



Middleton St George Parish Council

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Minutes of the Meeting of the Parish Council held on Monday 29th July, 2019 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsenan (Chairman),
Councillor Mrs. M. Beadle,
Councillor Mrs. H. Bullock.
Councillor L. Foggett
Councillor S. I'Anson,
Councillor M. McBride,
Councillor Ms. W. Wilkinson
Alan Macnab, Clerk.

In Attendance: Ward Councillor D. Laing, Mr. W. Appleton, Representative from the Angling Society and 2 residents.

The meeting started at 6.30 p.m.

1005. Chairman's Opening Address

The Chairman welcomed everyone to the meeting.

1006. Public Participation Session

The Clerk reported that he had not received any prior notification from members of the public who wished to address the Parish Council.

1007. Apologies for Absence

Apologies for absence were received from the Vice Chairman because of an appointment, Councillor Blacklee because of work commitments and Councillor Smith because of holidays.

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

1008. Declarations on Interests

No declarations of interests were made.

1009. Complaint against the Parish Council

The Clerk reported that a complaint against the Parish Council had been received. The complaint and the Parish Council's Complaints Procedures were included in the papers for the meeting.

The Clerk asked the Parish Council to convene a meeting of the Standards Committee to hear the complaint and make recommendations to the Parish Council and to decide the membership of the Committee.

The Parish Council **agreed** that the Standards Committee be convened to hear the complaint and make recommendations to the Parish Council and the membership of the Committee will be the Chairman, Vice

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

Chairman and Councillor Mrs. Beadle.

1010. Angling Club Issues

The Parish Council received emails from Mr. Appleton which asked if the peg, otter fencing and bank side work on Pond 3 could be completed. Mr. Appleton also reported that there had been a number of anti social behaviour issues and detailed the tidying up which his members and he had carried out.

The Parish Council explained that the agreement which was made at the last Parish Council meeting on the 15th July, 2019 that no work be carried out until the engineer's structural survey which had been recently received and had been examined in detail. If the developments in the adjoining field go ahead and if a wall on one of the ponds bursts the consequences will be devastating. The Parish Council must therefore proceed with caution. The Parish Council expressed its appreciation to Mr. Appleton for the improvement work he has carried out in the Water Park.

The Parish Council **agreed** that the Clerk will write to Mr. Appleton informing him that no work must be carried out in the Water Park until the Parish Council have considered the engineer's structural survey of the ponds.

1011. Planning Matters

1011.1 Pending Applications

19/00231/OUT -Outline application for the demolition of 20a The Greenway and the erection of up to 160 dwellings, public open space, landscaping and sustainable drainage system. All matters reserved except for means of vehicular access from The Greenway. Land West Of Grendon Gardens Grendon Gardens, Middleton St. George.

The Highways Officer's and the Environmental Health Officer's responses to the planning application were enclosed with the papers for the meeting. The view of the Parish Council was that if this application was to be approved it would open the way to other developments especially the High Stell development. There would only be one access road to this development through The Greenway and Grendon Gardens. The Parish Council's response to the planning application had pointed out that there would be only one access road and the applications cumulative impact for other planning applications.

The Parish Council **agreed** to note the position on the planning application, and also see if a letter could be drafted which sought to address the points mentioned in the Highways Officer's Response.

1011.2 Land to the rear of High Stell Planning Appeal

The Chairman reported that she had checked the Planning Inspectorate website for the planning appeal but there was no indication when the appeal would be decided.

1011.3 Planning Decisions

The Parish Council were informed of the decisions on the following planning applications:

19/00336/FUL. 48 High Stell, Middleton St. George. Planning permission granted.

18/01119/OUT - 22 Westacres, Middleton St. George. Erection of 1 no. detached dwelling house. Planning permission refused.

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

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

1011.4 Neighbourhood Development Plan

The Chairman's report giving the progress with the Neighbourhood Development Plan was circulated to the Parish Council before the meeting.

Basic Funding of £9,000 was received from Locality, following successful application. Additional Technical Support Package (expertise via the organisation AECOM) had been applied for, and granted, for the Housing Needs Analysis (HNA). Application for the Additional Technical Support Package (expertise) for Housing Design Codes would be made as soon as possible.

AECOM had contacted the Chairman to discuss the scope of the HNA, and an overview document had been circulated before the meeting. The Parish Council were therefore requested to discuss and agree certain elements regarding the scope of the HNA.

Jo-Anne Garrick had completed a document setting out the Plan vision, objectives, draft planning policies and draft community actions, as well as the first draft of a background paper on local green space and protected open space, all of which documents had been circulated before the meeting. The Chairman stated that the NDP Working Group had not yet met to examine the documents but that a meeting of the Working Group was being arranged. The NDP Working Group asked the full Parish Council for any comments or suggestions on the draft documents.

The Parish Council **agreed**:

- a. The answers to the questions to enable the Housing Needs Assessment to be commenced as soon as possible were satisfactory.
- b. To delegate the Working Group to examine and comment on the two documents produced by Jo-Anne Garrick. Parish Councillors who were not members of the Working Group were requested to comment on the documents.

1011.5 Campaign to Protect Rural England (CPRE) Meeting

The Chairman circulated her report on the CPRE meeting on 16th July, 2019.

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

1011.6 Affordable Housing linked to High Scroggs, 61 houses Yarm Road, and 12 bungalows Yarm Road developments

The Chairman reported that she had expressed concern at the CPRE meeting about agreements made by Darlington Borough Council with developers to make contributions instead of the provision of affordable housing. The Parish Council were concerned that it did not know if the contributions for not providing affordable housing on sites in the village would be spent on projects in Middleton St. George or who was authorised to approve the change from providing affordable housing to contributions. The Parish Council were not consulted when such changes had been made. In addition, the Parish Council were not consulted when the affordable housing provision was transferred to another site.

The Parish Council **agreed** that the Chairman in consultation with Jo-Anne Garrick:

- a. await the Borough Council's response to queries about policy on distribution of funds
- b. Ask the Borough Council if:
 - i. Officers have delegated powers to decide on these matters without taking it to Committee

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

- ii. The financial contribution in lieu will be spent in Middleton
- iii. The Parish Council can be consulted

1011.7 Darlington Local Plan – update

The Parish Council received copies of the Borough Council’s statement announcing the pause in the preparation of the Local Plan, documents which were submitted to the Borough Council’s Cabinet on the 9th July, 2019 and information relating to Middleton St. George for information.

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

1011.8 New Planning Applications

a. 19/00573/FUL. Erection of 3 No. 2 bedroom affordable bungalows. Land off Yarm Road, Middleton St. George.

The Chairman reminded the meeting that this planning application was deferred from the Parish Council meeting on the 15th July, 2019 because there was a need for the response from the Public Rights of Way Officer to be considered. The Public Rights of Way Officer’s comments had now been received and were circulated to the Parish Council before the meeting together with the Arboricultural Impact Statement and the Design and Access Statement.

Concern was expressed that work had already started on the site and hedgerows may be removed.

The Parish Council **agreed** that no comments be made on the planning application but Darlington Borough Council to impress upon the developer not to start work on the site until planning permission has been obtained.

b. 19/00635/FUL. Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 (development in accordance with the approved plans) attached to planning permission 16/00972/FUL dated 29 September 2017 for a residential development comprising 27 No dwellings to permit an amendment to the site layout. Field at OSGR E434495 N513028, Middleton Lane, Middleton St. George.

The Parish Council **agreed** that no comments be made on this planning application.

c. 19/00652/FUL Erection of single store side extension and addition of pitched roof to detached double garage. Thorntree Lodge, Neasham Road, Middleton St. George.

The Parish Council **agreed** that no comments be made on this planning application.

1011.9 Consideration of Planning Applications during the August Recess

The Parish Council **agreed** that planning applications received during the recess be sent to Parish Councillors and email response be received by the Clerk and reported to the Parish Council meeting on the 23rd September, 2019.

1012. Heritage Views Project, The Front, Middleton One Row

Councillor McBride reported that a meeting was held with Groundwork on the afternoon of the 29th July, 2019. The meeting reviewed how the Project reached the stage it was at present and how to move forward.

The planning application for the work to lower the height of the trees to restore the view across the River Tees and to remove the dead and diseased trees was turned down by Darlington Borough Council. The

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

Borough Council had imposed Tree Preservation Orders on the trees. There was tight deadlines because of the funding and there would be a need for a new planning application to be submitted.

The meeting on the afternoon of the 29th July, 2019 agreed to ask the Borough Council's Arboriculturalist to ask if he wanted the planning application to be submitted in the form of a management plan. There was a need for a management plan to be developed for The Front to include safety, access, pathways, steps, health and safety, improving biodiversity and an on-going maintenance programme. There was a need for an improved consultation process with residents in the village before any plans are taken forward. The meeting also agreed that the Clerk will contact the County Durham Community Foundation to ask for an extension to the funding which has been given for the project.

Councillor McBride also reported that at the meeting with Groundwork an artist was being appointed to design the sculptures along the River Tees, including one at The Front and there will be full consultation on the design.

Councillor McBride suggested that an annual budget be created for on-going maintenance work on The Front.

The Parish Council **agreed** to note the current position and the way forward with the Project.

1013. Darlington Association of Parish Councils Meeting

The Chairman submitted her report on the Darlington Association of Parish Councils Meeting on the 24th July, 2019. She highlighted the discussions on the Community Infrastructure Levy and the feasibility of routing the bus service no. 12 from Middleton St. George through Neasham to Hurworth. A talk was given by Steve Petch, the Borough Council's Rights of Way Officer. An issue of trees on village greens was raised in relation to the spread of roots into adjoining properties and falling branches causing injuries to members of the public which were not covered by insurance and the liability fell on the Parish Council. The Chairman reported that the Clerk was checking the insurance policy and the frequency of inspections.

As a result of the report on the meeting of Darlington Association of Parish Councils, the Parish Council **also agreed:**

- a. To re-visit PROW information previously provided to MSGPC by Steve Petch
- b. That Geoffrey Crute be invited to a future MSGPC meeting to discuss his document on s106 and CIL
- c. To await the information from Neasham PC on the service 12 bus, and discuss this at a future Parish Council meeting

1014. Councillors' reports and items for future agendas

1014.1 Trees at the entrance to the Water Park

Councillor Mrs. Bullock reported that quotations had been obtained for work on the trees at the entrance to the Water Park.

The Parish Council **agreed** that the work can go ahead in late August or early September and that the company carrying out the work must have its own insurance.

1014.2 Football Clubs agreements to use the Playing Field

The Chairman asked the Clerk to contact the organisers of The Havelock football team and Middleton Rangers Junior Football Club with the agreements for the new season.

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

1014.3 Speed Monitoring

Councillor Foggett reported that the speed monitor had been located at St. George’s Gate for 12 days. There were 25,826 vehicles using the road at weekends and 2,000 vehicles each day. The average recorded speed was 39.3 MPH and a vehicle was recorded at 60 MPH at 4.45 p.m. on the 18th July, 2019.

1014.4 CCTV

Councillor Foggett reported that a quotation was received for £800 for the provision of 4 digital cameras which will be kept in abeyance until further quotations are received.

1014.5 Website

Councillor Foggett reported that the full back up had been received and work will start on moving the website to the new provider. The website may be down for two days to enable the information on the website to be transferred to the new provider.

1015. Dates of Next Meetings

Monday 9th September, 6.30pm (Ordinary Meeting of the Parish Council) (mainly finance)
Monday 23rd September, 6.30pm (Ordinary Meeting of the Parish Council) (mainly planning)

The meeting ended at 8.15 p.m.

Chairman’s Signature..... Date.....