by the Parish Council. Bills had been received from Mr. R. Cowen and Mr. R. F. Barfoot of the CPRE who gave advice and prepared the case for the Planning Inquiry.

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

The Parish Council **agreed** that the Clerk will contact Mr. Barfoot of the CPRE for guidance on the process for making the application for costs.

#### **1057. Updated Report on Affordable Housing Issue**

The Chairman's report which was submitted to the meeting outlined the situation in relation to affordable housing on the High Scroggs development (17/01195/OUT 330 houses), at Yarm Road (17/01175/FUL 61 houses) and at Yarm Road (18/00509/FUL 12 bungalows plus convenience store).

The Chairman expressed concern that delegated powers permitted officers to alter the number of affordable housing on developments and transfer affordable housing between developments and the Parish Council were not informed of these changes. The response from the Borough Council was that the scheme of delegation to officers was available on its website and the Borough Council endeavoured to inform the Parish Council of any changes in developments.

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

#### **1058. Neighbourhood Development Plan Update**

The minutes of the Neighbourhood Development Plan Working Group meeting held on the 14<sup>th</sup> August 2019 were presented.

The Parish Council **agreed** that the minutes were a true representation of the proceedings.

#### **1059. CPRE Meetings**

The Parish Council received a report that there was no issues of interest to the Parish Council at the CPRE meeting on the 17<sup>th</sup> September, 2019.

The Parish Council **agreed** to note the report and the future dates for CPRE meetings.

#### **1060. Section 106**

No issues were submitted on this item.

#### **1061. Tees Valley Combined Authority (TVCA) Strategic Transport Plan Consultation**

The Parish Council received the Authority's Strategic Transport Plan Consultation Document.

The Parish Council **agreed** to note the contents of the Consultation Document.

#### **1062. Government Communities Framework Document**

The Parish Council received the Ministry of Housing, Communities and Local Government Communities Framework Document.

The Parish Council **agreed** to note the contents of the Document.

#### **1063. New Planning Applications**

The Parish Council received the following new planning applications:

19/00798/FUL. Erection of a single storey extension to side, replacement of flat roof and lantern on existing rear extension and erection of detached garage to rear. 1, Middleton Lane, Middleton St. George.

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

19/00722/FUL. Removal of conservatory and erection of two storey rear extension. 21, High Stell, Middleton St. George.

The Parish Council **agreed** that no comments be made on both planning applications.

## **Other Matters**

### **1064. County Durham Association of Local Councils (CDALC) AGM**

The Parish Council were informed that the AGM of the Durham Association of Local Councils will be held on the 12<sup>th</sup> October, 2019 at County Hall, Durham.

The Parish Council **agreed** that the Chairman will represent the Parish Council and the Secretary of the Association be informed accordingly.

### **1065. Listing in the What's On in MSG leaflet**

The Parish Council were asked to consider forwarding listings for the What's On in MSG Leaflet for the period to May 2020, at £10 per listing.

However, it was not known whether the Parish Council's two events in May (Annual Meeting of the Parish Council and Annual Parish Assembly) would be included in this issue or the following issue. The Parish Council also hoped that VE Day would be included in the leaflet.

The Parish Council **agreed** that the two events in May 2020 (Annual Meeting of the Parish Council and Annual Parish Assembly) be added to the listings on the leaflet, at £10 per listing, but understood that this may either be on the current issue or the following issue.

### **1066. Request from Middleton St George Community Association for a donation towards the village Christmas gathering "Magic and Sparkle"**

The Chairman had declared on interest in this item and took no part in the discussions or decision.

The Parish Council received a request from the Community Association for a contribution of £1,000 towards the cost of its Christmas Magic Sparkle event. The Parish Council were advised that they had contributed £500 to the 2018 event.

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

- a. To make a contribution of £500 to the Middleton St. George Community Association towards the event which must be supported by evidence of what the contribution will be spent on and receipts for the purchases made.
- b. If the Community Association want more than £500 they must submit a case to the Parish Council justifying the additional spending.
- c. Any contributions which are requested for the 2020 event must be supported by a business case which identifies what the Parish Councils contribution will be spent on and the costs of the items.

### **1067. Request to use the Parish Council Meeting Room**

The Parish Council received a request from Daryl Gibson and Faye Hamilton who asked if they could use the Parish Council Meeting Room for an unaccompanied choir group which they were starting on Mondays between 12 and 2pm, initially until Christmas 2019.

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

The Parish Council **agreed** to the request and asked the Clerk to inform Daryl Gibson and Faye Hamilton.

**1068. Councillors' reports and items for future agenda**

**1068.1 Harvest Festival**

Councillor Mrs. Bullock that the Church Harvest Festival will be held on Sunday 29<sup>th</sup> September at 10.45 a.m. in St. George's CE Academy. All contributions of food will be taken to the Food Bank after the service.

**1068.2 Website and CCTV**

Councillor Foggett reported that the website had been moved to the new host and the cost will be £1 for six months and then £10 each month. An oral quotation had been received for £5,000 for the new CCTV system from the company which installed the current CCTV system.

**1069 Dates of next meetings**

Monday 14<sup>th</sup> October, 6.30pm (Ordinary Meeting of the Parish Council) (mainly finance)

Monday 28<sup>th</sup> October, 6.30pm (Ordinary Meeting of the Parish Council) (mainly planning)

The meeting ended at 8.05 p.m.

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