

SADBERGE PARISH COUNCIL

Minutes of the meeting held at 7 p.m. on Wednesday 23rd May 2017 in Sadberge Village Hall

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

In attendance: Alastair Mackenzie – Clerk

1. Apologies

Apologies were received from Ward Councillors Brian Jones and Doris Jones.

2. Declarations of interest in items on the agenda

There were no declarations of interest in items on the agenda.

3. Planning

- 3.1 The Parish Council considered planning application 17/00358/FUL, which is for the erection of 25 houses on land to the east of Middleton Road on the southern edge of Sadberge.

The following points were made during the discussion:-

- The application has been prepared by planning consultants on behalf of a development company.
- Because Darlington Borough Council was unable to demonstrate that it had identified a five year supply of land to meet objectively assessed housing needs, the Darlington Local Plan policies relating to the supply of housing – including the Sadberge limits to development (sometimes called the “village envelope” – are now considered to be out of date. This means that the Planning Committee has to make its decision on this planning application on the basis of the policies in the National Planning Policy Framework, which includes a “presumption in favour of sustainable development”.
The Clerk will write a note on the relevant parts of the National Planning Policy Framework and make it available on the Sadberge web site. **ACTION:** A Mackenzie
- Within the Borough of Darlington, developments comprising more than 10,000 new houses have planning permission but are not currently going ahead.
- 60% of the responses to the Sadberge Parish Plan questionnaires in 2006 said that either zero or up to 10 new houses should be built in Sadberge over the next 10 years. In the follow-up questionnaire in 2013, 61% of respondents said that there should be either zero or up to 10 new houses.

In a show of hands, the majority of those present (including members of the public) voted to object to this proposed development.

After discussion, the Parish Council decided to object to planning application 17/00358/FUL for the following reasons:

- The proposed development would be detrimental to the community spirit and quality of life in Sadberge.
- Sadberge is not a suitable location for sustainable development.
- The proposed development is outside the Sadberge limits to development.
- The proposed development would be contrary to the National Planning Policy Framework's policies on promoting sustainable transport and making “the fullest possible use of public transport, walking and cycling”.
- There would be problems with parking in and near the proposed development.
- The development would increase the existing problems with traffic in Sadberge.
- The proposed development would be out of character with the village.

/ continued

The Parish Council also pointed out that:-

- The developer's community consultation leaflet was only delivered to about a third of the households in Sadberge and the planning consultants declined an invitation to attend a Parish Council meeting to discuss the proposed development.
- Middleton Road is an old Roman road, and there is a risk that the development may damage or destroy archaeological features of historical interest.

3.2 The Parish Council approved the following planning applications without comment:-

- 17/00290/FUL Erection of a single storey extension at the rear of 12 East Close.
- 17/00326/FUL Erection of a single storey rear extension and conversion of a stable to living space at Granary Cottage, Norton Back Lane.
- 17/00349/FUL Erection of a conservatory at the rear of the annexe at High Meadows, Middleton Road.
- 17/00375/FUL Demolition of an existing stable block and erection of a two storey dwelling incorporating stables on the ground floor on land adjoining Ashtree Cottage, Sadberge Road, Middleton St. George.

4. Polytunnel on Hampass

- 4.1 The Parish Council's lease on the southern part of Hampass will start on Monday 5-Jun-2017. The Clerk has signed the lease agreement, which is currently with Darlington Borough Council for execution.
- 4.2 The Parish Council agreed to pay for the solicitor's work to draw up the lease agreement, and approved the relevant payment (£150).
- 4.3 Darlington Borough Council has agreed to allow the Parish Council to go ahead with the tree works before the start of the lease, on the condition that the Parish Council indemnifies the Borough Council against all costs, claims, actions and damages arising as a consequence, either directly or indirectly, from the works. The Parish Council agreed to give this indemnity.
- 4.4 The Clerk presented four quotes for the tree works. After discussion, it was decided to appoint Chris Wheatley Tree Surgery to do the work. **ACTION:** A Mackenzie
- 4.5 The Clerk has submitted the required Notice of Tree Works in a Conservation Area.
- 4.6 The Parish Council decided not to give the Sedberg Anglo Saxon Farmers a grant towards the cost of their public liability insurance.

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

Treebench is unable to provide tree benches of non-standard sizes.

Councillor Schott will bring a proposal to the next meeting.

ACTION: Councillor Schott

6. Agenda items for the next meeting

The following agenda items were proposed for the next meeting:-

- Overflowing drain on Middleton Road (near the Rectory).
- Safety concern about the garages opposite Pleasant View.
- Caravan beside Hill House Lane.
- Grass cutting.
- Hanging baskets.
- Councillor Smith no longer being a Sadberge resident.

/ continued

7. Date of the next meeting

The next meeting of Sadberge Parish Council will be held at in Sadberge Village Hall at 7 p.m. on Tuesday 27-Jun-2016.

Alastair Mackenzie
Clerk to Sadberge Parish Council

APPROVAL OF THE MINUTES OF THE MEETING HELD ON 23rd MAY 2017.

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

Signed: Councillor L Tate _____ Date _____