

BISHOPTON PARISH COUNCIL



Minutes of the meeting of Bishopton Parish Council
6.00pm on Wednesday 11th September 2024 in Bishopton Village Hall

636. Welcome & Apologies for Absence :
Attending: Parish Councillors Norman Melaney (Chair), Geoff Preston, Phil Watson, Debbie Latham
In attendance: Alan Pilkington (Resident), Lindley McMahon (Resident), Dave Coates DBC Head of Planning & Environmental Health), DBC Councillor Deborah Laing, Arthur Howson (DBC Engineer, Traffic Management)
637. David Coates & Arthur Howson from Darlington Borough Council made a short presentation regarding their role and the way that they communicated with Parish Councils. This was followed by a lengthy discussion where issues raised by residents and the Parish Council were addressed including:
- i) Planning Issues and role of the Parish Council – although it does not have a statutory role it is DBC policy to consult with the Parish Councils. Both material and non-material considerations may be relevant to planning applications and DBC are open to hearing every issue, especially on behalf of local residents;
 - ii) Issues around loss of amenity were also addressed in principle;
 - iii) Licencing issues should be addressed by contacting the Licencing Officer - Colin Dobson;
 - iv) Status of village as a conservation area was discussed and acknowledged as a part of planning considerations;
 - v) Progress of Solar Farm Planning and support for Parish by Darlington Borough Council: as this is a national planning issue DBC has the same status as the Parish Council. They will forward the Impact Report they completed when available;
 - vi) Planning applications and local relationships: assurances that, when known, the effect of planning applications on local relationship is a factor;
 - vii) Traffic flow and management: impact of traffic in Mill Lane discussed at length – officers appreciated the issues;
 - viii) Road markings, signage and bollards in Parish: these also discussed at length and acknowledged as an issue that is being addressed.
 - ix) Impact of vehicles for potential Solar Farm also discussed;
 - x) Parking infringements and reporting: recommended reporting every infringement;
638. Public Participation
- a) Remembrance Day arrangements – Mr. Alan Pilkington made a short presentation regarding his research into the villagers commemorated on the War Memorial. Agreed to use his work as the basis for this year's ceremony. SR to make arrangements
639. Declarations of Interest in Items on the Agenda
- a) Cllr Preston – issues relating to Mill Lane
 - b) Cllr Melaney – signage – a request for Cllr Melaney to have a House For Sale sign on the Village Green was considered – it was agreed that adherence to the policy of signs being on houses and not the Green should be adhered to.
640. Vacancies for Parish Councillors – three vacancies and no applications
641. Minutes of the Parish Council Meeting of 10th July 2024 – approved as a true record of the meeting

642. Actions and Matters Arising – all issues included in other agenda items

643. Finance

- a) Financial statements for 2024/25 – the Clerk gave an overview of finances which was meeting all budgeting approved. NO issues were discussed.
- b) Approve payment: £492 – Alex Walker for Village Green maintenance – Proposed by Cllr. Latham, seconded by Cllr. Preston
- c) Petty Cash payments : none to approve

644. Planning Applications:

- a) Land North Of North East Wake Park Bishopton: Ref. No: 21/01086/FUL | Received: Thu 16 Sep 2021 | Validated: Fri 12 Nov 2021 | Status: **Awaiting decision**: Change of use of land for the siting of 24 no. holiday lodges together with new access track and other associated infrastructure works **Already responded**
- b) Land West Of Outhouse Farm Bishopton Lodge Glamping Redmarshall Road Bishopton: Ref. No: 22/00447/FUL | Received: Mon 25 Apr 2022 | Validated: Thu 23 Jun 2022 | Status: **Awaiting decision; Already responded SR write to D Coates**
- c) Demolition of existing shed to facilitate larger window and blocking up pf 1 No. window at ground floor level to rear together with the installation of box dormer to rear roof (as amended plans received 29/08/2024) 31 The Green Bishopton STOCKTON-ON-TEES TS21 1HE Ref. No: 24/00566/FUL | Received: Tue 11 Jun 2024 | Validated: Thu 20 Jun 2024 | Status: **Awaiting decision No response**
- d) Change of Use of car park to outdoor seating area (5. No pods) for a temporary period of 5 years and erection of fence to front of seating area (Retrospective) Talbot Hotel 47 - 49 The Green Bishopton STOCKTON-ON-TEES TS21 1HE Ref. No: 24/00704/FUL | Received: Tue 16 Jul 2024 | Validated: Tue 16 Jul 2024 | Status: **Awaiting decision Already responded**
- e) Approval of details reserved by condition 5(BNG), 14(SUDS), 16(SUDS Management) attached to planning permission 22/00727/FUL dated 10 Nov 2022 (Solar farm and energy storage facility together with associated works, equipment and infrastructure (cross boundary application with Stockton Borough Council) Land South Of Gately Moor Reservoir Redmarshall Road Bishopton Ref. No: 24/00705/CON | Received: Tue 16 Jul 2024 | Validated: Tue 16 Jul 2024 | Status: **Decided Copy please**
- f) Approval of details reserved by Condition 17 (archaeology mitigation) attached to planning permission 22/00727/FUL dated 10 November 2022 (Solar farm and energy storage facility together with associated works, equipment and infrastructure (cross boundary application with Stockton Borough Council)) Land South Of Gately Moor Reservoir Redmarshall Road BISHOPTON Ref. No: 24/00729/CON | Received: Wed 24 Jul 2024 | Validated: Wed 24 Jul 2024 | Status: **Awaiting decisions SR do more research**
- g) Replacement of existing wooden windows with uPVC windows and replacement of part pitched/part flat roof with flat roof to existing rear extension (Retrospective Application) 8 High Street Bishopton STOCKTON-ON-TEES TS21 1HA Ref. No: 24/00805/FUL | Received: Thu 15 Aug 2024 | Validated: Fri 30 Aug 2024 | Status: **Awaiting decision – believe conservation officer should be involved assurances and is happy**
- h) Certificate of Lawfulness for proposed development - erection of marquee or other moveable structures to east of public house Talbot Hotel 47 - 49 The Green Bishopton STOCKTON-ON-TEES TS21 1HE Ref. No: 24/00839/PLU | Received: Tue 27 Aug 2024 | Validated: Tue 27 Aug 2024 | Status: **Awaiting decision SR to write response**

645. Matter raised by Residents

- a) Remembrance Sunday (see item 3)

646. Village Green Management

- a) Village Green Policy: no issues discussed
- b) Village Green Inspection – Cllr Watson is producing a detailed map; Steve Wall, has removed invasive plants
- c) Signage: Dog Fouling & Residents Parking – as the meeting was running late it was agreed to defer these to the next meeting
- d) Reports of dogs getting sick – need to monitor. SR can report to Environmental Health

647. Date of next meeting: Wednesday 9th October 2024, 7:00pm in Bishopton Parish Hall

Actions

SR: write to DBC Licencing on issues at The Talbot – blocked Fire Doors and Parking issues

SR: contact Carvers again about sign on Village Green

PW: Asked for the Dilapidation survey re Byer Gill Solar Farm – NM to speak to BVAG

SR: Remembrance Sunday arrangements

ALL: Monitor possible sickness in dogs on Green