



Middleton St George Parish Council

www.middleton-st-george.org.uk

msgclerk@aol.com

From: Alan Macnab, Clerk to the Parish Council

To: Members of the Middleton St. George Parish Council

You are hereby summoned to attend a meeting of Middleton St. George Parish Council at the in the Parish Council Office on **Monday 25th February 2019 at 6.30 p.m.** for the transaction of the following business.

AGENDA

1. Chairman's opening address, and Action Sheet (enclosed)
2. Public Participation Session – 15 minutes. Each person to speak for a maximum of 3 minutes. It would be helpful if members of the public write to the Clerk (email: msgclerk@aol.com) in advance of the meeting to advise if they wish to speak at the meeting.
3. Apologies for Absence.
4. Declarations of interest.
5. Minutes of the Parish Council meeting on 28th January 2019 (enclosed)
6. Minutes of the NDP Working Group meeting on 12th February 2019 (enclosed)

Planning Matters.

7. Darlington Borough Council Planning Applications Committee of 23rd January 2019 concerning:
 - a. 17/01195/OUT - Outline planning application for the erection of up to 330 residential dwellings with associated landscaping and engineering works, 3 retail units and provision of a new single form Primary School, Field at OSGR E435307 N513463 Yarm Road Middleton St George Darlington
 - b. 18/01159/CON - Discharge of condition 9 (submission of Construction Management Plan) of Outline Planning Permission 15/00976/OUT – Residential Development for 198 dwellings. Rear of Grendon Gardens and High Stell, Middleton St George
 - c. 18/01160/CON - Discharge of condition 3 (submission of Construction Management Plan) of Reserved Matters Permission 17/01151/RM1 – Residential Development for 198 dwellings. Rear of Grendon Gardens and High Stell, Middleton St George

(Minutes from DBC meeting enclosed for information) (Report had been given at PC meeting of 28th January)

8. Development Situation in MSG at February 2019
 - a. Updated list (enclosed)
 - b. DBC emerging Local Plan Policies Map (enclosed for reference)

9. To receive reports and updates, and consider action on the following matters:

- a. 15/00976/OUT and 17/01151/RM1 – 198 houses at High Stell/Grendon Gardens
 - i) 18/01215/CON re Condition 2 (phasing and route of construction)
(Decision Notice, and correspondence enclosed for information and consideration)
 - ii) 18/01216/CON – (MSGPC Letter to DBC enclosed for reference) re Condition 10 (road condition survey) 11 (road safety audit) 14 (sustainable drainage scheme) and 18 (bat report)
 - iii) PROW Diversion/Extinguishment Orders
 - iv) Ownership of access points / “Phasing” of development
 - v) Reservoir Ponds - Safety Risk (engineering inspection, contact with the developer, etc.)
 - vi) Any other matters

Re Issues relating to Applications that have been granted planning permission

(to receive reports or updates regarding the following, if any):

- b. 13/00940/OUT - Sadberge Road
- c. 16/00578/OUT - 350 dwellings and local services at Durham Tees Valley Airport
- d. 16/00396/OUT – 55 houses Lancaster House DTVA
- e. 16/00972/FUL – 27 houses Middleton Lane
- f. 17/00847/FUL – 44 houses, Yarm Road
- g. 18/00591/FUL / 16/001256/FUL - 12 houses Field to the east of Oak Tree Inn, Yarm Road
(covered under item 19b. below)
- h. 17/01175/FUL – 61 houses Yarm Road
- i. -18/00509/FUL – 12 bungalows plus convenience store, Yarm Road
- j. 17/01195/OUT – 330 houses plus area for school and retail units
- k. 18/00476/FUL – Installation of 1 interpretive sculpture at MOR (along the public footpath at the Teesdale Way) (River Tees Rediscovered, Groundwork NE & Cumbria)

Re: Pending Applications

(to receive reports or updates regarding the following, if any):

- l. 16/00976/OUT - Up to 226 dwellings and primary school, Station Road
(covered under item 19c. below)
- m. 18/01108/FUL – 55 houses Middleton Lane
(Planning Policy, Highways and Environment Responses enclosed)
- n. 18/00160/OUT – Middleton Riding Centre, 30 houses

Re: Appeals

- o. Verbal Report from Middleton One Row Alliance (MORA) concerning

Planning Appeal by Gladman Developments Limited
Planning Inspectorate Reference: APP/N1350/W/18/3212132
Site Address: Land off Neasham Road, Middleton St George, DL2 1PA

Application Details: 18/00275/OUT
Land off Neasham Road, Middleton St George – 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. All matters reserved except for 2 means of access points to be provided from Neasham Road (Revised Transport Assessment 17th September 2018) (Reference documents previously circulated)

Re: Other Updates

(to receive reports or updates regarding the following, if any):

- p. Updated Traffic Accident Data
 - q. Letter to Tees Valley Mayor with regard to request for meeting in respect of bus service
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- 10. DBC Planning Applications Committee 20th February, 2019.
 - a. TPO at 1 Church Close (information enclosed)
 - 11. St George's Academy – Traffic Issues (correspondence enclosed)
 - a. To consider what action may be taken
 - 12. CPRE meetings
 - a. CPRE meetings
 - i. Tuesday 19th February
 - b. Attendance at future meetings –
 - ii. CPRE Darlington (In Darlington, 6.30pm Dolphin Centre Cafe) Tuesday 19th March, Tuesday 16th April
 - 13. DBC Local Plan
 - a. To Receive any update on DBC Local Plan Timetable
 - 14. MSG Neighbourhood Development Plan
 - a. NDP Working Group
 - i. To receive a verbal report
 - ii. (also see minutes of meeting of meeting, as in Item 6 above)
 - iii. NDP Area Consultation information (DBC leaflet, and MSGPC FAQ enclosed)
 - 15. DTVA Consultative Committee – to receive a report (Cllr Robertson)
 - 16. Public Right of Way (PROW) in Parish (in general)
(To receive any updates or reports, if any)
 - 17. Audit and Protection of Hedgerows in MSG, if any
 - a. To receive any further information and guidance
 - b. To consider any immediate threats, and take any action
 - 18. To receive other notifications and decisions on current applications.
 - a. 18/01153/FUL. Notice of Grant of Planning Permission. Erection of single storey rear extension and construction of dormer windows to front and rear roof slopes. (The Parish Council had resolved, at its meeting on 14/01/2019, to make no comment on this application).
 - b. 18/01129/FUL. Notice of Grant of Planning Permission. Conversion of part of double garage to form habitable room and insertion of window, erection of porch to front elevation and erection of single storey extension to rear and installation of rooflights to front and rear elevations. (The Parish Council had resolved, at its meeting on 10/12/2018, to make no comment on this application).

- c. 18/00349/FUL. Grant of Planning Permission (Decision and Report enclosed).- The Barn, Neasham Road - 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 Parish Council had agreed via email consultation during Summer 2018 recess –following a priori agreement at PC meeting – to raise concerns regarding Great Crested Newt likelihood, and thus recommend appropriate survey of site. However, unfortunately the response was not received by DBC).

19. To receive notifications and consider responses re new applications:

- a. 18/01119/OUT. Outline application for the erection of 1 no. detached dwellinghouse, 22 Westacres, Middleton St George DL2 1LJ
- b. 19/00040/FUL. Variation of condition 3 (Approved Plans) attached to planning permission 18/00591/FUL dated 4 January 2019 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, Oak Tree, Middleton St George (Email correspondence with Adrian Hobbs enclosed)
- c. 16/00976/OUT. Outline application for the demolition of existing buildings and the erection of up to 260 residential dwellings (Use Class C3) and associated access, landscaping and engineering works with details of appearance, layout, landscape and scale reserved (Amended plans received 1st February 2019) (Additional Information received 1st February 2019) Land to the West & South of Station Road, Middleton St George

Other Matters

20. Section 137 Grant Request for funds to help with flyers to promote village events (enclosed)
21. The Barn Nursery Fence
22. Flytipping in the Village – to consider whether more concerted action could be taken
23. Fire Safety Information (Cllr Robertson)
24. Drains and gullies

25. Councillors' reports and items for future agenda
26. Date of next meeting:–

Monday 18th March, 2019. 6.30 p.m. Parish Council Meeting (Finance and Planning).

Please note that the reason for the change in the date of the Parish Council meeting is because the Borough Council's Pre Nomination Briefing for Election Candidates will be held on Monday 11th March, 2019 at 5 p.m. in Committee Room 2, Town Hall, Darlington.