



# Middleton St George Parish Council

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## **Minutes of the ordinary meeting of the Parish Council held on Monday 11<sup>th</sup> June, 2018 in the Parish Council Meeting Room**

**Present:** Councillor Mrs. C. Gilsenan (Chairman),  
Councillor S. Crowther (Vice Chairman),  
Councillor Mrs. M. Beadle,  
Councillor N. Embleton,  
Councillor A. Blacklee,  
Councillor M. Robertson,  
Alan Macnab, Clerk.

**In attendance:** 2 members of the public.

The meeting started at 6.30 p.m.

### **492. Chairman's Opening Address**

The Chairman welcomed everyone to the meeting.

### **493. Future Dates of Parish Council Meetings**

The Parish Council gave consideration to future dates for Parish Council Meetings as a result of the decision of the Annual Parish Council Meeting on the 21<sup>st</sup> May, 2018 to dispense with committee meetings.

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

- a. The next Parish Council meeting on the 18<sup>th</sup> June, 2018 will be mainly financial matters with additional matters.
- b. From July 2018 onwards the Financial and Additional Matters Parish Council will be held on the second Monday in each month and the Planning Parish Council on the fourth Monday in each month.
- c. The Finance and Additional Matters Parish Council will be held on Monday 9<sup>th</sup> July, 2018 and the Planning Parish Council will be held on the 23<sup>rd</sup> July, 2018.
- d. There will be no meetings in August 2018. The responses to planning applications in August 2018 will be agreed by email during August and there is a need to bear in mind that the Borough Council's Planning Application Committee meetings will be held on the 27<sup>th</sup> June and 22<sup>nd</sup> August, 2018.
- e. In future, the Parish Council will aim to limit the meetings to no more than two hours' duration, and have an estimated time allocation for each item.

**Chairman's Signature**..... **Date**.....

f. The Chairman will draft a notice for the website regarding the new meetings format and dates, and circulate for comments.

**494. Public Participation Session**

The Clerk reported that no notifications had been received from members of the public to address the Parish Council.

**495. Apologies for Absence**

An apology for absence was received from Councillor Foggett.

**496. Declarations of Interests**

No declarations of interests were made.

**497. Minutes of the Planning Committee on the 9<sup>th</sup> May, 2018, the Parish Council on the 14<sup>th</sup> May, 2018 and the Annual Parish Council Meeting and Annual Parish Assembly on the 21<sup>st</sup> May, 2018**

The minutes of the following meetings were presented to the Parish Council:

- Planning Committee 9<sup>th</sup> May, 2018.**
- Parish Council 14<sup>th</sup> May, 2018.**
- Annual Parish Council Meeting 21<sup>st</sup> May, 2018.**
- Annual Parish Assembly 21<sup>st</sup> May, 2018.**

The Chairman pointed out that there was an error in the Minute No. 6.1 of the Planning Committee on the 9<sup>th</sup> May, 2018 concerning Land at the rear of High Stell. The minutes had been corrected to read “The developer offered to meet the Parish Council to discuss safety concerns but had not approached the Parish Council yet.2

The Parish Council **agreed** that the minutes were a true record of the meetings. The Chairman signed the minutes at the end of the meeting.

**498. Matters Arising**

The matters arising from the Parish Council meeting on the 14<sup>th</sup> May and the Annual Parish Council meeting on the 21<sup>st</sup> May, 2018 were dealt with under the agenda items for this meeting.

**499. Parish Council Vacancies Update**

The Clerk reported that the 14 working day notice period of the three Parish Councillor vacancies during which an election can be demanded would expire at midnight on the 18<sup>th</sup> June, 2018. It was not known if an election had been called for or not.

The Parish Council **agreed** that if an election is not called the meeting on the 9<sup>th</sup> July, 2018 will draw up a notice for applications for co-option for the Parish Council will co-opt at its meeting in September, 2018.

**500. Planning Matters**

**Chairman’s Signature..... Date.....**

**500.1 Reports and Updates on Planning Applications**

**a. 16/01256/FUL – 12 houses, Land Adjacent to Oak Tree Pub, Yarm Road, Middleton St. George**

The Chairman’s report on the Borough Council’s Planning Applications Committee which considered and approved the planning application was circulated with the papers for the Parish Council meeting. Concern was expressed that the hedges and trees would be removed from the site. Councillor Mrs. Beadle reported that there were legal protection given to hedges of a certain measurement and she would produce this information for the Parish Council.

**b. Public Rights of Way**

The Clerk reported that the Rights of Way Officer was working through the rights of way issues which had been drawn to his attention by Mrs. Shorney and he would respond when his investigations had been completed.

The Parish Council considered the management of public rights of way in the Parish as a result of the Rights of Way.

The Parish Council **agreed** that:

- i. Councillor Blacklee be responsible for rights of way issues in the Parish.
- ii. The Clerk will let the Rights of Way Officer know that Councillor Blacklee will be the contact for the Parish Council.
- iii. The Chairman will scan the Rights of Way Officer’s handout and circulate it to the Parish Council.

**c. 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens, Middleton St. George**

The Clerk reported that there was no indication when the Public Rights of Way Diversion/Extinguishment Orders would be made. The Construction Management Plan had not been submitted to Darlington Borough Council and there was also no information on the ownership issues of access to the site.

The Clerk also reported that he had contacted two reservoir engineers who were approved by the Government to carry out structural surveys of reservoirs every 10 years. A quotation of £5,000 had been received from one reservoir engineer and he was going to write to the land owner to pay for or make a contribution towards the cost of the structural survey of the ponds.

The Parish Council **agreed** that the Clerk will write to the Principal Planning Officer to ask for a further update on the Rights of Way, Construction Management Plan and ownership issues of the access to the site.

**d. 17/00911/FUL – Convenience Store and 10 houses, Yarm Road, Middleton St. George**

No further issues were raised concerning this development.

**e. 17/00847/FUL – 44 houses, Yarm Road, Middleton St. George**

Councillor Embleton reported that traffic lights for this development which had resulted in a build up of traffic. The traffic lights had been installed to control the traffic during the construction of the access to the site. No further issues were raised.

**Chairman’s Signature..... Date.....**

**f. 16/00396/OUT – 55 Houses Lancaster House Durham Tees Valley Airport**

The Clerk reported that there was no indication when the improved bus service will be introduced. Nor was there any indication when the development was likely to start.

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

It was reported that ££90,000 had been allocated for Amenity Spaces but they had not been defined. The Parish Council had asked the Borough Council for details of which Amenity Spaces were being considered for funding but the response did not give any indication where the Amenity Spaces were located.

**h. 18/00275/OUT. Outline Application for the Erection Of Up To 280 Dwellings, 60 Bed Care Home (Use Class C2) With Community Park and Public Open Space, Landscaping and Sustainable Drainage System (Suds). Land off Neasham Road, Neasham Road, Middleton St. George**

The Chairman reported that the Parish Council’s submission on this application was sent to the Borough Council on the 21<sup>st</sup> May, 2018.

**h. Sadberge Road Site**

The Clerk reported that there had been a complaint of early morning working on the site which had been forwarded to the Enforcement Officer who had discussed the complaint with the Site Foreman.

**i. Traffic Accident Data**

The Chairman reported that there was nothing to report on this matter.

**501. CPRE Meetings**

The Chairman reported that no one was available to attend the CPRE meeting on the 15<sup>th</sup> May, 2018. Further dates of CPRE meetings were given to the meeting and Parish Councillors were encouraged to attend the meetings.

**502. Darlington Borough Local Plan**

The Chairman reported that the consultation period for the Draft Local Plan would start on the 21<sup>st</sup> June, 2018 and end on the 2<sup>nd</sup> August, 2018.

All Parish Councillors were asked to read through Consultation Document and send comments and points to the Chairman who will draft a response ready for the Parish Council meeting on 23<sup>rd</sup> July, 2018.

**503. Darlington Borough Local Plan – Designated Green Spaces**

The Clerk reported that no response to the queries about the discrepancies between the plans for Middleton St. George had been received.

The Planning Policy Officer had asked the Parish Council to submit the remaining evidence during the Consultation Period.

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The Parish Council **agreed** the Councillors Blacklee and Foggett be asked to provide evidence for the 3 Allotments, and others to provide evidence for other areas on the list.

#### **504. Section 106 Agreements/Developer Contributions**

The Chairman reported that the Parish Council had received a Freedom of Information response to its request for clarification of the contributions which had been made. The Chairman asked for clarification of the Sadberge Road site Section 106 Agreement application (13/00940/OUT), as it was not on the Borough Council's website under the application number.

The Parish Council discussed the date for the Special Parish Council meeting to draw up a list of projects which may be funded by Section 106 money.

The Parish Council **agreed** that:

- a. The Clerk will write to Darlington Borough Council for clarification of the Section 106 Agreement contributions for the Sadberge Road site.
- b. A Special Meeting of the Parish Council to draw up a list of possible projects for Section 106 funding will be held on 16<sup>th</sup> July, 2018.

#### **505. Overdevelopment in Middleton St. George**

The Clerk reported that despite having requested a special meeting of Darlington Association of Parish Councils to discuss the planning issues which the Parish Council was encountering the meeting had still not been arranged. He had not contacted other Parish Councils but preferred to go through the Association for a meeting to be held.

The Chair reported that a resident had expressed concerns to the Parish Council through the website about the overdevelopment of Middleton St. George and was considering taking the matter up with the Tees Valley Mayor.

The Parish Council's view was that the development of Middleton St. George was the responsibility of Darlington Borough Council and the Parish Council could only make representations to try to influence the decision makers.

The Parish Council **agreed** to note the report.

#### **506. Middleton St. George Neighbourhood Development Plan**

The Chairman reported that the CPRE will be holding a Neighbourhood Planning Event at the Friends Meeting House, Darlington on Saturday 16<sup>th</sup> June, 2018. Councillor Mrs. Beadle will be attending the event.

#### **507. Notifications and Decisions on Current Planning Applications**

18/00199/FUL – Notice of Grant of Planning Permission, Erection of first floor extension to rear, 49 St Georges Gate, Middleton St. George.

The Parish Council **agreed** to note the report.

**Chairman's Signature**..... **Date**.....

## 508. New Planning Applications

The following planning applications were submitted for consideration.

**18/00427/FUL. Erection of a single storey extension to rear, conversion of integral garage and porch infill to front. 11, Heathfield Park, Middleton St. George.**

**18/00445/FUL. Conversion of existing garage into shower and utility room. 23, The Oaklands, Middleton One Row.**

**18/00431/FUL. Demolition of rear outbuilding and extension, external alterations including changes to window and door openings, internal alterations to improve public bar, restaurant and bedroom areas. Conversion of part of hotel into separate residential dwelling (Use Class 3) including alterations to window and door openings on front elevation. Devonport Hotel, 16-18, The Front, Middleton One Row.**

**18/00471/FUL. Erection of single storey side and rear extensions. 23, Thorntree Gardens, Middleton St. George.**

The Parish Council **agreed** that no comments be made on all four planning applications.

## 509. Land in front of The Devonport Hotel, Middleton One Row

The Clerk reported that the land owned by the Parish Council in front of The Devonport Hotel had been registered as a village green but it had ceased to be a village green having been tarmacked over many years ago. The advice received from the Legal Officer of Darlington Borough Council was that the Parish Council would have to apply to the Secretary of State for the land to be deregistered as a village green but this would take time and there was no guarantee that it would be deregistered. The Legal Officer of Darlington Borough Council who was representing the Parish Council had discussed the situation with the solicitor representing the owners of The Devonport Hotel. There was also unadopted land which impinged onto the Parish Council's land in front of The Devonport. The solution which they had agreed was for the Parish Council to grant a licence for the owners of The Devonport Hotel to use the land owned by the Parish Council in front of the hotel.

Following a discussion the Parish Council **agreed** that a licence be drawn up between the Parish Council and the owners of The Devonport Hotel for the use of the land owned by the Parish Council in front of the hotel. The following conditions will be included in the licence:

- a. The owners of The Devonport Hotel will be responsible for the repair and maintenance of the Parish Council's land in front of the hotel.
- b. The owners of The Devonport Hotel will pay all the Parish Council's legal costs.
- c. The owners of The Devonport Hotel will be liable for any accidents, damage or other incidents which occur on the Parish Council's land in front of the hotel.

The licence will be agreed by the Parish Council before it is sent to the owners of The Devonport Hotel's solicitors.

## 510. Road markings in Station Road, Middleton St. George.

The Clerk reported that Councillor Crowther's request that road markings be improved in Station Road had been

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Sent to the Highways Officer at Darlington Borough Council, but no reply had been received. The Clerk had written again on the 10<sup>th</sup> June and a reply was awaited.

**511. Shared Use of the Station Road Playing Field**

The Clerk reported that Mr. Hughes, the Chairman of Middleton Rangers Junior Football Club had agreed to the Parish Council's terms for using the playing field but that he had not yet signed the agreement. The Clerk will ask Mr. Hughes to sign the agreement and to give him details when the club wished to use the playing field for practicing.

The Clerk also reported that he had not received the signed agreement from the Cricket Club Football Team and would ask again for the agreement to be signed.

It was pointed out that the goal posts were still up on the playing field and the Clerk will ask Mr. Hughes and the Cricket Club Football Team if they wanted the posts to stay up or for them to be removed during the summer months.

The Parish Council discussed the seeding of the goal mouths and it was agreed that Councillor Blacklee will ask Mr. Everett if he will carry this out during the summer.

**512. Car Parking Agreement**

The Clerk reported that the terms of the Car Parking Agreement had been agreed by Mr. Hill and that he would draw up the agreement and send it to Mr. Hill for his signature.

**513. Clerk's Hours and Appraisal**

The Parish Council **agreed** that the Clerk's appraisal will be carried out by the Chairman and Vice Chairman on the 16<sup>th</sup> July, 2018 at 2 p.m.

**514. Code of Conduct Training**

Councillor Embleton reported that he had attended the Code of Conduct Training on the 6<sup>th</sup> June and found it interesting. The presentation will be scanned and sent to all Parish Councillors.

The Chairman reminded Parish Councillors that the next Code of Conduct Training will be held on the 13<sup>th</sup> June.

**515. Community Speedwatch/Police Info on website – Update**

The Chairman reported that a link would be added to the Parish Council's website with links to the police website on the Parish Council's Speedwatch and community Speed Monitoring. Paragraphs on Community Speedwatch and Speed Monitoring and Speed Data will be added in due course. The Speed Monitoring and Speed Data paragraph will be added when it was agreed who will operate the equipment and when and this will be decided at a future Parish Council meeting. The Clerk reported that the Speed Monitoring had been returned to the Parish Council.

Councillor Crowther reported that the traffic lights which had been installed in Middleton Lane during utility work had the desired effect of slowing down motorists.

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**516. Councillors Reports and Items for Future Agendas**

Councillor Blacklee reported that he will be visiting the Tyne Cot Cemetery in Belgium on the 15<sup>th</sup> June and would lay a wreath on behalf of the Parish Council.

**517. Dates of next Parish Council Meetings**

The Parish Council **agreed** that the dates of the next Parish Council meetings will be as follows:

Monday 18<sup>th</sup> June, 2018 at 6.30 p.m. Finance.

Monday 9<sup>th</sup> July, 2018 at 6.30 p.m. Finance.

Monday 23<sup>rd</sup> July, 2018 at 6.30 p.m. Planning.

The meeting ended at 8.20 p.m.

**Chairman's Signature..... Date.....**