



Middleton St George Parish Council

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Minutes of the ordinary meeting of the Parish Council held at 6.30pm on Monday 13th February, 2017 in the Parish Council Meeting Room

Present: Councillor C. Pease (Chairman),
Councillor Mrs. E. Robertson (Vice Chairman)
Councillor Mrs. M Beadle,
Councillor S. Crowther,
Councillor C Everett,
Councillor Mrs. C. Gilsenan,
Councillor Mrs. V. Greenwell,
Councillor M. Wilson,
Alan Macnab, (Clerk)

In attendance: Borough Councillor Mrs. D. Jones
Mr. D. Pigg, Middleton Carp Fishery.

No Members of the Public were present.

The meeting started at 6.30 p.m.

150. Chairman's Opening Address

The Chairman thanked those Parish Councillors for approving works by email between meetings allowing important maintenance work to be completed.

151. Apologies for absence

Apologies for absence were received from Councillors A. Hill and M. Robertson and Borough Councillors B. Jones and S. York.

152. Declarations of Interests

No declarations of interests were made.

153. Minutes of the last Parish Council meeting held on the 16th January, 2017

The minutes of the last meeting held on the 16th January, 2017 were presented. The Parish Council **agreed** that they were a true record of the proceedings. The Chairman signed the minutes.

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154. Matters Arising

a. Review of utility costs

The Chairman reported that an agreement had now been reached with Scottish Power over the correct payments for the supply of gas to the Parish Council offices. The Parish Council will now be paying £32 per month.

b. Allotments

The Chairman reported that the owner of the Belle View Allotments had turned down the request for the extension of leases for allotment holders to five years and there had not been a response from the owner of the Killinghall Row Allotments to a similar request. The Clerk was asked to write to the Allotments Associations to give them this information.

c. Keyholders and Signing in Procedures

The Clerk reported that because of work pressure he had not progressed the replacing of the new lock and the issuing of keys to the hirers of the Parish Council meeting room but he would do this as soon as possible.

d. Siting of a Memorial Bench on The Front, Middleton One Row.

The Chairman reported that a previously approved request to install the memorial bench by the family would go ahead. Once the bench was installed the Parish Council would be responsible for its upkeep and maintenance.

The Parish Council **agreed** to note the matters arising from the last meeting.

e. Website

The Chairman reported that problems had been found with routing contact messages through the website to the Clerk resulting in a backlog. The problem has been rectified and, where appropriate, mail replied to. All contact messages are now forwarded to the Chairman.

155. Water Park

The Chairman stated that a meeting of the Water Park and Ground Maintenance Committee was held on the 29th January, 2017 which had considered the following matters:

a. Grounds Maintenance

The Chairman reported that a monthly schedule of grounds maintenance had been agreed by the contractor. This would be monitored to ensure compliance.

b. Fishing Club Progress and Options

The Chairman of the Parish Council reported that the meeting of the Water Park and Ground Maintenance

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Committee on the 29th January 2017 had considered the request from Mr. Pigg on behalf of Middleton Carp Fishery to use Ponds 2 and 3 for organised fishing. Following the meeting a fishing rights agreement had been drawn up. Mr. Pigg indicated that he was satisfied with the conditions in the fishing rights agreement. He confirmed that fishing will take place throughout the year. The Club will organise the printing and distribution of the permits, briefing the distributor of the permits, the collection of the payments for permits, the policing of the site and making signs for the site where necessary. The actions taken on these points will be forwarded to the Chairman of the Parish Council.

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

- i. The Fishing Rights Agreement between the Parish Council and the Middleton Carp Fishery will start on the 1st April, 2017.
- ii. The Parish Council will not charge the Middleton Carp Fishery for using its facilities from the 1st April to the 30th September, 2017 and £100 per month from the 1st October, 2017.

c. Model Boat Club

Replacement of the external toilet door and the fitting of a combination lock is still outstanding. A request had been received from the Model Boat Club for the Parish Council to consider offering a three year lease to enable the DDMBC to have some security and finance improvements to the club.

Following a discussion, the Parish Council **agreed in principle** to grant the Darlington and District Model Boat Club a three year lease from 1 April 2017 providing that suitable terms could be agreed.

d. Blocked Culverts

The culverts on the road down to the Model Boat Club building and next to the Parish Council Offices in the Water Park had been cleared on the 13th February, 2017 by Drain Devil, a specialist drainage company. The covers on the culverts on the road to the Model Boat Club building were found to be missing when the work had been completed and replacement covers were being supplied by the drainage company. There was a need for the culverts to be monitored and cleared on a regular basis.

e. Water Park Maintenance

Councillor M. Robertson had contacted the Borough Council's Rights of Way Officer with regard to the two stiles which were in a poor state of repair. The Rights of Way Officer will take a look at them in person in order to ascertain the best course of action. The Borough Council may replace them or parts of them if that can be justified.

f. Water Levels.

The Chairman expressed concerns over the water levels in pond 2 which were near the edge of the pond. He had contacted Northumbrian Water, the Environment Agency and RoSPA but these agencies had not been helpful. The drainage pipes between the ponds did not appear to be working. There may be a need to hire a

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pump to reduce the level of the Pond 2 and if pumping had to be carried out there would be a need to hire security guards for the pumps. The water levels will be monitored on a regular basis.

156. Planning Matters

Councillor Mrs. Gilsenan reported that a meeting of the Planning Committee was held on the 8th February, 2017 and gave the issues which had been considered and the decisions taken at the meeting.

a. Planning Applications Received

The following planning applications had been received and the decisions taken by the Committee.

16/01289/LBC. Listed building consent for the erection of a single storey extension to the side. Oak Tree Farmhouse, Yarm Road, Oak Tree, Middleton St. George.

16/01288/FUL. Single storey extension to the side. Oak Tree Farmhouse, Yarm Road, Oak Tree, Middleton St. George.

17/00027/TF. Work to fell 1 No. Sycamore tree protected under Tree Preservation Order (No 2) 1996, 19A The Front, Middleton One Row.

17/00021/FUL. Erection of a dwelling to replace existing caravan, Oaklands Meadows Oaklands Farm, Middleton St. George.

17/00063/FUL. Erection of single storey extension to rear, 1, Manston Court, Middleton St. George.

The Committee decided that no comments be made on the above applications.

b. Darlington Borough Council Planning Applications Committee on the 13th February, 2017

A report on the decisions taken by the Borough Council's Planning Applications Committee on the following planning applications:

Application Ref. No. 16/00972/FUL. Revised application for 27 houses in Field OSGR E434495 N513028 Middleton Lane, Middleton St George.

Application Ref. 16/01225/TF Works to protected trees at 64 Middleton Lane. Permission granted for pruning (not felling), but with additional conditions proposed by DBC Planning Committee.

Application Ref.16/01208/FUL Variation for condition 3 (approved plans) of planning permission 09/00836/FUL 25/08/2011 for erection of 2 detached dwellings and car parking etc. at 64 Middleton Lane. Consideration and decision deferred for further investigation by DBC Planning Committee.

Concern was expressed that despite the Planning Officer recommending in his written report to the Committee on Application Ref. No. 16/00972/FUL an additional factor was introduced at the meeting which resulted in the

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submission by the Parish Council and Borough Councillor Mrs. D. Jones being discounted and the application was approved.

Councillor Mrs. Jones reported that work was being carried out to ask the Secretary of State for Communities and Local Government to call in Application Ref. No. 16/00972/FUL.

Following a discussion, the Parish Council **agreed** that the submission to the Secretary of State be signed off by the three Ward Councillors supported by the Parish Council. Any expenses incurred in the submission work will fall on the Parish Council.

c. Feedback from meeting with Darlington Borough Council Planning Staff.

The Chairman of the Parish Council reported on the meeting with the Borough Council's Planning Staff on the 10th February, 2017.

There appeared to be an acceptance by the Borough Council and developers of the need to get away from the piecemeal planning approach and that each developer, where there are several in an area, must take some responsibility for the overall infrastructure of the village and not merely focus on their immediate site. In that way it may be possible to ensure sustainability and improve infrastructure and services for the residents. Developers were willing to join the collaborative approach.

A suggestion was made at the meeting that developers should pay into a Section 106 fund which could be used for infrastructure projects in the village. The list of projects which had been submitted to the Borough Council was considered.

There will be a workshop with developers, Borough Council officers, Ward Councillors, the Parish Council and the Head teacher of St. George's Academy in March to consider a more co-ordinated and planned approach to the housing developments. The workshop will be held in the Town Hall, Darlington.

Councillor Mrs. D. Jones reported that Darlington Borough Council held £5,000 Section 106 money for Middleton St. George specific projects which can be released if specific projects in the village are identified and fully costed.

d. New Church Centre

The Parochial Church Council (PCC) Secretary attended the Planning Committee on the 8th February, 2016. The Secretary reported that the PCC had contacted the Diocese. The Diocese have said they would meet the PCC to discuss the proposals and to assist and advise the PCC on the matter.

The Parish Clerk had visited the Durham Records Office and ascertained that there were no restrictive covenants on the land at the Water Park.

The PCC clerk stated that the PCC would prefer a long-term lease (e.g. 150 years) and, before progressing matters further have some sort of legal commitment from the Parish Council.

The Committee and the PCC Secretary discussed how to cost and fund the proposed project but it was emphasised that the proposals were at a very early stage and no plans had been made or laid down. As the

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Community Centre was located in close proximity, the Community Centre Association Committee will be approached to let them know of the proposal.

The next stage was for the PCC to meet with the Diocese and if the Diocese agreed the proposals, further discussions would be held over public consultation, the lease, fund raising and the planning application.

157. Transport for the North Consultation

Councillor Mrs. Gilsean submitted the Transport for the North Consultation draft response. The Parish Council **agreed** that the response should be sent.

158. Noticeboards

Concern was expressed that only notices about Parish Council meetings were being placed in the three noticeboards.

The Parish Council **agreed** that notices of Committee meetings as well as Parish Council meetings be placed in all three noticeboards.

159 Financial Matters

Councillor Mrs. Beadle reported that a meeting of the Finance Committee had been held on the 6th February 2017. Councillor Mrs. Beadle gave details of the Financial Report which had been submitted to the Parish Council meeting.

a. Financial Statement, Progress against the Budget and Bank Reconciliation

i. Financial Statement

The Financial Statement gave the income, expenditure and balances in the Parish Council's accounts as at the 30th January, 2017 were:

Barclays Saver Account 1: £21,313.08.

Barclays Saver Account 2: £16,269.78

Darlington Credit Union Account: £5,018.66

Barclaycard: £500 limit. Nil expenditure in January 2017. One payment for photocopying at Durham Records Office £4.00 on the 1st February, 2017.

Community Account as at the 6th February, 2017: £40,883.21.

ii. Progress against the budget

The Progress against the Budget Statement as at the 6th February, 2017 showed that the projected carry forward from the 2016-17 financial year to the 2017-18 financial year will be £29,034.93.

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iii. Bank Reconciliation

The bank reconciliation on the 6th February, 2017 showed that the balance of the Community Account held by the Parish Council was £40,883.21 and the balance of the Community Account at the bank was £41,158.21. A difference of £275.00. This was due to three cheques for £55.00, £95.00 and £125.00 not being cleared by the bank.

b. Payments Received and Outstanding

The following payment had been received:

Date	Customer	Amount
31.01.17	VAT Reimbursement	£6,605.88

The following payments were outstanding:

Date	Supplier	Amount
13.02.17	Councillor C. Everett. Reimbursement of cost of purchasing wooden posts to repair fencing	£16.04
13.02.17	Northumbria in Bloom 2017 Entry Fee	£125.00
13.02.17	Councillor M. Robertson. Purchase of fire safety equipment for the Parish Council offices	£43.77
13.02.17	Councillor Mrs. M. Beadle. Purchase of bleach for cleaning and dishcloths for use in the Parish Council Offices.	£4.38

c. Payments for Approval

The following payments were approved:

Date	Supplier	Amount
02.02.17	Peter Green. Boiler Repair	£95.00
04.02.17	Julia Storey. Belle View Allotments Rent	£125.00
13.02.17	Councillor C. Everett. Reimbursement of cost of purchasing wooden posts to repair fencing	£16.04
13.02.17	Northumbria in Bloom 2017 Entry Fee	£125.00
13.02.17	Councillor M. Robertson. Purchase of fire safety equipment for the Parish Council offices	£43.77
13.02.17	Councillor Mrs. M. Beadle. Purchase of bleach for cleaning in the Parish Council offices	£4.38
13.02.17	Barclaycard Commercial	£4.00
13.02.17	Scottish Power Gas.	£32.00
13.02.17	Drain Devil	£300.00
23.02.17	BT Hub monthly.	£35.89
28.02.17	Cleaner – C.I. Wood	£70.00
28.02.17	Litter Picker – J. D. Lynn	£489.60

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Date	Supplier	Amount
28.02.17	Clerk – A. W. Macnab	£559.80
28.02.17	Grounds Maintenance M. Palfreman	£653.00
	Total	£2,253.48

Community Account as at the 6th February, 2017

Income		Outgoing	Balance
Carried forward	£49,527.95		
Precept	£41,659.00		
Other	£20,201.91		
Total	£111,388.86	£70,505.65	£40,883.21

d. Budget Review

The budgets for 2017-18 and 2018-19 financial years had been reviewed at the Finance Committee meeting on the 6th February, 2017. The amendments made at the Finance Committee were presented for Parish Councillors to consider.

The Parish Council **agreed** that the budgets for 2017-18 and 2018-19 be considered together with the amended risk assessment at the March meeting.

e. Staff Pensions

The Parish Council **agreed** that the Clerk will write to the Litter Picker to ask him how much he wished to contribute to his pension and a deadline of three days be given for a response.

160. Playground

Councillor Everett reported on the following matters relating to the playground and playing field.

a. Health and Safety Check

The health and safety check of the playground will be carried out by the 17th February, 2017.

b. Maintenance Issues

Dog fouling notices were being purchased and Councillor Everett will make arrangements for the signs to be erected.

c. Playing Field

Concern was expressed about the condition of the football pitch. The Chairman of the Parish Council confirmed that he had received the fixture list from the football team. The Parish Council considered there was a need for more work to be carried out on the maintenance of the pitch and ideas for using the playing field for activities should be given to the Parish Council.

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d. Meeting of the Playground Committee

A meeting of the Playground Committee was being arranged.

161. Parish Council Maintenance

The Chairman of the Parish Council reported that a quotation had been received for redecorating the Parish Council Meeting Room and more quotations were being obtained.

162. Projects

The Chairman of the Parish Council referred to the list of projects which he had circulated to Parish Councillors and the suggestions which had been received. There was a need for projects to be developed in relation to the Water Park in particular and around the Parish. Parish Councillors were asked to give the Chairman their priorities for projects to improve the Parish and obtain quotations for the work.

Parish Councillors **agreed** to give the Chairman their priorities for projects in the Parish including the Water Park and to obtained quotations for the work.

163. Date and Time of Next Meeting

The Parish Council **agreed** that the next meeting will be held on **Monday 13th March, 2017 at 6.30 p.m. in the Parish Council Meeting Room.**

The meeting ended at 8.20 p.m.

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