



# Middleton St George Parish Council

[www.middleton-st-george.org.uk](http://www.middleton-st-george.org.uk)

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**This meeting will be held remotely, under the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.**

From: Alan Macnab Clerk to the Parish Council

To: Members of the Middleton St. George Parish Council

You are hereby summoned to a virtual meeting of Middleton St. George Parish Council on **Monday 8<sup>th</sup> March, 2021 at 6.30 p.m.** for the transaction of the following business.

## AGENDA

1. Chairman's opening address
2. Public Participation Session – 15 minutes. Regulation 13 of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020 applies. 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](mailto:msgclerk@aol.com)) in advance of the meeting to advise if they wish to speak at the meeting when they will be given a remote meeting link.
3. Water Park South Facing Bank Side Work.  
Minutes of Extraordinary Parish Council meeting on 15<sup>th</sup> February, 2021 (to follow).  
To receive an update on investigations so far, based on site meetings, and on working group meetings on 22<sup>nd</sup> February and 1<sup>st</sup> March, 2021.
4. Apologies for Absence
5. Declarations of interest.
6. Minutes of the Parish Council Meetings held on the 8<sup>th</sup> February, 2021 (enclosed).

## Financial Matters

7. To receive reports on the following matters.
  - a. Financial Report 2020-21 as at the 1<sup>st</sup> March, 2021. Report, accounts spreadsheet and bank statements enclosed.
  - b. Payments received and outstanding and payments for authorisation (See Annex 1 to the Agenda).
8. Annual Governance and Accountability Return (AGAR) 2020-21:
  - a. Compliance Statement (Statement enclosed)
  - b. Statement of Internal Controls and review of the effectiveness of the Internal Controls (Statement enclosed).

- c. Assets Register Review (to follow)

## Planning Matters

9. List of DBC planning decisions notified since 8<sup>th</sup> February 2021 for information. See Annex 2 of Agenda.

10. New planning applications for comment (Planning Applications documents can be viewed on DBC Planning Portal: <https://www.darlington.gov.uk/environment-and-planning/planning/planning-application-and-permission/view-planning-applications-online/>) :

21/00020/FUL. Erection of porch to front elevation, extension to existing garage to create enlarged garage/workshop/plant room with 1 no. roof light, part single storey, part two storey rear/side extension, enlargement and conversion of attic including dormer windows and installation of 5 no. roof lights to create additional 2nd floor habitable space, alterations to windows, doors and associated internal works. 1, Castle Close, Middleton St. George.

21/00094/FUL. Demolition of existing conservatory and erection of single storey rear extension. 18, The Meadows, Middleton St. George.

21/00082/FUL. Erection of single storey infill extension to de/rear elevation with installation of glazed roof lantern and 2 no. roof lights and associated internal works. 37, The Front, Middleton One Row.

21/00142/FUL. Modification of Section 106 Agreement attached to planning permission 15/00976/OUT dated 01 July 2016 Outline planning permission for residential development up to 200 dwellings including highway improvements, public open space, landscaping and associated works (Revised application) delay S106 payments due on 1st occupation to 40th occupation 2.1.1, 2.4.1, 2.9.1. Land At Rear Of High Stell, Middleton St George

21/00187/FUL. Demolition of outbuildings and yard walls, erection of part single storey rear infill extension with roof terrace above and part two storey rear extension, including new access doors, additional windows, glazed balustrade, roof lanterns and associated internal alterations. 24 The Front, Middleton St George.

11. Development Applications and sites- issues arising:  
17/01195/OUT – 330 houses plus space for school and retail units (“High Scroggs”)  
It seems that the landowners have started clearing this site in preparation.  
This application only has outline permission at the moment, with reserved matters application still to be submitted. Email correspondence with Emma Williams, Planning Officer (enclosed).
12. Darlington Borough Council Local Plan  
To receive a report from Community Groups Zoom meeting on 12.02.2021 organised by Darlington Green Party (enclosed), and to receive an oral update from meeting on 05.03.2021  
To receive the second Inspector’s Note giving Local Plan Hearing Dates (enclosed), and to receive an oral update.
13. Platform 1  
To note the Pre-application consultation by PH Land & Developments at [www.carneysweeney.co.uk/consultations](http://www.carneysweeney.co.uk/consultations) (available 17.02.2021 to 22.02.2021), as notified by a leaflet distributed to households in the village  
To receive an oral report from Save Fighting Cocks Community Pub Group meeting on 23.02.2021

## **Other Matters**

14. Work on Trees on Parish Council Land (following requests from a number of residents) – to receive an update.
15. To receive a Report from County Durham Association of Local Councils (CDALC) Smaller Councils Forum held on 18<sup>th</sup> February (enclosed)
16. Councilors' reports and items for future agenda.
17. Date of next meeting. Monday 12<sup>th</sup> April, 2021 at 6.30 p.m.

Alan Macnab  
Clerk to the Parish Council  
2<sup>nd</sup> March, 2021.

**ANNEX 1****FINANCIAL****Payments In:**

<b>Date</b>	<b>Customer</b>	<b>Amount</b>
	<b>NIL</b>	

**Retrospective Payment for Approval February 2021**

<b>Date</b>	<b>Supplier</b>	<b>Amount</b>
05.02.2021	Scottish Power. Electricity Monthly	£60.00
02.03.2021	E & M Leighton. South facing bank side work clearance work	£22,756.80
	<b>Total</b>	<b>£22,816.80</b>

**Payments for Approval March 2021**

<b>Date</b>	<b>Supplier</b>	<b>Amount</b>
07.03.2021	Scottish Power. Electricity Monthly	£46.00
07.03.2021.	Scottish Power. Gas Monthly.	£30.00
08.03.2021	HMRC. Clerk's PAYE. March 2021	£168.20
08.03.2021	NEST Pension. J. D. Lynn, Litter Picker £47.44 and C. I. Wood Cleaner £5.60. March 2021	£53.04
08.03.2021	Eddie Bailey. Repair to steps at the eastern end of The Front	£482.38
24.03.2021	BT Hub Monthly	£31.99
31.03.2021	Cleaner – C. I. Wood Pay	£66.50
31.03.2021	Litter Picker – J. D. Lynn Pay	£563.31
31.03.2021	Clerk – A. W. Macnab Pay	£673.00
	<b>Total</b>	<b>£2,103.42</b>

## ANNEX 2

### LIST OF PLANNING DECISIONS BY DARLINGTON BOROUGH COUNCIL NOTIFIED SINCE 8<sup>TH</sup> FEBRUARY 2021 FOR INFORMATION

20/00906/FUL. Erection of first floor extension to front and side elevation, erection of single storey rear extension, alterations and enlargement to roof, replace rear door with window and associated internal alterations. 41 The Front, Middleton St George. Planning Permission Granted.

20/00995/CON. Approval of details reserved by conditions 8 (tree protection), 9 (construction management plan), 16, 26, 27 (surface water drainage), and 33 (finished floor levels) attached to planning permission 17/01175/FUL dated 29 May 2019 (Residential housing development consisting of 61 No dwellings together with car parking, landscaping and associated infrastructure) (description amended following receipt of additional construction management plan 22 January 2021 and e-mail confirming omission of condition 14 from application dated 24 February 2021). Field At OSGR E435292 N513607 Yarm Road, Middleton St George. Notice of Approval of Discharge of Conditions (two Decision Notices).

20/01072/TF. Felling of 4 no. trees protected under group Tree Preservation Order 1980 (No.7) (W2) - 2 no. Horse Chestnut trees (T892 & T894), 1 no. Larch tree (T893) and 1 no. Beech tree (T895). Almora Hall Middleton Lane, Middleton St George. Permission granted subject to conditions.

20/01147/TF. Works to various trees protected under Tree Preservation Order (No.7) 1980 - Felling of 1 no. Sycamore tree (T897)(W1/2), 1 no. Pine tree (T506)(W1), 1 no. Horse Chestnut (T899)(T11) and pruning works to 2 no. Pine trees (T896, T898,) (T8, T13) as per arborists report. Almora Hall Middleton Lane, Middleton St George. Permission granted subject to conditions.

20/01172/TF. Works to 4 no. trees protected under Tree Preservation Order 1982 (No.2) - Sycamore (T1) removal of sucker and crown lift up to 3m, Sycamore (T2) crown lift up to 3m, Horse chestnut (T4) up to 2m crown reduction (no more than 20% of leaf cover to be removed), Sycamore (T7) removal of sucker. 24 Church Lane, Middleton St George. Planning permission granted with conditions.

20/01175/TFC. Notification to carry out works to 1 no. Pine tree (T900) in a designated conservation area - remove minor leader (as per arborists report). Almora Hall Middleton Lane, Middleton St George. Notification of Consent to carry out the work.

21/00017/TF. Works to 2 no. trees protected under Tree Preservation Order (no.13) 2007 Sycamore Tree (T.3);(T4) fell, Pine Tree (T.4);(T3) cap off southern limb at 3.000-meters, plus further works to 1 no. Lime Tree (T.2); (T1) protected under Tree Preservation Order (No.5) 1997:-Prune back from adjacent building by approximately 2.000-meters (amended description 10/02/2022). 75 Middleton Lane, Middleton St George. Permission granted subject to conditions.

21/00018/TF. Felling of 2 no. trees Horse Chestnut (T652)(T1) and Cypress (T590)(T2) protected under Tree Preservation Order (No.13) 2007. 74 Middleton Lane, Middleton St George. Permission granted subject to conditions.

21/00047/TFC. Notification to carry out works to trees in a designated conservation area - felling of 2 no. Sycamore trees (T9,T10), 1 no. Cypress tree (T11) and works to 1 no. Horse Chestnut (T1), 1 no. Sycamore (T5) as per arborists report. 75 Middleton Lane, Middleton St George. Notification of Planning Consent.

21/00048/TFC. Notification to carry out works to trees in a designated conservation area - felling of 3 no. Sycamore trees (T303,T593,T101) and 1 no. Horse Chestnut (T441). 74 Middleton Lane, Middleton St George. Notification of Consent to carry out the work.

21/00049/HPD. Prior approval for the erection of single storey rear extension projecting 4.82m for the original dwelling house, 3.44m in height to ridge, 2.56m in height to eaves | 21 Goosepool Way, Middleton St George.

Prior approval not required.

21/00053/NMA. Non Material Amendment of planning permission 17/01175/FUL dated 29 May 2019 (Residential housing development consisting of 61 No dwellings together with car parking, landscaping and associated infrastructure) to permit change in house type on plot 60 - HT9 to HT7 & 61 - HT7 to HT9, alterations to internal layouts, revisions to brickwork detailing and window size/positions on all plots and flat roof to pitched roof on HT12. Field At OSGR E435292 N513607 Land To West Of Oak Meadows Yarm Road, Middleton St George. Approved. *(NB. Decision Notice not uploaded to Planning Portal at time of writing).*