



Middleton St George Parish Council

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Minutes of the meeting of the Parish Council held on Monday 24th September, 2018 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsenan (Chairman),
Councillor S. Crowther (Vice Chairman),
Councillor Mrs. M. Beadle,
Councillor Mrs. H. Bullock,
Councillor L. Foggett.
Councillor R. Sansom.
Alan Macnab, Clerk.

Absent: Councillor M. Robertson.

In attendance: Mr. E. Lazenby, Darlington and District Model Boat Club

The meeting started at 6.30 p.m.

609. Chairman's Opening Address

The Chairman welcomed the Parish Councillors and reported that Mr. Lazenby was present to discuss a number of incidents which had occurred in the Water Park and which had affected his club.

610. Public Participation Session

Mr. Lazenby introduced himself to the Parish Council and gave details of the following recent incidents.

a. A gate across the road in front of the Model Boat Club building in the Water Park was installed 20 years ago. On the 16th September, 2018 members of the Club found that the gate had been secured with a padlock preventing access to his members who were holding a regatta that day.

b. A resident has been visiting the Water Park stating that he is the water bailiff and wearing a cap which had the words 'water bailiff' on the peak. Mr. Lazenby pointed out that a water bailiff can only be appointed by the Environment Agency. A water watcher can be appointed but this position does not have any lawful powers. The police referred to the resident as a water bailiff which was not the case.

c. The toilet on the Model Boat Club building which is used by members of the fishing club has been secured by screws and access cannot be obtained to the toilet. The toilet was repaired by the Model Boat Club at a cost to its members. It was not known who had secured the toilet door but Mr. Lazenby was asked to take the screws out to open it again.

Following a discussion, the Parish Council **agreed** that the Clerk will ask the fishing club what they know about these incidents and if they knew the resident was who was acting as a water bailiff and report back on his findings to the Parish Council on the 8th October, 2018.

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

611. Apologies for absence

Apologies for absence were received from Councillor Blacklee due to work commitments, Councillor Embleton due to holiday commitments and Councillor Seniscal due to personal reasons.

The Parish Council **agreed** to accept the apologies received.

612. Declarations of Interests

No declarations of interests were made.

613. Planning Matters

613.1 Darlington Borough Council's Planning Applications Committee 19th September, 2018

The Chairman reported that the following two planning applications were considered and approved by the Planning Applications Committee on the 19th September, 2018.

18/00509/FUL. Mixed Use Development comprising A1 convenience store and residential development comprising of the erection of 12 No. affordable 2 bedroom bungalows (revised scheme) (additional drainage strategy received 5 July, 2018, addendum to Design and Access Statement received 9 July 2018, additional Phase II report received 12 July 2018, additional boundary treatment details received 16 July 2018 and additional window and door details received 5 August 2018). Land Opposite Acorn Close, Yarm Road, Middleton St. George.

17/01175/FUL. Residential housing development consisting of 61 No. dwellings, together with car parking, landscaping and associated infrastructure (amended description) (amended site plan and additional adoptable areas plan received 29 January 2018, amended site plans and design and access statement received 5 April 2018, amended tree survey, ecology report, floor plans and elevations received 6 April 2018, amended Transport Statement and Planning Statement received 23 April 2018, amended flood risk assessment and pumping station details received 14 June 2016, amended house types and site plan received 1 August 2018, amended Transport Statement received 3 August 2018 and amended Flood Risk Assessment received 6 August 2018. Field OSGR E435292 N513607, Yarm Road, Oak Tree, Middleton St. George.

613.2 Reports and Updates Planning Applications

a. Land to the rear of High Stell and Grendon Gardens

The Chairman reported that the Parish Council's comments on the discharge of conditions was sent to the Borough Council on the 30th August, 2018. A copy of the Parish Council's letter was circulated with the papers for the meeting. There was confusion over the discharge of conditions on this site. One condition has been withdrawn and it was not known when it will again be submitted and one has been approved by the Borough Council. A traffic survey in The Greenway and Grendon Gardens will take place in October. The discharge of conditions application reference 18/00724/CON was pending and reference 18/00675/CON on the phasing of the development has been withdrawn. No information on when the Public Right of Way Order will be submitted or the ownership of the two access points.

The Clerk reported that he had met the developer of the site to discuss a payment towards the cost of the structural survey of the ponds and the cost of the health and safety warning signs for the five entrances to the Water Park. The developer was prepared to pay for the health and safety warning signs and the installation costs

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but he was not prepared to pay for the structural survey of the ponds. An invoice has been sent to the developer for the signs and installation costs.

613.3 Updates on Applications granted Planning Permission

- 13/00940/OUT - Sadberge Road, Middleton St. George.
- 16/00578/OUT 350 dwellings and local services at Durham Tees Valley Airport.
- 16/00396/OUT – 55 houses Lancaster House Durham Tees Valley Airport.
- 16/00972/FUL – 27 houses Middleton Lane, Middleton St. George.

There was nothing to report on these applications which had been granted planning permission.

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

The Chairman referred to a report on Facebook about an incident on the site which was photographed by a resident. The resident was asked to report the matter to the Site Security Officer whose name and contact details were on the site display board at the entrance to the site.

613.4 Updates on Revised Applications

The Chairman reported that the following revised application had been considered by the Parish Council on the 23rd July, 2018.

18/00591/FUL. Variation of condition3 (Approved Plans) attached to planning permission 16/01256/FUL dated 19 June 2018 for residential development comprising 12 No. dwellings (Revised scheme) - to permit the substitution of house types and amended layout. Field to the east of Oak Tree Inn, Yarm Road, Middleton St. George.

The Parish Council had agreed that no comment be made on this planning application and the Borough Council was informed accordingly.

613.5 Pending Applications

16/00976/OUT. Up to 226 dwellings and primary school, Station Road, Middleton St. George.

The Parish Council considered that this was not the most appropriate location for a primary school and that a primary school should be located at High Scrogg.

17/01195/OUT. 430 houses plus school and supermarket, Yarm Road, Middleton St. George.

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, Middleton St. George

18/00610/OUT. Middleton Riding Centre, 30 houses.

18/00476/FUL – Installation of 1 interpretive sculpture at Middleton One Row along the public footpath at the Teesdale Way.

No further information had been received about these planning applications.

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614. Land in front of the Devonport Hotel, Middleton One Row

The Clerk reported that the licence had been signed by the owners of the Devonport Hotel had been received and he asked the Chairman and Vice Chairman to sign both copies of the licence. The Chairman and Vice Chairman signed the licences and the Clerk stated that he will now sent them to the Legal Section at Darlington Borough Council.

615. Road Markings in the Village

Councillor Foggett reported that there were new road markings at Wolsington Drive. The Clerk reported that the Highway Officer had informed him that new road markings in the rest of the village had been scheduled and would be carried out.

616. Traffic Accident Data

The Chairman reported that the last update was given to the Parish Council in June 2017 and asked the Clerk to request that the police provide updated statistics to the Parish Council.

617. CPRE Meetings

The Chairman’s report on her attendance at the CPRE meeting on the 30th July, 2018 was circulated with the papers for the meeting. The Clerk attended the CPRE meeting on the 21st August, 2018 which discussed the response to the Darlington Draft Local Plan and progress with the development of Neighbourhood Plans.

618. Darlington Draft Local Plan

The Parish Council’s response to the Draft Local Plan which had been sent to the Borough Council on the 1st August, 2018 and the report on the Chairman and Vice Chairman’s meeting with Planning Officers on the 8th August, 2018 were circulated with the papers for meeting. The Chairman reported that the Borough Council’s 5 Year Housing Land Supply Position Statement had been updated in August 2018 and the document was also circulated with the papers for the meeting. The Chairman also reported that the Darlington Parish Councils Association had discussed its response to the Draft Local Plan at its meeting on the 25th July, 2018 and notes of the meeting were also circulated to the Parish Council.

The responses to the Draft Local Plan were being examined by the Planning Policy Officers.

619. Darlington Draft Local Plan Designated Green Spaces

The Clerk reported that the response to the Parish Council’s applications for designated green spaces in the Parish would be received when the Planning Policy Officers had completed their examination of the responses to the Draft Local Plan.

620. Section 106 Agreements/Developer Contributions

The response to the queries on the allocation of Section 106 funding to projects in the Parish which came from the Special Parish Council meeting on the 19th July, 2018 was circulated with the papers for the meeting. The Borough Council had expressed a willingness to work with the Parish Council to include bids from the Parish

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Council for projects which may be funded from Section 106 money. The Chairman circulated the first draft of the priorities for possible Section 106 funding.

Councillor Mrs. Beadle asked the Parish Council to consider holding another special meeting to put together proposals for future Section 106 funding which would then be submitted to the Borough Council.

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

- a. A Special Meeting of the Parish Council and for a doodle calendar to be circulated asking when members were available.
- b. The Clerk will ask the Borough Council again about the Amenity Space money, asking also if the financial contribution can be split over different areas in Middleton St. George.

621. Neighbourhood Development Plan

The Chairman's proposed amendments to the Neighbourhood Development Plan from the former Middleton St. George and Low Dinsdale Parish Councils were circulated with the papers for the meeting. The Parish Council considered that it was sensible to form a small working party to produce the new Neighbourhood Development Plan and the meetings should be held within the next few weeks. The Chairman referred to another Parish Council which had recently produced its Neighbourhood Development Plan and based on their experiences there may be a need for technical assistance from consultants on drawing up the new Plan. Councillor Mrs. Bullock asked for an A1 large size map of the Parish showing the housing sites which have been approved and proposed housing sites for fixing to the wall in the Meeting Room.

The Parish Council **agreed**:

- a. To set up small Working Group, which would meet regularly to update the Neighbourhood Development Plan look into the process, re-establish contact with Darlington Borough Council on this, look up funding, make enquiries with consultants, and report back to the Parish Council meetings.
- b. That membership of the Working Group (at least initially) would be: The Chairman and Vice Chairman and Councillors Mrs. Beadle and Mrs. Bullock. The Chairman will send round a Doodle (calendar) asking when members are available.

622. Public Rights of Way

No report was given.

623. Audit and Protection of Hedgerows in Middleton St. George

No report was given.

624. Planning applications commented on during the Recess

The Chairman reported that the following planning applications had been received during the recess and responses made to Darlington Borough Council following consultation between Parish Councillors via email as agreed previously at the Parish Council meeting on 23rd July.

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18/00635/CU. Change of use from open space to private garden and relocation of existing fence. 20, Westacres, Middleton St. George. The Parish Council's agreed response was no comment.

18/00349/FUL. Change of use from agricultural to equestrian, construction of a 20mx40m horse menage with post and rail fencing, sand and fibre surface and lighting. The Barn, Neasham Road, Middleton St. George. In its agreed response the Parish Council supported the Ecological Report recommendation for a Great Crested Newt Survey in view of the high probability of their existence near the site.

Public right of way alterations following Network Rail changes to railway crossings at the Whinnies. Footpath 12 Extinguishment Order and Footpath 22 Creation Order. The Parish Council's response was no comment subsequent to satisfactory discussion and agreement between all parties concerned at a meeting on 25th October, 2017 and reported to and agreed at the Planning Committee meeting on the 6th December, 2017.

17/0119/FUL. White House Farm Appeal relating to Application. The applicant's appeal to Planning Inspector following Refusal by Darlington Borough Council. The Parish Council's letter to the Planning Inspector was circulated with the papers for the meeting.

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

625. Notifications and Decisions on Current Planning Applications

The Parish Council were informed that decisions had been taken on the following planning applications.

18/00520/CU. Notice of Grant of Planning Permission. Change of use of agricultural land to be included within existing residential curtilage (Use Class 3 dwelling house), Residential development adjacent to Oak Tree Farm, Yarm Road, Oak Tree, Middleton St. George.

18/00546/FUL. Notice of Grant of Planning Permission. Partial demolition of single storey rear extension and replacement of external staircase/decked area to rear and bay window to front elevation and erection of summerhouse in rear garden (Revised scheme). 28, The Front. Middleton One Row.

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

18/00431/FUL. Notice of Grant of Planning Permission. 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.

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

18/00493/FUL. Notice of Grant of Planning Permission. Variation of condition 2 (Approved Plans) attached to planning permission 17/00049/FUL dated 14 June 2017 for the erection of 5 light industrial/storage units and offices including demolition of existing substation and re-routing of cables to main existing sub-station to permit erection of electric sub-station and compressor house. Land adjoining Technology House, Durham Tees Valley Airport.

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18/00523/FUL. Notice of Grant of Planning Permission. Erection of 2 no. storey side extension, incorporating Juliette balcony to front elevation and external alternations to rear. 2, The Front, Middleton One Row.

18/00635/CU. Notice of Grant of Planning Permission. Change of use from open space to private garden and relocation of existing fence. 20, Westacres, Middleton St. George.

18/00498/FUL. Notice of Grant of Planning Permission. Erection of a gazebo (mounted) within rear garden. Low Middleton Hall.

18/00634/TFC - Decision of LPA to place a Tree Preservation Order on the tree in question. Re Notification to carry out works to a tree in Conservation Area (felling of one pine tree), 1 Church Close, Middleton One Row.

626. New Planning Application

The Parish Council received the following new planning application.

18/00810/FUL. Construction of 1.8km link road between Northside and Southside, erection of 2.8, high security fencing and associated infrastructure, and improvements and alternations to the existing highway (resubmission of previously approved scheme). Durham tees Valley Airport, Middleton St. George.

The Parish Council **agreed** that the Chairman will draft a response based on the traffic issues mentioned by the Save Teesside Airport Campaign email to the Parish Council.

627. Other Matters

627.1 Battle's Over A Nation's Tribute – Update

Councillor Mrs. Beadle reported that the last Parish Council meeting on the 10th September, 2018 agreed to allocate £750 for the Tommy statuette. The statuette was being ordered and discussions were taking place to find a suitable and appropriate location for it and if planning permission was needed.

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

627.2 Disabled access to the Parish Council Offices/Meeting Room

Councillor Mrs. Beadle reported that she had purchased a hand rail which would be fitted to the outside of the building and she was making arrangements for the disabled parking bay in front of the building to be marked.

The Parish Council **agreed** to reimburse Councillor Mrs. Beadle for the cost of the hand rail.

627.3 Barclaycard

The Clerk reported that he had received a Barclaycard invoice giving the annual card charge of £34 and asked for authorization to pay this amount.

The Parish Council **agreed** that the £34 annual card fee be paid to Barclaycard.

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627.4 Speed Monitoring

Councillor Foggett reported that the information on the speed monitoring equipment had been adjusted and now showed the correct year. He also reported that 4,784 vehicles had been recorded using Killinghall Row on one day.

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

628. Date of Next Meeting

Monday 8th October, 2018 at 6.30 p.m. in the Parish Council Meeting Room.

The meeting ended at 8.05 p.m.

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