



Middleton St George Parish Council

www.middleton-st-george.org.uk

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AGENDA

Middleton St George Parish Council – Planning Committee **6.30pm Wednesday 7th February 2018, Parish Meeting Room.**

Members of the Public are invited and may address the Council at the discretion of the Council.

1. Apologies for absence.
2. Formal announcements from the Chair.
3. Approval of Minutes from the last meeting on 10th January 2018 (enclosed).
4. Declarations of interests (existence and nature) with regard to items on the agenda.
5. To receive reports and updates on the following matters:
 - a. 16/00396/OUT – 55 Houses Lancaster House DTVA
 - i) Any update on provision of improved bus service
 - b. 16/00972/FUL – 27 Houses Middleton Lane
 - i) Section 106 Contribution re Amenity Space Contribution
 - ii) Out of Hours Working
 - iii) Condition of road, damaged speed humps (reported by resident)
 - iv) Northern Echo article 23rd January (enclosed)
 - c. Sadberge Road site
 - i) Out of Hours Work and other breaches of Conditions
6. Possible Plans for a new Church Centre (St Laurence's Church)
 - a) PCC email to Clerk on 4th January with attachment (enclosed).
 - b) Resolution taken at Parish Council meeting of 15th January 2018
 - c) Clerk's subsequent email to PCC
(all correspondence enclosed)
7. CPRE meetings
 - a) To receive a report from the CPRE meeting held on 16th January (Cllr Gilseman) (enclosed)
 - b) DBC Brownfield Site Register and Map (enclosed)
 - c) CPRE Winter Newsletter p.14 and 15 re Brownfield (enclosed)
 - d) Attendance at next meetings – 20th February 2018, 20th March 2018
 - e) Payment of membership to CPRE
8. Special Meeting of Darlington Association of Parish Councils on 17th January 2018 with regard to Planning Issues and Complaints/Grievances
 - a) Clerk's Report regarding DBC Housing Figures (enclosed)
 - b) (DBC Cabinet Minutes of meeting of 22nd January, with recommended figures to Council) (enclosed)
 - c) Agreed MSG PC Grievances (enclosed for reference), and any further action planned

9. DBC Local Plan - DBC Consultation with Parish on MSG Spatial Plan
 - a) To consider MSG PC response (revised draft to follow)

10. MSG Neighbourhood Development Plan
 - a) To receive any information and guidance on NDPs generally that may assist the Parish Council

11. s106 Agreements/Developer Contributions
 - a) To seek to establish a breakdown and status of s106 contributions for MSG
 - b) To consider where contributions could be usefully spent within the Parish, and recommend requests on that basis (i.e. agree priorities for s106 money for DBC to include in planning conditions).

12. To consider how to go about auditing all PROWs in the Parish, and registering them (as agreed by the Parish Council)
 - a) Info on recording PROWs (enclosed)
 - b) DBC Application for Order Form (for diversion or extinguishing of PROW) (for info) (enclosed)

13. To receive notifications and updates on current applications.

14. To receive notifications and consider responses re new applications:
 - a. 17/01151/RM1. Reserved Matters relating to details of access, appearance, landscaping, layout and scale, for residential development of up to 198 no. dwellings pursuant to outline planning permission 15/00976/OUT dated 01 July 2016, (Amended plans received 11th January 2018). Land at rear of High Stell, MIDDLETON ST GEORGE. (An earlier planning application – 15/00041/OUT – was refused planning permission). (Amended plans – back to two access points – had been submitted on 11th January, so the initial PC response was abandoned, and we are required to draft a new one).
 - i) Residents Meeting at St George’s Academy, Saturday 27th January
 - ii) Request from resident to contact DBC re Public Rights of Way (PROW)
 - iii) Correspondence with PROW Officer (enclosed)
 - iv) Request from resident re s106 Agreement Developer Contributions (enclosed)
 - v) Draft MSG PC response to the current application (circulated previously, and any amendments to follow)
 - vi) To consider any other courses of action in respect of this application

 - b. 17/01195/OUT. Outline planning application for the erection of up to 430 residential dwellings (Use Class C3) with associated landscaping and engineering works, 3 new retail units and provision of new single form Primary School. Field OSGR E435309 N513463, Yarm Road, Oak Tree, Middleton St. George.

 - c. 17/01175/FUL. Residential housing development consisting of 63 No dwellings together with car parking, landscaping and associated infrastructure. Field OSGR E435292 N513607, Yarm Road, Oak Tree, Middleton St. George.

 - d. 17/01199/FUL. Erection of 2 No. blocks of 8 No. sectional precast garages (Revised Scheme) (Garages 19-24 and 23-26). Play Area and Garages, Haxby Road, Middleton St. George.

 - e. 17/00924/FUL. Erection of a detached dwelling. 18, Middleton Lane, Middleton St. George.



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- f. 17/01074/FUL. Replacement and extension of existing patio to the edge of retaining wall, erection of 1100 mm metal balustrade above retaining wall and timber sleeper planter at the bottom with the formation of steps to allow access to lower garden area. 16, Church Lane, Middleton St. George.
 - g. 18/00005/LBC. Listed building consent to replace and renovate windows at 19, The Front, Middleton St. George.
 - h. 18/00010/CU. Change of use from agricultural land to an equestrian use, including the erection of a stable block, with associated hardstanding, fencing, vehicular access and access track, Land off Neasham Road, MSG (NB. Planning have consulted Neasham Parish, but there is also a section in MSG Parish, so perhaps we should be consulted too)
15. Councillors' reports and items for future agenda
16. Date of next meeting – Wed 7th March 2018