

**Minutes of Hart Parish Council Monthly Meeting
held at 6.45pm on Monday 9th February 2026 in Hart Village Hall**

Present: Councillors John Littlefair, Tom Britcliffe, Stuart Brookes, Frank Lancaster, Joanne Quarmby

In Attendance: Clerk - Fiona Ford and one member of public (Item 3), Two representatives from Port Homes (Item 1)

1. Nine Acres Housing Development

Deferred to after Public Comments

2. Police Report

No police report available.

3. Public Forum

It was noted various incidents were occurring in the Raby Arms carpark, A discussion took place around number plates and reporting them at the time. PC Marty Ashleys email address was passed on.

1. Nine Acres Housing Development

Daniel Port and a colleague from Port Homes were welcomed to the meeting and a discussion took place regarding the proposed development, which had now been submitted for Planning Permission. Changes to the proposed development have been made following the pre planning consultation event, whereby the number of houses has been reduced from 54 to 45 houses and 6 bungalows, including 3 affordable homes. The management/adoption of the play park will need to be agreed once the development is complete. It was noted a new substation will need to be installed on the site with the connection coming from opposite the Raby Arms area. Councillor Britcliffe to prepare a response to the planning application.

4. Apologies

Apologies were received from Councillor Keith Brown.

5. Declarations of Interest

Councillor Littlefair declared an interest in Item 1.

6. Minutes of the Meetings held on 12th January 2026

The minutes were accepted as a true record.

7. Matters Arising

- a) **South View Car Parking** – Councillor Britcliffe updated following the meeting with HBC. Peter Frost advised there may be money to implement the South View Parking scheme through a planning contribution and will send through a proposed budget cost. The PC could then choose to contribute if needed.
- b) **CCTV** – Still awaiting a response.
- c) **Car Park Gate** – Historic England and Tees Archaeology have confirmed support for the application. Awaiting planning decision.
- d) **A179** – Councillor Britcliffe updated following the meeting with HBC – The dualling of the A179 was cost prohibitive and because the A179/A19 interchange junction is owned by Durham County Council this would also pose an issue. Options to extend the south bound slip road onto the A19 could be explored where the old road is in situ. Once they've had an opportunity to explore that option further to see whether it is feasible/affordable they'll let the Parish Council know potential next steps.

HBC confirmed they are looking to reduce the speed limit on the A179 Hart Bypass and the road from the A179 junction at the top of the village. The Parish Council fully support this proposal but have stressed enforcement will be key.

8. Chairman's Report

Councillor Littlefair provided an update on the following:

- Attended the Ward Councillors Meeting, where discussions took place regarding the A179, car park gate, CCTV
- The Fens bus stop requiring hard standing. Councillor Britcliffe to contact Peter Frost

9. Ward Councillor's Report

No report available.

10. Maintenance Committee Report

Clerk to forward the user agreement to Councillor Brookes for completion, then training can be organised.

11. Financial Report

The following cheques were signed:

100983	F Ford wages (January 2026)	£253.16
100984	HMRC (January 2026)	£63.20
		£316.36

12. Correspondence

A TPO application has been submitted for a range of trees around Hart Village Hall and the Top Beck area.

13. Planning Applications

Councillor Britcliffe to prepare a response to the planning application.

14. Matters of Concern to Councillors

The following items were noted:

- Parking is becoming a problem for pedestrians and motorists around Palace Row and South View

15. Date of next Meeting

The next meeting will be held on Monday 9th March 2026 at 6.45 pm.

Signature _____