



Middleton St George Parish Council

msgclerk@aol.com

www.middleton-st-george.org.uk

Minutes of the special meeting of the Parish Council held on Thursday 19th July, 2018 in the Parish Council Meeting Room

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

Two Members of the public were present.

The meeting started at 2.00 p.m.

561. Chairman's Opening Address

The Chairman welcomed everyone to the meeting.

562. Apologies for Absence

Apologies for absence was received from Councillor Robertson because of illness.

The Parish Council agreed to accept the apologies received.

563. Declarations of Interests

No declarations of interests were made.

564. Section 106 Agreements entered into by Darlington Borough Council and Housing Developers

The Parish Council considered the information regarding the financial contributions set out in the Section 106 Agreements which had been supplied by Darlington Borough Council for the developments in Middleton St. George and how the funding can be applied to improve the infrastructure in the village.

The Parish Council queried the location of the improvements to sports pitches in the planning approval for 350 houses at Durham Tees Valley Airport and the development at Sadberge Road. It was considered that Section 106 funding should be applied to improving the sports facilities on the playing field i.e. providing changing facilities, improving the car park and improving the playing surface with perhaps the improving the drainage of the pitch or the installation of an artificial playing surface. Councillor Foggett agreed to find out the cost of improved drainage of the playing field and the installation of an artificial playing surface.

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The Parish Council discussed the issue of the contributions from Section 106 funding for sustainable transport and considered that bus stops were part of the infrastructure but improved public footpaths and cycle ways were also needed. Footpaths were needed especially in Yarm Road and at Oak Tree.

The Section 106 funding for open spaces from the development of 27 houses in Middleton Lane was discussed. The open spaces had not yet been identified but a request for funding for The Whinnies Nature Reserve had been accepted. Councillor Mr. Beadle will discuss with Durham Wildlife Trust how they can use the funding allocated. A piece of land next to the Sadberge Road Allotments could be made into a wildflower meadow. The Clerk was asked to find out who owned this land.

Another project which was suggested for Section 106 funding was putting the cables which were currently on poles in the village and were unsightly under the pavements.

It was also suggested that there may be a need for a second Litter Picker because of the increase in the housing developments in the village.

The Parish Council's view was that they would like a greater involvement with suggesting projects to the Borough Council for Section 106 funding which would benefit the whole village and to enable the Borough Council to put the projects into the planning process.

The Parish Council queried if funding which had been allocated under one project heading e.g. bus stops can be vired to another project e.g. traffic monitoring and between headings. New traffic monitoring equipment would need to be purchased which could be activated from a telephone.

The Parish Council gave further consideration to possible projects for Section 106 funding. The Clerk reported that a list of projects had been drawn up following the public meeting in July 2017 and which had been given to the Borough Council for inclusion in the Spatial Plan for the village. The Clerk was asked to circulate the power point presentation to the public meeting in July 2017 and the list of projects which had been suggested by the public meeting.

The Chairman urged the Parish Council to consider the projects and to ask residents for their suggestions for projects for Section 106 funding.

The Parish Council suggested the following priorities for Section 106 funding:

1. Traffic Management. Speed monitoring, improving traffic flow, addressing congestion in the village, preventing increased traffic congestion by locating housing developments close to the periphery of the village to enable access to the A67 without the need to travel through the centre of the village. Preventing traffic speeding in the village through traffic calming measures and restricting HGVs from the centre of the village.
2. Improving parking facilities at Dinsdale Station and in Yarm Road.
3. Community buildings.

The Parish Council agreed that the Clerk will ask Darlington Borough Council for the following information:

- a. Where Section 106 planning agreements have been put in place for housing developments in Middleton St. George and a number of agreements include similar headings, can the amount allocated in each agreement for similar headings for example sports facilities be consolidated to provide funding for a project under that heading? The Parish Council would like to develop the playing surface and the facilities at the playing field in

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Middleton St. George but this would be expensive and would require funding from a number of village Section 106 agreements.

b. Can amounts be vired from one Section 106 planning agreement heading for example transport to another heading for example sports facilities provided a clear benefit to the residents of Middleton St. George can be demonstrated?

c. Can the Parish Council identify projects for Section 106 funding for future housing developments in the village and submit them to the Borough Council to enable the planning officers to put the projects into the planning process for negotiating Section 106 agreements with land owners?

565. Neighbourhood Development Plan

The Chairman stated that there was a need to restart the Neighbourhood Development Plan following a recent NDP event held by CPRE in Darlington, which Councillor Mrs. Beadle had attended, it was now understood that NDPs can be progressed even though the LPA Local Plan has not yet been updated and finalised. At the event, there were a number of representatives from Parish Councils which were in various stages of the process.

The former Middleton St. George Plan had reached the second draft stage before it was stopped because of the Gladman decision and the increase in major planning applications in the village. The Neighbourhood Development Plan will have to be redrafted because a large amount of information was out of date and it referred to the former Middleton St. George and Low Dinsdale Parish Councils.

The Chairman asked if the Parish Council wished to draft the new Neighbourhood Development Plan itself or form a Steering Group which was the way in which the former Plan was drafted. Consultants were used for the former Plan and it may or may not be necessary to use consultants again because there other assistant available.

There was a need to replace the information in the former Plan which was out of date, assess what was left and include the information on Section 106 which was discussed at this meeting which will form the Neighbourhood Development Plan.

The Chairman will examine the Neighbourhood Development Plan over the recess, and start working on it. The Chairman would leave any changes in "track changes mode" and circulate it in advance of September's meeting on planning matters.

There will be a need for the new Plan to include an Environmental Impact Assessment. The CPRE can help with drafting the Assessment.

The Parish Council **agreed** that as all Parish Councillors have a copy of the Second Pre-Draft NDP, they can send thoughts on changes to the Clerk. The Chairman will also examine the document and make changes for submission to the Parish Council meeting on the 24th September, 2018.

The meeting ended at 3.45 p.m.

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