



# Middleton St George Parish Council

[mmsgclerk@aol.com](mailto:mmsgclerk@aol.com)

[www.middleton-st-george.org.uk](http://www.middleton-st-george.org.uk)

Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.

## Minutes of the Meeting of the Parish Council held on Monday 24<sup>th</sup> February, 2020 in the Parish Council Meeting Room

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

**Absent:** Councillor W Wilkinson.

**In Attendance:** 8 members of the public.

The meeting started at 6.30 p.m.

### **1256. Chairman's Opening Address**

The Chairman welcomed everyone to the meeting.

### **1257. Public Participation Session**

#### **1257.1 The Front, Middleton One Row**

A resident raised the following issues:

- The position of the sculpture at Middleton One Row.
- The base of the fountain at Middleton One Row needed attention.
- The wild flower area needed to be cut.
- A bush on The Front was obstructing the footpath and needed to be removed.

The Parish Council responded that:

- a. The sculpture at Middleton One Row would be placed at the western end of The Front on the Teesdale Way and would have a concrete base. There were two preferred locations and the Parish Council was waiting to hear from the Sculptor with the design.
- b. Darlington Borough Council would be asked for a price of repairing the base of the fountain and the brickwork on the old Toilet Block.
- c. Darlington Borough Council will be asked to cut the wild flower area as part of the Grounds Maintenance
- d. Groundwork will be asked to remove the bush which is obstructing the footpath on The Front as part of the

Chairman's Signature.....*C Gilsenan*..... Date.....*23/03/2020*.....

**Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.**

The Chairman thanked the resident for raising the issues which would be taken forward and a report made to the resident.

**1257.2 Planning Application. 20/00104/FUL. Change of use from storage (Use Class B8) to shop (Use Class A1) including installation of new shop front, windows and doors. Building adjoining 16, Station Terrace, Middleton St. George.**

Residents from Heathfield Park attended the meeting and expressed the following concerns about the planning application:

- Not all residents on Heathfield Park had received letters from the Planning Department at Darlington Borough Council about the planning application.
- Concerns about the small play area near the proposed shop.
- The shop would produce rubbish and there was no bins placed where the shop will be located.
- Road safety issues would be created as the shop would be on a junction and there would be increased parking problems for residents and users of the proposed shop.
- A possible fire hazard being created by the shop.

The Parish Council advised the residents that if they wished to object to the planning application they should send individual letters to the Planning Department and they should contact the Planning Department to point out that not all of the residents on Heathfield Park had received planning letters.

The Parish Council agreed:

- a. To take on board the objections made by the residents when it considered the planning application later in the meeting.
- b. Councillor Blacklee will assist the residents with drawing up letters to the Planning Department.

Residents were thanked for their input to the planning application.

**1258. Apologies for Absence**

No apologies for absence were received.

**1259. Declarations of Interests**

Councillor Foggett declared an interest in the item on working with Bishopton Parish Council for the Community Speedwatch which would be discussed at the end of the meeting under Councillors Reports and Items for Future Meetings in his capacity as Clerk of Bishopton Parish Council.

**1260. Minutes of the Parish Council Meeting on the 27<sup>th</sup> January, 2020**

The minutes of the Parish Council meeting held on the 27<sup>th</sup> January, 2020 were presented.

The Parish Council agreed:

- a. The minutes were a true record of the proceedings and the Chairman signed the minutes at the end of the meeting.

Chairman's Signature.....*C J Glover*..... Date.....*23/03/2020*.....

**Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.**

- b. Councillor Mrs. Bullock would be referred to as Councillor Bullock in all future minutes.
- c. The signed minutes will be scanned by the Clerk and sent to Councillor Foggett for insertion on the Parish Council's website.

**1261. Parish Councillor Vacancies Update**

The Clerk reported that the statutory notice for the two Parish Councillor vacancies had expired on the 14<sup>th</sup> February, 2020. The Democratic Services Officer had informed him that there was no demand for an election to be held and the Parish Council was free to co-opt to the two vacancies.

The Parish Council received the Co-option Procedures in the papers for the meeting. The Chairman read a proposed notice advertising the two vacancies.

The Parish Council **agreed** that:

- a. The wording of the advertisement was acceptable.
- b. The closing date for applicants will be the 27<sup>th</sup> March, 2020.
- c. The advertisement be placed in the three noticeboards, the website and Facebook page.

**1262. Planning Matters**

**1262.1 Pending Applications. Applications for sites allocated in the Darlington Draft Local Plan**

The Chairman reported that there was no further update on the following planning applications which were pending:

16/00976/OUT - Up to 260 dwellings, Station Road, Middleton St. George. (site 099 on Draft Local Plan Policies Map).

19/00231/OUT – 160 houses, land behind The Greenway, Middleton St. George (site 375 on Draft Local Plan Policies Map).

**1262.2 Planning Appeal**

The Chairman confirmed that the following planning appeal had been dismissed by the Planning Inspector:

18/01108/FUL. Erection of 55 dwellings. Land east of Middleton Lane, Middleton St. George (Planning Appeal Reference: APP/N1350/W/19/3240898).

The Planning Inspector's letter and decision notice were circulated with the papers for the meeting for information.

The Parish Council **agreed** that the Decision Notice be placed on the website and Facebook page with links to the Decision

Chairman's Signature.....*C. J. G. G. G.*..... Date.....*23/03/2020*.....

**Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.**

### **1262.3 Developments under Construction**

The Chairman reported that there were no issues in respect of the development of land to the rear of High Stell.

### **1262.4 Reservoir Bank Side Work**

The Vice Chairman reported that he had met the contractor to discuss the work of clearing the undergrowth and hedges, pollarding the trees and reseeding the bank side. A revised quotation was received from the contractor. The Vice Chairman recommended that the revised quotation from E. & M Leighton of Stockton on Tees for £20,688.00 (including VAT) be accepted by the Parish Council.

The Vice Chairman also reported that the Clerk had asked for permission from the developers of the land to the rear of High Stell, Homes by Carlton, for the contractor to enter their site to work on the bank side. However the response from Homes by Carlton was that they could not allow the contractor to enter the land until the Autumn of this year.

The Parish Council **agreed** that:

- a. The revised quotation of £20,688.00 (including VAT) from E. & M. Leighton of Stockton on Tees be accepted.
- b. The work to clear the bank side be delayed until October or November 2020 to enable the contractor to be given access to the land to the rear of High Stell by Homes by Carlton.

### **1262.5 Parking and Road Safety in Middleton St George**

The Clerk reported that an email had been received from the Highways Officer acknowledging that the delay in responding to the Parish Council was due to the work on the Local Plan but that he would reply in two weeks.

### **1262.6 Planning Decisions**

The Parish Council received the decisions taken by Darlington Borough Council to approve the following planning applications:

19/01092/FUL. Extension and Alteration to existing conservatory. 4 St Anne's Gardens, Middleton St. George.

19/01121/FUL. Erection of first floor extension to rear elevation and car port to south side elevation, 7 Middleton Lane, Middleton St. George.

20/00014/FUL. Application submitted under Section 73 of the Town and Country Planning Act 1990 for the removal of condition 4 (Affordable Housing) attached to planning 16/00396//OUT dated 21st February 2018. Lancaster House, Teesside Airport Road, Middleton St. George.

### **1262.7 New Planning Applications**

The following new planning applications were received and considered by the Parish Council.

Chairman's Signature..... *C J Gibson* ..... Date..... *23/03/2020* .....

Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.

**19/01139/FUL.** Demolition of existing garage and erection of single storey extension to side with new entrance with pitch roof canopy, replacement of 2 No. bow windows with bay windows to front elevation, replacement of existing entrance door with window at ground floor level, boundary walls to rear and improvement of external steps and patio area and demolition of existing two storey rear extension and replace with enlarged two storey flat roof extension (resubmission) (as amended by plans 30/01/20). 20, The Front, Middleton One Row.

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

**19/01125/FUL.** Creation of water dependent habitat comprising of 4 No. ponds and 5 No. scrapes. Mill Lane Wood, Middleton St. George.

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

**20/00092/FUL.** Erection of single storey rear extension. 33, The Front, Middleton One Row.

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

**20/00104/FUL.** Change of use from storage (Use Class B8) to shop (Use Class A1) including installation of new shop front, windows and doors. Building adjoining 16, Station Terrace, Middleton St. George.

The Parish Council agreed that this planning application be deferred to the next meeting on the 9<sup>th</sup> March, 2020 and the Clerk will ask Darlington Borough Council for an extension for comments to be made.

**20/00109/FUL.** Application submitted under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 3 (approved plans) attached to planning permission 19/00040/FUL dated 09 April 2019 – to permit changes to Plot 8 site layout to provide larger garden. Field to the east of Oak Tree Inn, Yarm Road, Oak Tree, Middleton St. George.

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

#### **1263. Neighbourhood Development Plan Update**

The Chairman reported that amended Neighbourhood Development Plan documents had been received from Jo-Anne Garrick but she still needed photographs to be inserted into the Plan.

There was also a need for the land ownership lists, consultee list and community action list to be finalised which would be carried out by the Steering Group and for a Screening Request to Darlington Borough Council for the Strategic Environmental Assessment and the Habitat Regulations Assessment which would be carried out by Jo-Anne Garrick.

Councillor Blacklee agreed to obtain photographs of the following areas:

Tower Hill to The Front  
Green Gap, Middleton Lane  
War Memorial and Garden of Remembrance

#### **1264. Stockton and Darlington Railway – Heritage Action Zone (HAZ) and Community Engagement**

Chairman's Signature.....*J. Gilson*..... Date.....*23/03/2020*.....

**Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.**

The Chairman reported that the Asset of Community Value application for the Platform One Public House was being processed by Darlington Borough Council. The outcome would be known by the 26<sup>th</sup> March. Archaeo Environment had been commissioned to draw up the Statement of Significance for the Public House. The draft Statement of Significance would be completed during the week commencing the 24<sup>th</sup> February, 2020.

**1265. Darlington Local Plan**

The Clerk reported that the Darlington Draft Local Plan was approved by the Full Council meeting of Darlington Borough Council on the 20<sup>th</sup> February, 2020 and it would now be the subject to a six week public consultation before it is submitted to the Government Inspector appointed to examine the Local Plan.

**1266. CPRE Meeting**

No report was given because the Chairman and Clerk were unable to attend the meeting.

**1267. Section 106 Update**

The Chairman reported that the meeting with the Head of Planning at Darlington Borough Council had not been arranged despite the Clerk asking him for some free dates when the meeting can be held in his office.

The Parish Council **agreed** that the Clerk will write again to the Head of Planning to ask for some dates when the Section 106 meeting can be held.

**1268. Site for 61 houses, Yarm Road, Middleton St. George**

Councillor Foggett reported that building work had started on this site and he had received complaints from residents about the removal of hedges and trees on the site. It was pointed out that the tree line must be maintained as part of planning permission.

The Parish Council **agreed** that the Clerk will ask the Monitoring and Compliance Officer with Darlington Borough Council to investigate and report back to the Parish Council.

**1269. Proposed Sculpture at Middleton One Row**

The Chairman reported that no further information had been received from Groundwork or the Sculptor and that she would ask Groundwork for a response.

**1270. Request for work on the trees to the rear 38, The Front, Middleton One Row Update**

The Clerk reported that he had not had any replies from the tree surgeons who he had contacted for quotations and tree survey to accompany the planning application.

The Parish Council **agreed** that the Clerk will contact E & M Leighton for a quotation and tree survey.

**1271. Woodland Management Project, The Front, Middleton One Row**

The Chairman reported that an update had not been received from Groundwork since the site meeting with the Head of Planning on the 24<sup>th</sup> January, 2020 and she would contact Groundwork for this information and the quotation for updating the Plan.

Chairman's Signature.....  ..... Date..... 23/03/2020 .....

**Minutes agreed and approved by the Parish Council on 23rd March 2020 at remote Parish Council meeting conducted via email consultation due to the COVID-19 emergency measures.**

**1272. Councillors' reports and items for future agendas**

**1272.1 CCTV**

Councillor Foggett reported that the work to install the new CCTV system would be completed and signed off on the 25<sup>th</sup> February, 2020.

**1272.2 Speed Monitor**

Councillor Foggett reported that the installation of solar panels on the Speed Monitor does not make it portable. He had investigated alternatives and had received two quotations – one for £2,049 with solar panels and one for £1,700 without solar panels. Councillor Foggett was waiting for the third quotation and if the Parish Council decided to have Speed Monitors with solar panels there would have to be larger poles.

**1272.3 Request from Bishopston Parish Council to share the Speed Monitor**

A request was received from Bishopston Parish Council to share the Speed Monitor which was owned by this Parish Council because there was no Speed Monitors anywhere in the County Durham Police Area.

The Parish Council **agreed** to share its Speed Monitor with Bishopston Parish Council.

**1273.4 Community Safety Body Cameras**

Councillor Foggett reported that Durham Constabulary were no longer issuing body cameras because they did not work.

**1273.5 VE Day Commemorations**

Councillor Bullock if the Parish Council was insured in the event of the VE Day Commemorations being cancelled.

The Clerk will ask the Parish Council's insurers if the cancellation of the Commemorations would be covered by its insurance policy.

**1273.6 Defibrillator**

Councillor Blacklee reported that funding had been secured for a second defibrillator which would be located outside The Devonport at Middleton One Row. The defibrillator outside the Londis Convenient Shop was temporarily moved into the shop because a new cash machine was being installed but it would be moved back outside when the cash machine had been installed.

**1774. Dates of Next Meetings**

Monday 9<sup>th</sup> March 2020 (mainly finance)  
Monday 23<sup>rd</sup> March 2020 (mainly planning).

The meeting ended at 7.45 p.m.

Chairman's Signature..... *C. J. Gibson* ..... Date..... *23/03/2020* .....