

DALSTON PARISH COUNCIL

Minutes of the ordinary monthly meeting held at Forge Green on Tuesday 12th August 2008.

PRESENT	Mr A R Auld (Chairman)	Mrs C Millar
	Mr D C Cowen	Mr I Newton
	Mr D B Craig	Mr R Potter
	Mrs P Dalton	Mrs J L Rawstron
	Mr G Harrison	Mr O J Rickerby
	Mr J F G Kelsey	Mr S A Sinclair

39 APOLOGIES

Apologies for absence were received from Mrs F Kaye-Krzeczkowski (holiday), Messrs Mr D W Hand and S Scaife.

40 MINUTES

The minutes of the monthly meeting held on 8th July 2008 were agreed and signed as a true record.

41 DECLARATION OF INTEREST

Mr D Cowen declared and recorded an interest in agenda items 5, 7 – Kingswood, Cumbria in Bloom & Station access footway.

Mr J F G Kelsey declared and recorded an interest in agenda item 5 – planning application 08/0689 Caldew School extension to front elevation.

Mr S A Sinclair declared and recorded an interest in car parking Glave Hill/Victory Hall.

42 DEVELOPMENT PROJECTS

Resolved to exclude members of the public and press from the meeting pursuant to section 1(2) of The Public Bodies (Admission to Meetings) Act 1960. The meeting was suspended for Messrs Jo Lattimer and Tony Young to inform the Parish Council about JJ Lattimer's proposed developments in Dalston. These included the Glave Hill and Bridge End garage sites and the existing Co-op building. Following questions regarding timescale for the developments, potential space availability for Parish Council and library purposes, vehicle parking and HGV unloading, they were thanked for their attendance and left the meeting. Later in the meeting councillors agreed that the possible opportunities for the Parish Council to utilise part of the existing Co-op building was of great interest. It was looking forward to seeing some plans and more detailed talks with JJ Lattimer regarding a potential deal, with first refusal option on the existing Co-op building being offered to Dalston Parish Council in the event of a proposal coming to fruition.

43 PUBLIC PARTICIPATION

Apologies for absence were received from Carlisle City Councillor S Tweedie. Councillors Allison, Clarke and Collier together with five members of the public were present. The Clerk reported on the crime and anti social behaviour incidents since the last meeting.

Councillor Collier advised the meeting that he would be raising the traffic issues in relation to the Dobbies planning application at the Cumbria CC Development Control meeting, but that Parish Council representatives could only attend as members of the public and did not have the right to speak. A decision would be made at the October meeting. A 'Road Closed' sign was being erected at the top of the Buckabank/White Bridge road until a permanent sign was installed.

Councillor Clarke distributed copies of the St Cuthbert Without PC objections to the erection of 3no. x 380' wind turbines and associated development at Carleton. It was suggested that wind turbines were only 8% efficient.

Councillor Allison advised the Parish Council that he had submitted a written representation regarding the Caldew School extension planning application based on Carlisle Road residents' views. He reported on a pre-meeting to the recent Kingswood Local Liaison Committee meeting

with the planning officer regarding the application for housing/office development at the Kingswood Cumdivock site. It was felt that there were seven main planning points to iron out including environmental issues and the sustainability of a 90/10% residential to work ratio.

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PLANNING DECISIONS

- 08/0513 12 The Green – alteration to area above existing garage to provide covered balcony and storage – approved 2 conditions.
- 08/0324 Land adjacent to Townhead Road – erection of wooden shelter for ponies (retrospective) – approved 2 conditions.
- 08/0579 25 The Green – erection of 1no. end of terrace town house (revised application) – approved 9 conditions.
- 08/0584 Cottage & barn, rear 25 The Green – conversion of existing cottage to 3no. bed dwelling (revised application) – approved 9 conditions.
- 08/0599 Luanna, Townhead Road – single storey extension to provide kitchen, dining and living room. Erection of detached garage – approved 2 conditions.
- 08/0609 The Joiners Shop, Holmhill – replacement doors and windows to south elevation (LBC) – approved 2 conditions.
- APP/E0915/A/07/2060181 Kingswood Educational Study Centre, Greensyke, Cumdivock – amendment to condition 12 of 04/1203 to allow an extension of time to three planting seasons – Mrs Dalton reported on the Kingswood Appeal Hearing on 22nd July 2008, with a decision expected by September. There was a lengthy debate on costs and the site visit revealed serious vandalism and dereliction. Mrs Dalton reported that the Kingswood Centre would not be open for use in September and she doubted the necessity for the Local Liaison Committee to continue.
- APP/E0915/A/07/2060191 & 2060188 Kingswood Educational Study Centre, Greensyke, Cumdivock – variation of condition 10 from six months to twelve months retention of access road in current position; discharge of condition 10 of application 04/1203 – as above

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PLANNING APPLICATIONS

- 08/0600 Westwood Nurseries, Orton Grange – garden centre retail development incorporating restaurant/café and farm foodhall, with ancillary works including car parking, access, ‘greenhouse’ horticultural interpretation centre, outdoor display/demonstration areas and landscaping – the Clerk reported on a newspaper article including criticism of the Parish Council objection by E Martlew MP, a responding letter to him and a subsequent reply offering to discuss the application and matters in more detail. It was **resolved** that the offer by Mr Martlew to attend a meeting with Councillors, including Dalston Ward District and County representatives should be arranged.
- 08/0682 8 Lingyclose – demolition of existing single storey side extension and construction of two storey side and rear extension to provide extended living area, garage, store, utility, playroom and hall to the ground floor and 1no. en suite bedroom, 2no. bathrooms and balcony together with granny annex to the first floor – no observations..
- 08/0702 Moryn House, The Square – extension to existing conservatory to form sunroom together with a single storey extension to front elevation to form a utility room – no observations..
- 08/0597/98 Wythmoor House, Stockdalewath – change of use of building to 2no. holiday cottages & a studio.(LBC) – no observations.
- 08/0757 Lime House School, Holm Hill, Hawksdale – renewal of temporary permission for temporary classroom - no observations.
- 08/0689 Caldew High School, Carlisle Road – single storey extension to front elevation to provide an enlarged dining area, music class band practice and new entrance to music/drama area. Extension to existing bus lane. Formation of new vehicular access to caretaker’s house and kitchen areas. Alterations to window openings to courtyard elevation together with provision of 2 no. storage containers for sports equipment to replace the existing timber shed removed. - the Clerk reported on additional information regarding the bus parking/movement and the reduction of two storage containers to one. Two residents from 15 and 16 Carlisle Road attended and the meeting was suspended to allow Mrs Beattie to speak. She expressed their concerns regarding safety with more buses parked on the road and the lack of turning space. The family also felt that the removal of the cherry tree and hedge would lead to a reduction in privacy for residents in the vicinity of the school and

that there was potential for noise intrusion with the provision of music/band practice rooms adjacent to the road. It was suggested that better consultation with residents by Carlisle CC should have taken place, with more up to date plans being utilised than 10 year old ones. Mr Kelsey felt that the extended bus lane would conflict with St Michael's children drop off area and that there should be more enforcement by Carlisle CC traffic wardens and the police for pavement obstruction. It was **resolved**, proposed Mr Craig seconded Mr Cowen to object to the proposals for the following reasons:

1. The design of the proposed extension was inappropriate and its location was considered to be an undesirable encroachment immediately adjacent to the highway.
2. The information received regarding the extension to the bus lane and traffic management of buses as well as private vehicles was inadequate without details being provided in a comprehensive traffic plan. There was concern about the pick up and set down provision for pupils, especially in relation to safety.
3. A site visit was requested during school muster time i.e. 3pm.
4. It was felt that further consultation should take place with stakeholders (County, City and Parish Councils, Police, Residents) regarding the impact of the proposal on Dalston village.
5. The Parish Council took the concerns raised by residents regarding the potential for loss of privacy and noise arising from the proposed development seriously.

The Parish Council requested that a representative was granted the right to speak at the Development Control Committee meeting when the application was considered.

08/0732 Flanders, Buckabank – demolition of porch and erection of new entrance hall – no observations.

08/0594 Land at Hallfield – change of use from agricultural land to residential garden - the Clerk reported on correspondence from the Planners regarding the proposed landscaping scheme and removal of Permitted Development Rights and from Mr Drouet, Ashtrees indicating that there was no intention to extend the house or conservatory. The meeting was suspended to allow Mr Drouet to reinforce the reasons for and details of the development. It was **resolved**, proposed Mr Newton seconded Mr Potter to withdraw the objection subject to conditions being imposed as follows:

1. Landscaping scheme to ensure protection of the new hedgerow and trees and existing mature trees.
2. Removal of Permitted Development Rights from the land for buildings or extensions.

08/0567 Kingswood Educational Centre, Cumdivock – mixed use development comprising a) alterations and minor extensions to some of the existing buildings b) change of use of the building known as Windermere from Use Class C2 to Use Class B1 c) change of use of the remaining buildings as altered and/or extended (as relevant) from Use Class C2 to Use Class C3 (12 single dwelling houses) d) erection of car ports to serve the dwelling houses e) the alteration of existing access ways f) the provision of parking areas for the offices and for visitors to the dwelling houses g) landscaping following removal of mounds surrounding the quad bike track and removal of other earthworks and apparatus associated with existing activities – Mrs Dalton agreed to represent the Parish Council and speak at the Development Control meeting on 22nd August 2008. Mr Auld and the Clerk agreed to attend the site visit on 20th August 2008. Mr Hutchinson, Planning Officer had indicated by email that if no further information as requested was received from the applicant both planning applications 08/0567 and 08/0644 would be recommended for refusal.

08/0644 Kingswood Educational Study Centre, Greensyke, Cumdivock – variation of condition 5 of 04/1203 to increase the number of students from 160 to 200 - Mrs Dalton agreed to speak at the Development Control meeting on 22nd August 2008.

The Clerk was responding to CALC's request for comments on planning consultations.

Notification had been given regarding the Carlisle Growth Point funding announcement and Local Development Framework – Call for Sites. It was suggested that Councillors might put forward any ideas for housing and employment land availability at the next meeting, before 3rd October deadline. Cumbria Minerals and Waste Development Framework examination of core strategy and development control policies – Clerk to attend pre-hearing meeting on 25th September if necessary.

- 1 Cumbria Police Authority Carlisle Community Liaison Forum 30th July 'The Big Drink Debate' – the Clerk reported that the main speaker, Jane Muller, Associate Director of Public

Health (North Cumbria) gave some concerning figures relating to alcohol abuse and how it was disruptive to the family and community as well as being a burden on services. It was felt that better management of alcohol related businesses and drink promotions as well as a clearer understanding of consumption limits should be aimed for. Chief Superintendent Andy Davidson stated that in the first five months of 2008, 782 of the crimes committed in North Cumbria were alcohol related with 10% involving under 18 year olds. Solutions to consider were possibly the strength of alcohol sold, a limit on the lowest price, charges for treatment, stronger penalties and joined up priorities. The crime detection rate in North Cumbria was 42%, largely due to the effectiveness of the Local Policing Teams. The meeting was poorly attended.

- 2 Cumbria CC Cumbria in Bloom 2009 Design Awards – ideas on designs for the different category entries were sought but not forthcoming.
- 3 Cumbria NHS PCT consultation on mental health services for adults – deadline for comments 30th September – document to be circulated to interested parties for comments with a response to be agreed at the next meeting.
- 4 Bingham Yates & Partners – completion of Station access footway remedial work correspondence and photographs update – noted.
- 5 Mr Fitzjohn - Buckabank Court property identification with post code and house name rather than number – request for PC support agreed.
- 6 CPCA second round grant applications from limited £5,000 fund – deadline 14th August 2008. Resolved to apply for a metal vandal proof lidded litterbin for the Recreation Field play area.
- 7 Community Land Trust post conference editorial and additional information – noted.
- 8 CALC Effective Council training & Councillor contact by email requests – no action.
- 9 VAC – Community Planning Workshop ‘Speed Dating’ 16th September – no attendees.
- 10 2 quotes received for cleaning/letter re-painting Raughton Head war memorial – agreed to try and obtain a further estimate.
- 11 Cumbria CC proposal to replace six Cumbria Care Residential Homes – copy of ‘Shaping our Lives’ consultation completion report – Mrs Rawstron agreed to study it.
- 12 Mrs Rickerby request for PC letter of support for St Michael’s Church grant application to the CWMET and Cumbria Aggregates Levy Sustainability Fund – **resolved** to support application

47 GARDENS AND MAINTENANCE/PROJECTS UPDATES

- a) Traffic and Parking – the Clerk reported that the Cumbria CC Local Area Committee had approved in principle the proposals for time restricted parking in the Square and schools area, 20mph speed zone and suggested alterations for additional parking on the Kingsway. The legal process for Traffic Regulation Orders would take place in the autumn.
- b) Communications received from the Land Registry, Cumbria Highways and Councillor Allison regarding Lakerigg Common issues – deferred to future meeting.
- c) Mrs Pattinson had requested again that the seat was removed from outside her garden wall in The Square to under the Post Office window. It was agreed to discuss this at a Sub Committee meeting, with a letter sent to Mrs Pattinson advising her that the matter was under consideration and the legal requirements for the placing of street furniture.

48 1 & 2 FORGE GREEN TENANCIES AND RENT REVIEWS

It was **resolved** to defer consideration of the tenancies and rent reviews to the next meeting.

49 ACCOUNTS

Resolved to approve the monthly expenditure and record of income.

1	British Gas – gas supply DD 28/07/08	22.92
2	24 Seven Ltd – Forge Green gas repairs	271.08
3	Garthside Landscapes – grass cutting & ground works £910, Cemetery maintenance £1,250, additional works £15	2,555.63
4	Staples – ink cartridge & wallet	17.78
5	Mrs E Auld – salary £607.49, expenses £26.43	633.92
6	Dalston Victory Hall – room hire for Parish Council meeting 08/07/08	15.00
7	St Michael’s PCC – Church House room hire for Festival Committee s137	26.00

8	Wragg Mark-Bell Solicitors – legal services Clerk’s contract and gratuity	444.15
9	E-on – electricity supply 18/08/08	33.18

Resolved to release £406.79 payment to Allan Gregory, following confirmation by Mr Cowen that the work at Forge Green was completed.

Income:

1	C Collins – 2 Forge Green rent 01/07, 08/07, 15/07, 22/07, 29/07	465.00
2	Able Memorials – additional inscriptions x 2	70.00
3	L Hogg – 1 Forge Green August rent	234.00

Community a/c balance 31/07/08 £2,562.27 (£406.79 un-presented)

Business Premium Step Saver a/c balance £43,561.51

The Clerk reported that BDO Stoy Hayward was unable to conclude the audit for 2007/08 and had raised queries, in particular, in relation to the War Stock investments. Further information had to be submitted by 1st September 2008, deferred from 18th August 2008 by the Clerk. It was agreed that the matter should be raised with CALC and discussed with the Internal Auditor.

50 CLERK’S RETIREMENT ENTITLEMENT AND CONTRACT OF EMPLOYMENT

It was **resolved** to exclude members of the public and press from the meeting pursuant to section 1(2) of The Public Bodies (Admission to Meetings) Act 1960. Mr Kelsey read out the draft Agreement letter received from Wragg Mark Bell, which had also been checked by Messrs Smillie and Craig. It was **resolved** that the Contract of Employment, Agreement letter and associated papers were in order and ready for signing by the Clerk, together with Messrs Kelsey and Craig on behalf of the Parish Council.

51 CEMETERY MATTERS

Able Memorials – Additional inscription: Lindsley memorial ‘also Constance daughter of William and Agnes died 30th April 2008 aged 85 years’ – approved. William Rumney memorial ‘his beloved wife Laura Mary joined him on the 12th July 2007 in her 87th year Reunited for Eternity’ – approved. The Clerk had received verbal complaints about the length of the grass in the Cemetery, cut grass being left in the central areas and the Recreation Field not being cut for the Gala Day. The matters raised had been passed on to the contractor.

The meeting closed at 9.38pm.