



Middleton St George Parish Council

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PLANNING COMMITTEE

MINUTES of the meeting held on Wednesday 7th February, 2018
in the Parish Council Meeting Room.

Present: Councillor Mrs. C. Gilsean, (Chair),
Councillor Mrs. M. Beadle,
Councillor S. Crowther,
Councillor L. Foggett,
Councillor M. Wilson,
Alan Macnab, Clerk.

In attendance: Councillor. Mrs. V. Greenwell
5 Members of the public.

The meeting started at 6.35 p.m.

1. Apologies for absence.

No apologies for absence were received.

2. Formal announcements from the Chair.

The Chair welcomed residents to the meeting and it was decided that the planning application for land to the rear of High Stell would be dealt with first to enable residents to ask questions and make comments.

3. Declaration of Interests.

No declarations of interests were made.

4. Minutes of the last meeting held on the 10th January, 2018

The minutes of the last meeting of the Planning Committee held on the 10th January, 2018 were presented.

The Committee agreed that Minute No. 6c be amended to read "The list of Section 106 project payments to DBC for planning approvals....".

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

Signed.....

Date.....

Chair of the Planning Committee

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.

Amended plans (reverting back to two access points) had been submitted by the applicant on 11/01/2018, and therefore it was decided at the Parish Council meeting on the 15th January, 2018 that the initial draft response had to be shelved, and an amended one drafted.

Residents expressed concern to the meeting over the diversion of the public rights of way across the fields to be developed for housing, the proximity of houses to the ponds in the Water Park, the danger to young children especially from the ponds and the unsuitability of the access points to the proposed development through The Greenway/Grendon Gardens and High Stell because vehicles parked on the side of each road which resulted in vehicles having difficulty in passing through. It was also pointed out by residents that the footpaths on High Stell were not wide enough for pedestrians. Residents referred to a plan for The Greenway/Grendon Gardens to be accessed by pedestrians only.

The meeting discussed if an application could be made to Darlington Borough Council for the field across which the public rights of way existed to be registered as an Asset of Community Value.

The Clerk reported that he was still waiting for the results of the Land Registry Search for who owned the strip of land at the High Stell end.

Following a discussion, the Committee **agreed** that:

- a. The field could be registered as an Asset of Community Value. This would be possible, provided it is used regularly by members of the public. There would be no guarantee that it would stop development, but it would be a material planning consideration but the Local Planning Authority have discretion as to whether they accept it.
- b. The Chair will amend the draft response previously circulated, and send it to all Parish Council members for consideration at the Parish Council meeting on the 12th February, 2018.
- c. Prior to the Planning Applications Committee, the Parish Council's response letter should be sent to all members of the Committee, as in practice only a summary of points is conveyed to them in the Planning Officer's Report.

6. Reports and Updates on Planning Applications

a. 16/00396/OUT – 55 Houses Lancaster House DTVA

No further update on the bus service was given.

b. 16/00972/FUL – 27 Houses Middleton Lane

A contribution of £98,000 had been made under Section 106 for amenity spaces in Middleton St. George. It was noted that an allocation may be made from the fund for The Whinnies Nature Reserve. No further information was received.

Signed.....

Date.....

Chair of the Planning Committee

It was also reported that no further out of hours working had taken place on the site and the damaged humps in the roads had been reported to Borough Councillor Mrs. D. Jones.

The Chair drew the Committee's attention to an article in the Northern Echo about affordable housing on the site which had received praise from Phil Wilson, MP.

c. Sadberge Road site

Councillor M. Robertson was continuing to report infringements of the planning conditions to the Borough Council's Enforcement Officer.

The Planning Committee **agreed** to note the reports and updates on planning applications.

7. Proposed Church Centre

It was reported that the Parish Council at its meeting held on the 15th January, 2018 had agreed to review its decision to discontinue discussions with St. Laurence's Church PCC in six months' time and for the PCC be invited to the meeting to make representations.

The Planning Committee **agreed** to note the position.

8. CPRE Meetings

The Chair's report on the CPRE meeting on the 15th January, 2018 had been circulated before the meeting. Matters discussed had included Darlington Borough Council's Brownfield Register, and members were invited to check the register and criteria in case there were any other sites that should be added. The Chair also reported that the Parish Council had agreed to become a member of the CPRE at its meeting held on the 15th January, 2018.

The Planning Committee **agreed** to note the report.

9. Special Meeting of Darlington Association of Parish Councils 17th January 2018

The meeting was attended by the Chairman of the Parish Council and the Clerk. The purpose of the meeting was for the Borough Council to update the Parish Councils on the housing numbers in the Local Plan and how the numbers had been calculated.

The Clerk's report on the meeting was circulated to the Committee before the meeting. The Parish Council's concerns about the way in which planning applications were being considered and approved by the Planning Applications Committee were raised at the meeting.

The Committee noted that the housing numbers in the Local Plan had been agreed by the Borough Council's Cabinet on the 22nd January, 2018 and by the Full Council on the 25th January, 2018.

Following a discussion, the Planning Committee **agreed** that the planning process operated by Darlington Borough Council was not going to change and therefore the Parish Council should seek to improve the village through Section 106 agreements.

10. Darlington Borough Council Local Plan. Spatial Plan for Middleton St. George

Signed.....

Date.....

Chair of the Planning Committee

The Chair reported that it had been agreed at the Parish Council meeting on 15th January, 2018 that more time was needed to consider a response, and so a further extension had been requested. The Chair circulated a revised draft response in advance of the meeting.

The Planning Committee **agreed** the draft response recommended it be approved by the Parish Council on the 12th February, 2018.

11. Neighbourhood Development Plan

No further information was available for this item to be considered.

12. Section 106 Agreements/Developer Contributions

It had been agreed at a previous meeting that the Parish Council needed more time to analyse the information it had received from Darlington Borough Council on Section106 contributions negotiated with developers with regard to Middleton St. George. There was a need to identify where contributions could usefully be spent in the Parish, to prioritise them and to recommend to Darlington Borough Council for inclusion in the planning conditions

The Planning Committee **agreed** to identify which areas the Section 106 covered (e.g. transport) and see what could possibly be requested.

13. Public Rights of Way

The Chair reported that the Department for Environment, Food and Rural Affairs had published information on public rights of way. All unrecorded footpaths and bridleways created before 1949 cannot be recorded after 1 January 2026. There was also a need to ensure that the existing Public Rights of Way were protected in light of all the housing development applications.

The Planning Committee **agreed** that Councillor Mrs. Beadle will contact Mrs. Shorney to assist with identifying and protecting the public rights of way in the Parish.

14. Notifications and updates on current Planning Applications

No notifications had been received.

15. New Planning Applications

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

- a. **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.**

Points were made on this planning application. The Planning Committee **agreed** that the Chair will draft a response according to points made at meeting, then circulate to all the members of the Parish Council to agree final response at its meeting on the 12th February, 2018.

Signed.....

Date.....

Chair of the Planning Committee

COUNCILLOR FOGGETT LEFT THE MEETING.

b. 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.

Points were made on this planning application. The Planning Committee **agreed** that the Chair will draft a response according to points made at meeting, then circulate to all the members of the Parish Council to agree final response at its meeting on the 12th February, 2018.

c. 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.

The Planning Committee **agreed** that no comment be made on the application but it fully supports the response by the Friends of the Stockton and Darlington Railway.

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

The Planning Committee **agreed** to object to this application on the grounds set out in the response submitted by the Conservation Officer/Historic Assets Officer) on the 6th February, 2018. The Committee fully supported her response, and the points made in reference to this being in Middleton One Row Conservation Area, referencing the importance of the value of private green space and the importance of resisting development on valuable green space. The development would harm the character and appearance of the Conservation Area. Not only would it be contrary to Policy CS14, but the applicant has not provided convincing justification for the development within the NPPF. The application should be refused.

e. 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.

The Planning Committee **agreed** that no comment be made on the application.

f. 18/00005/LBC. Listed building consent to replace and renovate windows at 19, The Front, Middleton One Row.

The Planning Committee **agreed** that no comment be made on the application.

g. 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, Middleton St. George.

Points were discussed on this application. The Planning Committee **agreed** that the Chair will draft a response according to points made at meeting, then circulate to all the members of the Parish Council to agree final response the Parish Council meeting on the 12th February, 2018.

h. 18/000078/FUL. Amendment of Planning Permission ref. 17/00504/FUL, erection of a 2-storey side extension to 40, The Oaklands, Middleton One Row.

Signed.....

Date.....

Chair of the Planning Committee

The Planning Committee **agreed** that no comment be made on the application.

16. Councillors' reports and items for future agenda.

No items were raised.

17. Date of Next Meeting.

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

The meeting ended at 9.25 p.m.

Signed.....

Date.....

Chair of the Planning Committee