

SADBERGE PARISH COUNCIL

Minutes of the meeting held at 7 p.m. on Tuesday 21st March 2017 in Sadberge Village Hall

Present: Councillors Tate, Best, Heath, Heywood, Lazenby, Schott and Smith

In attendance: Ward Councillor Brian Jones Alastair Mackenzie – Clerk

1. Apologies

There were no apologies.

2. Declarations of interest in items on the agenda

Councillors Lazenby, Schott and Smith and the Clerk declared an interest in item 5 – Village Hall lease.

3. Minutes of the previous meeting

The minutes of the meeting on 21-Feb-2017 were agreed to be a true record of the meeting.

4. Matters arising from previous meetings

4.1 See item 17 for an update on the Darlington Local Plan.

4.2 The Parochial Church Council has not yet responded to the Parish Council's concerns about the St. Andrew's churchyard wall along West Row.

4.3 The Clerk has still to contact Darlington Borough Council's Street Scene team about getting the roads swept in Sadberge. **ACTION:** A Mackenzie

4.4 The Clerk has still to contact Darlington Borough Council's Street Scene team about fly tipping in laybys near Sadberge. **ACTION:** A Mackenzie

4.5 The proposed new parking restrictions near the entrance to St. Andrew's Park have not yet been implemented. The Clerk will contact Brenda Bowles (Traffic Management Engineer) to find out what is happening about these parking restrictions. **ACTION:** A Mackenzie

4.6 The owner of the caravan adjacent to Hill House Lane is living in the caravan and running a dog training business on the site. Darlington Borough Council has served a Planning Contravention Notice on the owner of the caravan, giving him until 6-Apr-2017 to provide information about what the land is being used for or to submit a planning application.

4.7 There have been comments on social media about (i) dog fouling and (ii) the proposed development adjacent to Middleton Road on the southern edge of Sadberge.

Some people posting messages on social media appear to be unaware of what the Parish Council has done about various issues in Sadberge. Councillor Smith will arrange for links to the Parish Council minutes on the Sadberge web site to be added to the "Sadberge Goings On" Facebook page. **ACTION:** Councillor Smith

5. Village Hall lease

5.1 The Sadberge Parochial Church Council (PCC) had requested financial assistance towards the Church's legal expenses associated with arranging a new lease for Sadberge Village Hall.

5.2 The Sadberge Village Hall Association had asked the Parish Council to give favourable consideration to the PCC's request.

Councillors Lazenby, Schott and Smith and the Clerk left the meeting.

5.3 After discussion, the Parish Council agreed to offer the PCC a grant of up to £1,000 towards the legal costs associated with setting up a new lease for Sadberge Village Hall.

The grant will be paid once the following conditions are satisfied:-

- A lease agreement between the Church (as landlord) and the Sadberge Village Hall CIO (as tenant) has been signed.

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- A copy of the invoice for legal costs associated with setting up the new lease is presented to the Parish Council. The grant will be (i) the amount of the legal costs or (ii) £1,000, whichever is lower.
- The lease has a term of at least 35 years.
- The lease allows the Sadberge Village Hall CIO to use the village hall to support its charitable objectives.
- The Church agrees to register the freehold estate as soon as reasonably practical after the lease is signed.
- Satisfactory arrangements have been made to enable the Sadberge Village Hall CIO to use or hire out the village hall during times when the lease gives the PCC free use of the village hall but the PCC is not going to use it.

Councillors Lazenby, Schott and Smith and the Clerk re-joined the meeting.

6. Polytunnel on Hampass

6.1 During a site visit on Sunday 26-Feb-2017, Sadberge Parish Councillors identified a suitable location for the Sedberg Anglo Saxon Farmers' polytunnel at the south end of Hampass.

It turns out that that part of Hampass is owned by Darlington Borough Council.

6.2 Councillor Brian Jones will take up this matter with the relevant Borough Council officers.

ACTION: Councillor Brian Jones

7. Sadberge History Trail

7.1 The Sadberge History Group is collecting information about Sadberge's history within living memory (i.e. over the last 50 years) and is proposing to set up a history trail in Sadberge.

The history trail will consist of points of historical interest, each marked by a plaque giving basic information and providing a QR code link to further information on the Sadberge web site.

Ten sites have been identified.

7.2 The Parish Council agreed that the proposed history trail is an excellent idea.

The History Group will need to obtain the relevant householders' / landowners' permission to install the plaques.

8. Proposed housing development

8.1 Planning consultants England Lyle Good are conducting a consultation on a proposal to build 25 houses on the east side of Middleton Road on the southern edge of Sadberge Village.

8.2 It was agreed to invite representatives of England Lyle Good to the next Parish Council meeting to discuss the proposed development.

ACTION: A Mackenzie

8.3 A flyer will be sent out to inform Sadberge residents that this subject will be on the agenda for the next Parish Council meeting.

ACTION: A Mackenzie

8.4 The Clerk will put information about the proposed development on to the Sadberge web site.

ACTION: A Mackenzie

8.5 Councillor Smith will arrange for a link to the information about the proposed development to be added to the "Sadberge Goings On" Facebook page.

ACTION: Councillor Smith

9. Road surfaces in and around Sadberge

9.1 The Parish Council noted local residents' concerns about the poor condition of the road surface on Middleton Road.

9.2 Heavy vehicles travelling over the uneven surface are causing vibration in nearby houses. Darlington Borough Council is proposing to do some repairs to the Middleton Road surface over the next few months, but the local residents believe that this is unlikely to be sufficient and that a complete resurfacing is needed.

9.3 Councillor Brian Jones has raised this issue with the relevant Borough Council officers.

10. Heavy vehicles passing through Sadberge

- 10.1 The Parish Council discussed local residents' concerns about heavy vehicles travelling through Sadberge.
- 10.2 It was pointed out that the Parish Council had previously asked Darlington Borough Council to implement a 7.5 te weight restriction in the village, but that this request had been turned down.
Note from the Clerk: See item 5.4 in the minutes of the Parish Council meeting held on 19-May-2009.
- 10.3 Andy Casey, Darlington Borough Council's Head of Highway Network Management, believes that the restrictions currently in place (i.e. a 'plug' 7.5 te weight restriction on Hill House Lane north of Sadberge) "strike the right balance between protecting residents from excessive movement of HGVs and ensuring that roads are available for the movements of goods to market".
He also points out that the village is the signed diversion route when the A66 is closed, so it needs to be available for all vehicle classes.

11. Farm Watch meeting

- 11.1 Arrangements are in hand for the Farm Watch meeting in Sadberge Village Hall on the evening of Thursday 6-Apr-2017.
- 11.2 The Clerk will add the meeting to the Future Events list on the Sadberge web site.
ACTION: A Mackenzie

Councillor Brian Jones left the meeting.

12. Self-seeded trees between Hampass and Town Farm Field

- 12.1 The Parish Council is still concerned about the safety of some of the self-seeded trees on the bank between Hampass and Town Farm Field, particularly as the Sedberg Anglo Saxon Farmers' polytunnel may be situated on Hampass.
- 12.2 The Clerk will contact Phil Haynes, Darlington Borough Council's Senior Arboricultural Officer, again. If he is not willing to cut down the relevant trees, could he at least arrange to get them trimmed to reduce their weight?
ACTION: A Mackenzie

13. Moor House wind farm

The next meeting of the Moor House Wind Farm Liaison Committee will be held on Thursday 30-Mar-2017.

14. Seat around the oak tree in the centre of the village

The Clerk and Councillor Schott have still to measure the tree to establish whether a standard wooden seat would fit around the tree.
ACTION: A Mackenzie / Councillor Schott

15. "Dog dirt" stencils for footpaths

The Clerk has still to contact Darlington Borough Council to enquire about the possibility of using a stencil to paint "no dog fouling" messages on pavements in Sadberge.
ACTION: A Mackenzie

16. Planning

- 16.1 The Parish Council considered the following planning application:-
- 17/00030/FUL Erection of three replacement barns at Street House Farm.
- It was agreed to approve this planning application subject to the condition that a restrictive covenant is used to ensure that the new barns are only used for agricultural purposes in perpetuity, and in particular that they are not converted into dwellings.
- 16.2 The Parish Council approved the following planning application without comment:-
- 17/00156/FUL Change of use from roadside cafe to petrol filling station on the south (westbound) side of the A66.

17. Darlington Association of Parish Councils (DAPC)

During its meeting on Wednesday 1-Mar-2017, the DAPC received an update on work towards the new Darlington Local Plan 2016 – 2036.

- Darlington is seeking to deliver 10,000 new dwellings and 6,000 new jobs during the period 2016 to 2036.
- The Local Plan Strategic Framework includes building a new Northern Relief Road to link the A1(M) north of Darlington to the A66 near Great Burdon. This will open the possibility of significant development around the northern edge of Darlington. However, in the interim the villages around Darlington are expected to contribute to the supply of housing development opportunities.
- The Government's recent Housing White Paper includes a proposal to help Local Authorities to take a 'use it or lose it' approach to developers with planning permission.

Note from the Clerk: The proposal is to simplify and speed up the "completion notice" process that enables a local authority to withdraw planning permission if there is no prospect of the development being completed within a reasonable timeframe.

18. Cleveland Local Councils Association (CLCA)

Councillor Heath gave a report on the CLCA meeting that was held on Wednesday 1-Mar-2017.

19. Payments

The Parish Council approved the following payment:-

- Clerk's salary £1,200.00

20. Agenda items for the next meeting

The following agenda items were proposed for the next meeting.

- Proposed housing development on the east side of Middleton Road on the southern edge of Sadberge Village.
- Fly tipping.
- Painting the wooden bus shelter on Middleton Road.

21. Date of the next meeting

The next meeting of Sadberge Parish Council will be held at 7 p.m. on Tuesday 4-Apr-2017.

Alastair Mackenzie
Clerk to Sadberge Parish Council

APPROVAL OF THE MINUTES OF THE MEETING HELD ON 21ST MARCH 2017.

I hereby certify that these minutes are a true record of the meeting.

Signed: Councillor L Tate _____

Date _____