



Middleton St George Parish Council

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Minutes of the Meeting of the Parish Council held on Monday 27th January, 2020 in the Parish Council Meeting Room

Present: Councillor Mrs. C. Gilsean (Chairman),
Councillor S. Crowther (Vice Chairman)
Councillor A Blacklee,
Councillor Mrs. H. Bullock,
Councillor L. Foggett,
Councillor S. l'Anson,
Councillor M. McBride,
Alan Macnab, Clerk.

In Attendance: 3 members of the public.

The meeting started at 6.30 p.m.

1206. Chairman's Opening Address

The Chairman welcomed everyone to the meeting.

1207. Public Participation Session

A member of the public reported that the Neighbourhood Watch had started again in the village and it will be referred to at the next PACT meeting.

1208. Apologies for Absence

An apology for absence were received from Councillor W. Wilkinson because of illness.

The Parish Council **agreed** to accept the apology for absence which had been received.

1209. Declarations of Interests

No declarations of interests were made.

1210. Parish Councillor Vacancies

The Clerk reported that the notice for the two Parish Councillor vacancies was published on the website, the Facebook page and the three noticeboards on the 27th January 2020 for a 14 working day period which will end on the 14th February 2020. If there was no demand for an election by the end of the 14 days the Parish Council will be free to co-opt to the vacancies.

There was a query why one of the Parish Councillors had resigned and the response was it was because of a conflict of interest regarding the pensions issue.

The following planning applications were submitted for consideration by the Parish Council.

Chairman's Signature..... *C.J. Gilsean* Date..... *24/02/2020*

1211. Planning Matters

1211.1. Pending Applications. Applications for sites allocated in Darlington Borough Council's Draft Local Plan

The Chairman reported that no further information had been received on the following planning applications:

16/00976/OUT - Up to 260 dwellings, Station Road, Middleton St. George (site 099 on Draft Local Plan Policies Map).

19/00231/OUT -- 160 houses, land behind The Greenway, Middleton St. George (site 375 on Draft Local Plan Policies Map).

1211.2 Planning Appeal

The Chairman reported that she had checked the Planning Inspectorate website for the following planning appeal but there was no indication when the appeal would be heard.

18/01108/FUL. Erection of 55 dwellings. Land east of Middleton Lane, Middleton St. George. Planning Appeal Reference: APP/N1350/W/19/3240898.

1211.3 Land to the rear of High Stell

The Chairman reported that there was no issues which had arisen from the work on the site.

1211.4 Parking and Road Safety in Middleton St George

The Clerk reported that a reply had not yet been received from the Highways Officer but that he would write to him again to ask for a response.

1211.5 Planning Decisions

The Chairman reported that Darlington Borough Council had taken decisions on the following planning applications:

19/01051/FUL. Erection of single storey extension to side elevation (resubmission), The Pump House, Low Middleton, Middleton St. George. Planning permission given.

19/01052/LBC. Erection of single storey extension to side elevation (resubmission), The Pump House, Low Middleton, Middleton St. George. Listed Building Consent given.

19/00973/FUL. Erection of 1 No. detached dwelling with detached garage and associated works (Plot 8), Oak Tree Inn, Yarm Road, Middleton St. George. Planning permission given.

19/00889/FUL. Erection of detached affordable bungalow and alterations to access and parking arrangements to plot 10 at land opposite Acorn Close, Middleton St. George. Planning permission given.

19/00572/FUL. Variation of Condition 2 (Approved Plans) attached to 18/00509/FUL to permit substitution of bungalows with affordable wheelchair accessible bungalows at land opposite Acorn Close. Planning permission given.

1211.6 New Planning Applications

The following planning applications were submitted for consideration by the Parish Council.

Chairman's Signature..... C.J. Gbawan Date..... 24/02/2020

20/00004/FUL. Erection of first floor rear ad side extension and conversion of loft into habitable space with dormer roof extension. 12 The Greenway, Middleton St. George.

The Parish Council agreed to make no comments on the planning application.

20/00014/FUL. Application submitted under Section 73 of the Town and Country Planning Act 1990 for the removal of condition 4 (Affordable Housing) attached to planning 16/00396//OUT dated 21st February 2018. Lancaster House, Teesside Airport Road, Middleton St. George.

The Parish Council agreed to make no comments on the planning application.

20/00024/FUL. Erection of 2 No. industrial units with associated parking and hard standing, Tower House, Teesside Airport.

The Parish Council agreed to defer this planning application to its next meeting on the grounds that more information on the application was needed especially the name of the developer.

1212. Neighbourhood Development Plan

The Chairman reported that the Working Group met on the 14th January 2020 with Jo-Anne Garrick, the Consultant. The Draft Neighbourhood Development Plan was examined and comments made. The outstanding actions which were discussed at the meeting included green spaces and the Design Codes. Nick Beedie of AECOM would be holding the Design Codes Workshop for the Working Group on the 29th January at 11 a.m. in the Parish Council Meeting Room.

1213. Stockton & Darlington Railway – Heritage Action Zone (HAZ) and Community Engagement

The Chairman's report on the first meeting of the Middleton St. George Stockton & Darlington Heritage Working Group/Steering Group on 21st January 2020 was submitted to the Parish Council. The Chairman gave the points which had been discussed at the meeting and the actions to be taken. The Parish Council would be the organizing body for the Working/Steering Group.

It was reported that Mrs. Crowther would be preparing a Heritage Lottery bid for funding for the waiting shed. The Project Manager of the Stockton and Darlington Railway HAZ will clarify the land ownership of the line in Middleton St. George. The Parish Council will look after the route in Middleton St. George. The next meeting of the Working/Steering Group will be held in March 2020

The application to Darlington Borough Council for the Platform One public house to be listed as an Asset of Community Value which had been prepared by Councillor Blacklee was circulated with the papers for the meeting.

The Chairman reported that the Trustees of the Friends of the Stockton and Darlington Railway will discuss part funding the Statement of Significance for the Platform One Public House. The Parish Council had agreed to part fund the Statement up to £500.

The Parish Council agreed that the Asset of Community Value application be submitted to Darlington Borough Council with the amendment which included the land to the rear of Platform One including the coal drops.

1214. Darlington Local Plan

The Chairman's report on the public meeting organised by the Green Party to discuss the Local Plan on the 14th January, 2020 was circulated with the papers for the meeting.

The Planning Consultant who had prepared the report on the housing numbers in the Local Plan was present at the meeting on the 14th January.

Chairman's Signature..... *C J Gibson* Date..... *26/02/2020*

The Parish Council agreed to note the report.

1215. CPRE Meetings

The Chairman's report on the CPRE meeting on the 17th December, 2019 was circulated with the papers for the meeting. No one attended the meeting on the 21st January 2020 and the next meetings would be held on the 18th February and 13th March 2020.

1216. The Front, Middleton One Row

1216.1 Work to the trees to the rear of 38, The Front

The Clerk reported that the Head of Planning at Darlington Borough Council at the site meeting on the 24th January 2020 had reiterated that there was a need for a planning application to be submitted for any work on the trees on the Parish Council's land because The Front was part of the Conservation Area. The Borough Council could not provide an arborist to assess the work needed because the Council's Arborist would be asked to comment on the planning application.

The Clerk asked the Parish Council to consider paying for an arborist's report on the trees to accompany a planning application because the land on which the trees stood was owned by the Parish Council.

The Parish Council agreed to engage and pay for the services of an arborist. The Clerk was asked to contact Stockton on Tees Borough Council to ask if their arborist could provide this service.

1216.2 Woodland Management Plan

It was reported that the Head of Planning at the meeting on the 24th January 2020 was sympathetic to the need for a Woodland Management Plan to be drawn up to accompany a planning application for the work. The Woodland Management Plan would have to be drawn up by an independent arborist. The meeting on the 24th January, 2020 agreed that Groundwork will take the Woodland Management Plan forward.

1217. Section 106

The Chairman reported that the request to Darlington Borough Council to transfer Section 106 funding from the planning approval for 27 houses in Middleton Lane, Middleton St. George from the wildflower meadows to support the necessary health and safety work to the southern banks of the reservoirs in the Water Park had been turned down.

The Chairman reported that the request from the Head of Planning for a projects list for possible Section 106 funding had been referred to at the Darlington Parish Councils Association meeting on the 29th January, 2020. She had expressed concern at that meeting because there was no indication what Section 106 funding could be used for, the cost of projects and the restrictions on the headings of the projects to be funded from Section 106 funding.

The Parish Council asked for details of the Section 106 funding which had been allocated for developments in Middleton St. George and the parameters for funding. The Parish Council were also concerned that they did not know how

Following a discussion, the Parish Council agreed that the Clerk will write to the Head of Planning to invite him to attend a special Parish Council meeting to discuss the amount of Section 106 funding which had been allocated for developments in the village and the parameters for funding.

Chairman's Signature..... *CT Gibson* Date..... *24/02/2020*

1218. Proposed Sculpture at Middleton One Row

The Chairman reported that the proposed sculpture was presented at the Community Centre Open Day on the 25th January. Lucy Chapman from Groundwork and the Sculptor was present and gave an explanation of the sculpture. Feedback on the sculpture was received and the fish would be carved on the plinth as a result of the feedback.

The location of the sculpture was discussed at the site meeting on the 24th January, 2020 following the meeting with the Head of Planning. As a result, the Sculptor will be visiting The Front to see where the sculpture could be located and he will then come back to the Parish Council and planning permission will be sought. Residents on The Front will be notified when a suitable site for the sculpture had been found by means of a leaflet giving more information.

1219. Stockton on Tees Borough Council SPD Document Consultation

The Parish Council received the SPD Document Consultation from Stockton on Tees Borough Council and agreed to note the contents.

1220. Darlington Association of Parish Councils

The Chairman's report on the Darlington Association of Parish Councils meeting on the 29th January, 2020 was circulated with the papers for the meeting.

The Parish Council agreed to note the report.

1221. Darlington Borough Council (Public Footpaths No.8 in the Parish of Sadberge and Nos. 10 and 11 in the Parish of Middleton St George) Stopping Up and Diversion Order 2019

The Parish Council received for information the Stopping Up and Diversion Order which related to White House Farm,

1222. Councillors' reports and items for future agenda

The following items will be included on future agendas:

Report on the Play Area - the Vice Chairman.

CCTV Quotations - Councillor Foggett

Concern was expressed about the cost of the internet hub in the Parish Council Meeting Room. The Parish Council agreed that the Clerk will submit costs of providing the internet.

1223. Dates of Next Meetings

Monday 10th February 2020 (mainly finance)

Monday 24th February 2020 (mainly planning).

The meeting ended at 7.45 p.m.

Chairman's Signature..... *CT Gibson* Date..... *24/02/2020*