

# SADBERGE PARISH COUNCIL

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## Minutes of the meeting held at 6:30 p.m. on Tuesday 18<sup>th</sup> March 2008 in Sadberge Village Hall

**Present:** Councillor Scaife [Chair]  
Councillors Best, Glew, Heywood, Schott and Vickers

**In attendance:** Councillor Brian Jones                      Alastair Mackenzie – Clerk

### 1. Apologies

There were no apologies.

### 2. Declarations of interest in items on the agenda

Councillor Scaife declared an interest in item 4 – Request for a grant.

### 3. Planning

- 3.1 The Council considered planning application 08/00179/FUL, which is for the erection of buildings for agricultural purposes and siting of a temporary dwelling, together with landscaping and planing, at Cherry Tree Farm, Beacon Hill.

After discussion, the Council decided to object to this planning application for the following reasons:-

- The Council does not believe that the business plan is viable. In particular there is not enough land to support a viable farmstead. It was also noted that the land is of poor quality.
- The noise generated by the proposed operation would cause a nuisance to nearby residents, particularly at Beacon Hill.
- The smells generated by the proposed operation – particularly the smell of chicken faeces – would cause a nuisance to nearby residents. Would there be anything to prevent the mobile poultry sheds from being moved closer to the Beacon Hill residences? Would there be anything to prevent the pigs from being housed close to the Beacon Hill residences?
- The proposed operation would attract vermin, which would cause an environmental hazard and a nuisance to nearby residents.
- Deliveries to the proposed operation and shipments of eggs from the proposed operation would cause a significant increase in traffic through Sadberge village and along the minor road between Sadberge village and Beacon Hill.
- The applicant has a history of flouting planning regulations and agreements made with the local Planning Authority; for example, with regard to people living in the "site cabin". The Council noted that a number of buildings have not been removed from the site.
- The Council still believes that the applicant's ultimate objective is to obtain planning permission "by the back door" for a permanent dwelling on the site, and that the business plans have been framed with that aim in mind.

The Council would also like an assurance that native trees will be planted on the site rather than foreign species such as leylandii.

- 3.2 The Council approved planning application 08/0129/FUL without comment.

- 3.3 The Council considered planning application 07/01151/FUL, which is for conversion of redundant agricultural buildings into 9 dwelling houses at West Newbiggin Farm.

After discussion, the Council decided to object to this planning application because the proposed development would cause an increase in traffic along Norton Back Lane Lane (which becomes Norton Road in Sadberge village).

The Council also made the following comments:-

- There would be a difficult – and possibly dangerous – exit from the development on to Norton Back Lane, which is a 60 mph road. The exit would be 100m beyond the brow of a hill.
- The site of the proposed development is prone to flooding.
- The proposed development would turn what is currently a hamlet into a small village.

#### 4. Request for a grant

In response to a request from the St. Andrew's Parochial Church Council, Sadberge Parish Council decided to make an additional donation of £125 towards the cost of maintaining the St. Andrew's churchyard, and approved the relevant payment. **ACTION:** A Mackenzie

The Council also made the following comments:-

- In order to ensure that good value is obtained, the Parochial Church Council should obtain alternative quotes for the work.
- The grass cuttings should be cleared away to a proper disposal site and not simply dumped in Hampass, as happened on at least one occasion during 2007.

The Clerk will communicate these comments to the Parochial Church Council.

**ACTION:** A Mackenzie

#### 5. Correspondence

- 5.1 A local resident had requested information about the ownership of the land between 1 Hillside Terrace and Stockton Road.

The Clerk reported that Darlington Borough Council has agreed to investigate whether it owns the land, but this will need to wait until its title deeds come back from the Land Registry.

The following points were made during the discussion:-

- The land may have been the subject of a compulsory purchase order by Durham County Council.
- Letters from Darlington Borough Council in November 1994 and October 1996 suggest that there was some confusion about the number of trees on the land.
- The one remaining tree is now under a protection order.

The Clerk will write to Darlington Borough Council asking for clarification about the ownership of the land.

**ACTION:** A Mackenzie

- 5.2 Bishopton Parish Council has written to a number of parties expressing their opposition to the proposal to build wind farms at East and West Newbiggin.

It was agreed that Sadberge Parish Council will be happy to discuss this matter further with Bishopton Parish Council, and will support Bishopton Parish Council's efforts to oppose the proposal to build the wind farms.

#### 6. Next meeting

The next meeting of Sadberge Parish Council will be held in Sadberge Village Hall at 6:30 p.m. on Tuesday 15<sup>th</sup> April 2008.

**Alastair Mackenzie**  
Clerk

APPROVAL OF THE MINUTES OF THE MEETING ON 18<sup>th</sup> MARCH 2008

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

Signed: Councillor M Scaife \_\_\_\_\_ Date \_\_\_\_\_