



Middleton St George Parish Council

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PLANNING COMMITTEE

MINUTES of the meeting held on Wednesday 10th January, 2018
in the Parish Council Meeting Room.

Present: Councillor Mrs. C. Gilsenan, (Chair),
Councillor Mrs. M. Beadle,
Councillor S. Crowther,
Councillor L. Foggett,
Councillor M. Wilson,
Alan Macnab, Clerk.
4 Members of the public.

The meeting started at 6.30 p.m.

1. Apologies for absence.

No apologies for absence were received.

2. Formal announcements from the Chair.

No formal announcements were made by the Chair.

3. Declaration of Interests.

No declarations of interests were made.

4. Minutes of the last meeting held on the 6th December, 2017.

The minutes of the last meeting of the Planning Committee held on the 6th December, 2017 were presented.

The Committee agreed that Minute No. 4 Proposed Church Centre be amended to read that “possible plans for a church centre to be located to the side of the Parish Council offices in the Water Park” and not the rear of the Parish Council offices.

The Committee **agreed** that the minutes were a true record of the proceedings with the agreed amendment and the Chair signed the minutes.

5. New Planning Application

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 2017, Land at rear of High Stell, Middleton St. George.

The Committee had a number of concerns regarding this application. The consultation letter had been sent

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out on the 20th December, 2017, i.e. just before Christmas. An extension to the deadline for comments had been requested.

The application had reverted back to one access via Grendon Gardens and The Greenway when it had been granted permission on the basis of two access points i.e. plus High Stell.

The earlier outline application, via this same single access point, had been refused on lack of education provision, and on environmental sustainability grounds.

One access constituted a significant change, and therefore should be subject to a new planning application, not a reserved matters application.

The Committee agreed that this should be the primary issue. Secondary issues (but no less important) would be approach road conditions, traffic, and cumulative impact. The Chair had contacted a solicitor who had assisted the previous Low Dinsdale Parish Council consider the earlier outline application, and he had provided an analysis of the situation. The Clerk had also forwarded a Freedom of Information request to Darlington Borough Council from a resident on the access and the amount of financial contributions already received on the application granted on two access points. The members of the public in attendance provided information on actual pavement width and suggested the Parish Council carry out a Land Registry Search for who owned the strip of land at the High Stell end.

The Committee **agreed** that the Chair will amend the draft response previously circulated, and send it to all Parish Councillors for consideration at the Parish Council meeting on 15th January, 2018. The Parish Clerk will carry out a Land Registry Search,

6. Reports and Updates on Planning Applications.

a. 17/00847/FUL – 44 Houses Yarm Road, Middleton St. George

The application was granted planning permission by the Borough Council's Planning Applications Committee, despite the Parish Council's robust grounds for objection, presented by the Chair of the Parish Council's Planning Committee. The rationale for approving the Planning Officer's Recommendation was that the Local Plan was not up to date, the Government was pushing the Borough Council hard to deliver housing and the Borough Council were stimulating economic growth.

b. 16/00396/OUT – 55 Houses Lancaster House, Durham Tees Valley Airport

No further update had been received from Borough Councillor Mrs. D. Jones on the request for improved bus services.

c. 16/00972/FUL – 27 Houses Middleton Lane, Middleton St. George

Section 106 project payments for planning approvals in Middleton St. George had been received and would be discussed at the next meeting.

Darlington Borough Council was asked where the informal space and landscaping area will be located in Middleton St. George, what the area will contain and if any funding from this part of the agreement can be allocated to The Whinnies Nature Reserve in Middleton St. George in the Amenity Space Contribution. The response was that the actual area had not been identified and the request for some funds to be allocated to The Whinnies Nature Reserve in Middleton St. George was noted.

No further reports of out of hours working on the site had been received.

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d. 17/00586/DC - Garages at Haxby Road, Middleton St. George

It was reported that the rubble on the site had now been cleared away.

e. Proposal for 430 houses, school, supermarket and other shops

It was reported that a planning application had been submitted to Darlington Borough Council and consultation was expected.

f. Proposal for 70 houses, Yarm Road, Middleton St. George

It was reported that a planning application for 63 houses had been submitted to Darlington Borough Council and consultation was expected.

g. Sadberge Road site – Update

The Parish Council agreed at its meeting on the 18th December, 2017 that Councillor Mrs. D. Jones would take the issues of the out of hours working and other breaches of planning conditions with the Borough Council.

A site meeting with the Borough Council’s Enforcement Officer, Councillor Foggett and Borough Councillor Mrs. Jones had been held. The Enforcement Officer forwarded the Borough Council’s Enforcement Policy to the Parish Council, but there is little further that could be done short of legal action. The Borough Council had no jurisdiction, but they can step in to hold them to the contract, but not enforce it. Miller Homes and Story Homes were not members of a recognized national building association, so it would be difficult to take it up the issues with these bodies.

The Committee **agreed** that the only course open was to keep on complaining and reporting instances straight to the Enforcement Officer.

7. Possible Plans for a new Church Centre

It was reported that the Parish Council resolved as a result of a vote not to proceed with further negotiations with St. Laurence’s Church PCC over the use of the land to the rear of the Parish Council offices in the Water Park for the Church Centre at its meeting on the 18th December, 2017. The Clerk had written to the Secretary of the PCC who had responded requesting that the Parish Council reconsider, and enclosing an up to date architect’s drawing/plan of the proposed centre.

The Parish Council will reconsider the plans for the proposed Church Centre at its meeting on the 15th January, 2018.

8. CPRE meetings

The Chair reported that the Clerk and she had attended the CPRE meeting on the 19th December, 2017. The issues discussed were the grievances and complaints by Parish Councils on how planning applications are handled, and also the housing need figures for Darlington. The meeting proposed to ask Darlington Association of Parish Councils if they wished to take up the issue of the grievances and complaints.

The housing figures were due to be discussed and agreed at the Council Cabinet on 9th January 2018. The meeting felt that the Council forecasts were too aspirational and not realistic or cautious enough. CPRE had calculated the number of houses granted planning permission since November 2015, as well as the methodology used by Darlington Borough Council to calculate the housing need figures, and had concluded that the Borough Council already had the sufficient number of houses. The meeting discussed the draft letter it planned to send to all the members of the Borough Council’s Planning Applications Committee on

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these matters. Reference was made to a key section in the draft letter which stated: "Research by CPRE Darlington shows that applications for at least 1,363 dwellings have been approved in the period November 2015 to December 2017. Using the Council's figure of 443 dwellings per annum, this equates to 3 years housing supply. However, using the Government's projections [arriving at 177 per year] this equates to nearly 8 years' housing supply." The draft letter was circulated to the Committee for information.

The Chair asked the Committee to consider recommending to the Parish Council that it becomes a member of the CPRE in view of the valuable assistance given in planning matters.

The Committee **agreed** to:

- a. recommend to the Parish Council that it becomes a member of the CPRE and pay the membership fee of £36 per year; and
- b. note the remainder of the report.

9. Darlington Borough Council Housing Targets

The following documents were circulated to the Committee before the meeting:

- Reports to Darlington Borough Council's Cabinet on the 9th January, 2018 on the Local Plan 2016 to 2036 Housing Targets and Local Plan Timetable.
- Letter from CPRE to Darlington Borough Council concerning the housing figures.
- The response from Darlington Borough Council to CPRE concerning the housing figures.
- Darlington Borough Council's response letter to Government Housing Consultation.
- CPRE list of Darlington Borough Council's housing approvals.

The Committee **agreed** to wait and see what the outcome will be on the housing targets.

10. Special Meeting of Darlington Association of Parish Councils

The Clerk reported that a Special Meeting of Darlington Association of Parish Councils will be held on Wednesday 17th January, 2017.

The Committee discussed a list of concerns which would be taken to the meeting by the Chairman of the Parish Council and the Clerk.

The Committee **agreed** that the Chair will draft some points for submission to the Parish Council on the 15th January, 2018 which would include the concerns about the timing of the High Stell planning application which was received two days before Christmas Day.

11. Darlington Borough Council's Local Plan – Middleton St. George Draft Spatial Strategy

The Chair reported that the Borough Council's Consultation with residents had taken place in the form of a Drop in session on the 6th December, 2017. Information on the Draft Spatial Plan for Middleton St. George had been published on the Borough Council's website on the 4th December, 2017, with a closing date for comments on the 8th January, 2018. The Parish Council asked for and were granted an extension to the 16th January, 2018.

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The Chair circulated a draft response before the meeting which had been drawn from certain information in the emerging Neighbourhood Development Plan.

The Committee **agreed** the draft response and recommended it be submitted to the Parish Council on the 15th January, 2018 for approval.

12. Neighbourhood Development Plan

The Chair reported that the Parish Council at its meeting on the 18th December, 2017 agreed that research work to find information and guidance for a possible Neighbourhood Development Plan be carried out and Councillor Mrs. Gilseman and the Planning Committee carry out this work.

Information on other Neighbourhood Development Plans from the CPRE had been circulated to the Committee before the meeting. The information indicated that Neighbourhood Development Plans were being drafted even though the principal council did not have a Local Plan in place.

The Committee considered that a Neighbourhood Development Plan would not carry any weight until the Borough Council's Local Plan comes into force and once this happens the work to prepare the Neighbourhood Plan should start.

The Committee **agreed** that further research be carried out and the Clerk will find out what information the Parish Council still had on the former Neighbourhood Development Plan.

13. Notifications and updates on current applications

No notifications on current applications had been received.

14. New Planning Applications

The following new planning applications were submitted for consideration by the Committee.

17/01093/FUL. Erection of entrance porch to front elevation, at 9 The Meadows, Middleton St. George.

17/01125/FUL. Construction of an external timber-framed pergola with covered roof and glazed screens to two sides, at Oak Tree Inn, Yarm Road, Oak Tree, Middleton St. George.

17/01119/FUL. Erection of agricultural worker's dwelling, livestock barn and associated footpath diversion, at White House Farm, Sadberge Road, Middleton St. George.

The Committee **agreed** that no comments be made on the three planning applications.

15. Councillors' reports and items for future agenda

The Chair apologised that a discussion on Section 106 agreements could not be held at the meeting but it will be considered at the next meeting on the 7th February, 2018.

16. Notification of Planning Appeal

The Clerk reported that a notice of a planning appeal to the Planning Inspectorate had been received against the refusal of planning permission for the erection of a dwelling to replace an existing caravan (re-submission) at Oaklands Meadows, Oaklands Farm, Middleton St. George.

The Parish Council had objected to the planning application when it was submitted to the Planning Committee.

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The Committee **agreed** to reaffirm its previous objections to the planning application.

17. Matter of Urgency - Issue raised by a resident

A member of the public informed the Committee that residents in The Greenway had been approached by representatives offering to purchase their homes over the market price for the properties. The residents had rejected the offers.

The Committee **agreed** to find out what they could about this and raise it at the Parish Council meeting on 15th January, 2018.

18. Date of Next Meeting

The Committee **agreed** that the next meeting of the Planning Committee will be held on **Wednesday 7th February, 2018 at 6.30 p.m. in the Parish Council Meeting Room.**

The meeting ended at 7.50 p.m.

Signed..... Date.....
Chair of the Planning Committee