



**Draft Minutes of the Meeting of the Parish Council held on Monday 25<sup>th</sup> November, 2019 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 S. l'Anson,  
Councillor S. Smith,  
Councillor W. Wilkinson  
Alan Macnab, Clerk.

**In Attendance:** Jo-Anne Garrick, Planning Consultant and 1 Member of the Public.

The meeting started at 6.30 p.m.

**1130. Chairman's Opening Address**

The Chairman welcomed everyone to the meeting and especially Jo-Anne Garrick who would be giving an update on the progress on the Neighbourhood Development Plan.

**1131. Public Participation Session**

The Speedwatch Co-ordinator asked when he would be given access to the Parish Council Meeting Room in order to store his equipment which was agreed by the Parish Council. T

The Parish Council agreed that the Clerk will arrange for keys to be cut for the Speedwatch Co-Ordinator in order for him to access the Parish Council building and store his equipment.

**1132. Apologies for Absence**

Apologies for absence were received from Councillors Blacklee and Foggett because of work commitments.

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

**1133. Declarations of Interests**

The Chairman and Councillor Mrs. Bullock declared an interest in agenda item no. 15 Project Pavilion Consultation as a Trustee of the Community Centre and Secretary of the St. Laurence's Church Parochial Church Council respectively.

**1134. Minutes of the Parish Council Meeting on 14<sup>th</sup> October, 2019**

The minutes of the Parish Council meeting held on 14<sup>th</sup> October, 2019 were presented.

The Parish Council **agreed** that 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 Gilsenan* ..... Date..... *13/01/2020* .....

### 1135. Middleton St. George Neighbourhood Development Plan

The Housing Needs Assessment, Local Green Space and Protected Open Space Draft Background Paper, Draft Vision Objectives Planning Policies and Settlement Boundary Background Paper were circulated to the Parish Council with the reports for the meeting.

Jo-Anne Garrick reported that the Housing Needs Assessment document which supported the Neighbourhood Development Plan had been completed by AECOM Limited using the standard methodology for Housing Needs Assessments. The methodology consisted of the level of housing needs in the past and in the future, changes in households, the number of people owning their own home, the number of affordable housing and type of housing. The Assessment found that there was a high proportion of home ownership in the village, a high level of income and a substantial increase in renting and houses put up for renting.

The level of affordable housing across the plan area was 27 affordable properties on 6 sites. There was a need to improve affordability of properties. The village had also a larger proportion of detached houses and an ageing population.

The Neighbourhood Development Plan will give the Parish Council evidence to object to planning applications and the Borough Council's Local Plan and was separate from the Borough Council's Local Plan. J-Anne Garrick emphasised that the Housing Needs Assessment was the most up to date assessment of housing need in Middleton St. George and that is why the Neighbourhood Development Plan should proceed.

The next stage in the development of the Neighbourhood Development Plan was the key stage when key policies which underpinned the Plan were completed, the draft Neighbourhood Development Plan was produced and a six week public consultation was held. Following on from the public consultation the Parish Council will ask Darlington Borough Council to appoint an inspector to assess the Plan. Extra information on green spaces and community actions will be needed to be included at this stage. The actions bullet points will be amended and policies within the Plan need more explanation. The settlement boundaries paper can be changed and can be consulted on.

Jo-Anne Garrick drew the distinction between Local Green Spaces which were equivalent to a green belt and Protected Open Spaces which were considered to be important to communities which act as a buffer between communities and could be historical sites.

The appendices to the Neighbourhood Development Plan will give the assessment of sites. Appendix 3 will include the maps and Appendix 4 will give the Protected Open spaces of which there were eight. The Parish Council suggested that the War Memorial and Garden of Remembrance at the former St. Laurence's Church be included as a Protected Open space.

Jo-Anne Garrick will continue the work to develop the Neighbourhood Development Plan. The NDP Working Group, together with Jo-Anne, will be meeting Nick Beedie from AECOM when he visits the village in preparation for drafting the Design Codes document (which will inform the design policies to individual sites or across the design area)

Jo-Anne Garrick was thanked by the Parish Council for her work on the Neighbourhood Development Plan.

### 1136. Pending Planning Applications. Applications for sites allocated in the DBC Draft Local Plan

The Chairman reported that there was no further information on the following planning applications:

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

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

Chairman's Signature..... *CJ Gibben* ..... Date *13/01/2020*

### 1137. Decisions on Planning Applications

It was reported that the following planning applications had been approved by Darlington Borough Council:

19/00722/FUL. Removal of existing conservatory and erection of a two storey rear extension (as amended by plans received 25.09.2019) at 21 High Stell, Middleton St. George.

19/00978/FUL. Erection of a single storey extension to side, replacement of flat roof and lantern on existing side extension, and erection of detached garage to rear (re-submission), at 1 Middleton Lane, Middleton St. George.

19/00678/FUL and 19/00679/LBC. Replacement of concrete driveway with heritage tumbled cobbled sets, installation of wrought iron handrails to steps and leading to main entrance door and replacement of single pillar and wall with pair of brick pillars and timber double cross field gate. 19, The Front, Middleton One Row.

### 1138. New Planning Applications

The following new planning applications were submitted for consideration by the Parish Council:

**19/00973/FUL. Erection of 1. No. detached dwelling with detached garage and associated works (Plot 8), Oak Tree Inn, Yarm Road, Middleton St. George.**

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

**19/01008/FUL. Erection of detached dwelling. 18, Middleton Lane, Middleton St. George.**

The Parish Council **agreed** to object to this planning application on the grounds that:

- The development will have an adverse impact on the Conservation Area;
- Darlington has a proven 5 Year Housing Supply, and also there is no proven need in Middleton St George for the development;
- It will have a detrimental effect on ecology and biodiversity

**19/01051/FUL Erection of single storey extension to side elevation (resubmission), The Pump House, Low Middleton, Middleton St. George and 19/01052/LBC Listed Building Consent for the erection of single storey extension to side elevation (resubmission), The Pump House, Low Middleton, Middleton St. George.**

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

**Darlington Borough Council (Public Footpaths No.8 in the Parish of Sadberge and Nos. 10 and 11 in the Parish of Middleton St George) Stopping Up and Diversion Order 2019. Planning permission was granted on appeal by the Planning Inspector (references: 17/01119/FUL and APP/N1350/W/18/3202281) for a livestock building to be erected on land upon which the above named footpaths are located, at Whitehouse Farm.**

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

### 1139. Stockton and Darlington Railway Heritage Action Zone (HAZ) and Community Engagement

The Chairman submitted her report on the Heritage on Track event at the Head of Steam Museum on the 13<sup>th</sup> November, 2019 which she attended with Councillor McBride.

Chairman's Signature..... *C. J. Gibson* ..... Date..... *13/01/2020* .....

The Chairman asked the Parish Council how the HAZ and community engagement be taken forward.

It was reported by a resident before the meeting started that people were climbing over the Waiting Room wall and damaging it.

Concern was expressed about the Platform 1 pub remaining as a public house.

Following a discussion, the Parish Council's **agreed** that:

- a. The incursion and damage to the Waiting Room wall should be reported to the HAZ Co-ordinator
- b. The HAZ Co-ordinator be asked for advice on how to engage with the community and forming a Working Group for the Stockton and Darlington Railway Bicentenary.
- c. A passive approach be taken on the Platform 1 pub until there was any firm news on its future.

#### **1140. Darlington Local Plan Update**

The Parish Council received in the papers for the meeting a press article which indicated that the Local Plan had been paused.

#### **1141. CPRE**

The Chairman reported that the CPRE Darlington met on the 19<sup>th</sup> November, 2019. The meeting was attended by representatives from the Green Party who had commissioned an independent report which analysed the Darlington Local Plan and had concerns over the housing numbers in the Local Plan. The meeting also received reports on the Town Centre Strategy and the Garden Villages for which Government funding had been secured.

#### **1142. The Front, Middleton One Row – Request for work on the trees to the rear 38, The Front.**

The Parish Council received in the papers for the meeting information on submitting a planning application to Darlington Borough Council for work to reduce the height of the trees and to stop root growth of a tree to the rear of 38, The Front, Middleton One Row. The Clerk explained that a planning application was necessary because the land which was owned by the Parish Council was in a Conservation Area.

The Clerk reported that an arborist would need to be engaged before a planning application could be submitted who would decide what work needed doing to the trees.

Following a discussion, the Parish Council acknowledged that the work needed to be carried out and **agreed** that, as the residents of 38, The Front had asked for the work to be carried out because the trees were reducing the light to their property and a possible risk of damage to their property from the roots of another tree, the residents of this property be asked to pay for the services of an arborist.

#### **1143. Section 106 Funding for Projects**

The Vice Chairman raised the issue of whether the request for Section 106 funding which the Parish Council had requested for the Amenity Space (Wildflower Area) from the Planning Approval for 27 houses at Middleton Lane, Middleton St. George could be transferred to fund the work to the banks of the three ponds in the Water Park.

The Parish Council **agreed** that the Clerk will write to Darlington Borough Council to ask for consideration to be given to transferring the funding from the Amenity Space (Wildflower Area) to fund the work to the banks of the ponds in the Water Park.

Chairman's Signature..... *C.J. Gibson* ..... Date..... *13/01/2020* .....

**1144. Request for the use of the Multi Use Games Area, Water Park**

The Parish Council were informed that a request was received from the Chairman of Middleton Rangers Junior Football Club to convert the surface of the MUGA into an all-weather surface with lighting to the pitch to enable the children of the village to use it in the evenings and weekends.

The Parish Council **agreed** to support the request in principle but asked the Chairman of Middleton Rangers to provide it with a detailed report giving the costs of the proposal, how the funding will be raised to pay for the conversion work and running costs, the supervision arrangements, the control of usage arrangements, timetabling arrangements and car parking.

**1145. Project Pavilion**

The Chairman and Councillor Mrs. Bullock declared an interest in this item and took no part in the discussions.

The Parish Council received a letter from Rev. Thorp which asked for the Parish Council's views on proposals to site the church centre next to the Community Centre.

The Parish Council **agreed** that:

- a. In principle, it had no objections to the proposal because there were clear benefits to the community but more information was needed and the proposal be deferred to the next meeting.
- b. Individual Parish Councillors were invited to write comments and/or questions on the consultation leaflet, and put in the box in Londis by the 1<sup>st</sup> December 2019.

**1146. Request for Tree Preservation Orders on trees in the village**

The Parish Council was informed that a request had been received from a resident for Tree Preservation Orders be placed on as many trees in the village as possible to protect them.

The Parish Council **agreed** that the resident be informed that the request should be directed to Darlington Borough Council who were responsible for Tree Preservation Orders.

**1147. Woodland Trust Free Trees Scheme**

The Chairman reported that the resident who made the suggestion had intended to come to the meeting but unfortunately could not attend because of other commitments.

The Parish Council **agreed** to defer the request until the resident can attend a meeting.

**1148. Tees Valley Local Access Forum**

The Parish Council received information on joining the Tees Valley Access Forum with the papers for the meeting on the 11<sup>th</sup> November, 2019 but consideration was deferred to this meeting.

The Parish Council **agreed** that joining the Tees Valley Local Access Forum was a matter for individuals and not the Parish Council.

**1149. Bike Track**

Chairman's Signature..... *C.J. Gibson* ..... Date..... *13/01/2020* .....

The Vice Chairman reported that he had spoken informally to the Airport about providing a bike track for use by young people of the village on its land and that a further approach will be made to the Airport in the New Year.

#### **1150. Finance Committee Terms of Reference**

The Parish Council received the amended Terms of Reference for the Finance Committee which had been considered at the Finance Committee on the 5<sup>th</sup> November, 2019.

The Parish Council **agreed** the Terms of Reference for the Finance Committee with the following amendment:

Point 2 Membership. "All members of the Committee will be elected Councillors." Be amended to read "All members of the Committee will be Councillors."

#### **1151. Section 137 Grant Application**

The Clerk reported that a Section 137 grant application had been received from Darlington Round Table for the Parish Council to make a contribution to St. Teresa's Hospice for the Christmas Tree Collection Service which would again be provided in the village on the 4<sup>th</sup> January 2020.

The Parish Council **agreed** that a Section 137 grant of £150 be made to St. Teresa's Hospice for the Round Table Christmas Tree Collection Service.

#### **1152. Councillors Reports and Items for Future Agendas**

##### **1152.1. Hiring of the Parish Council Meeting Room**

It was reported that the Voices Group which had hired the Meeting Room until Christmas had discontinued their hiring because of low numbers of respondents but that they would try again to increase numbers in the New Year.

##### **1152.2 St. George's Church Carol Service**

The Parish Council **agreed** that the Chairman will give the reading at the Carol Service at St. George's Church on the 15<sup>th</sup> December, 2019. The service will start at 4 p.m.

#### **1153. Date of Next and Future Meetings**

Monday 16<sup>th</sup> December 2019 (mixed matters)

Monday 13<sup>th</sup> January 2020 (mainly finance)

Monday 27<sup>th</sup> January 2020 (mainly planning)

All meetings to start at 6.30 p.m. in the Parish Council Meeting Room.

The meeting ended at 8.20 p.m.

Chairman's Signature..... C J Gbena ..... Date..... 13/01/2020 .....