

DALSTON PARISH COUNCIL

Minutes of the ordinary monthly meeting held at Forge Green on Tuesday 14th April 2009.

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

148 APOLOGIES

There were no apologies for absence. Mr S Scaife was not present.

149 MINUTES

The minutes of the monthly meeting held on 10th March 2009 were agreed and signed as a true record following the correction to minute 141 – name changed from Brian to Bruce.

150 DECLARATION OF INTEREST

Mrs C Millar declared and recorded an interest in agenda item 5 – planning application 09/0114 Ravenstock MSG Ltd, Barras Lane Industrial Estate.

Mr D C Cowen declared and recorded an interest in agenda item 8a) – Cumbria in Bloom.

151 PUBLIC PARTICIPATION

Councillors J Collier, T Allison, PC Colin Hird, PCSO E Tonge, B Walker, Westwood Landscapes and one resident attended the meeting. Apologies for absence were received from Councillor N Clarke. Mr Drouet spoke about the need for a planning application for a garden store and greenhouse at Ashtrees as per the conditions of the planning approval in August 2008. They would be painted green and located behind the copse and newly planted hedge.

Councillor Collier reported that £193.31 had been allocated by the Neighbourhood Forum for Cumbria CC to tidy the area and plant shrubs/trees in Low Moorlands where the trees had been felled. The new sign would be erected at Buckabank during May and the main haulage companies had been written to regarding the lack of access to Dalston via the White Bridge. The Chairman advised the meeting that the through route had been removed from the navigation software. Councillor Collier indicated that re-surfacing works were to be carried out on the Gaitsgill/Raughton to Buckabank road. He offered to report again the poor and dangerous condition of the B5299 road surface on the hill at Hawksdale and the potholes either side of Hawksdale Bridge.

Councillor Allison reported that he had sent the Clerk photographs, a Land Registry plan and email regarding the situation at Bridge End/Ben Hodgson garage.

Mr Sinclair raised a complaint from Mrs Walton regarding the limited screening of the plastics recycling container. Mr Rickerby reported that footballs were being kicked in the Lych Gate area at passing cars and house windows - the Police had attended on one occasion.

PC Hird reported that the anti social behaviour as above was being addressed and if it continued, would be considered as public order offences. There had been two days of burglaries in Dalston, but the foreign origin offenders concerned had been arrested and charged. The HGV increase in traffic had been monitored, with 90% of the vehicles checked having legitimate access, mainly to Barras Lane Industrial Estate. It was suggested that access should be from the Northern Development Route once it was built. PC Hird indicated that only the traffic, not community police could issue tickets.

152 PLANNING DECISIONS

08/1218 4 Glebe Close – erection of single storey rear kitchen extension (revised application – modification to roof) – approved 3 conditions.

- 08/1209 Nestle UK Ltd, Dalston – erection of new loading dock building – approved 1 condition.
- 09/0050 Low Mill Barn, Dalston – conversion of barn to live work unit (revised application) – approved 16 conditions..
- 09/0037 The Bank Barn, Low Flanders – a barn conversion to a private dwelling – approved 3 conditions.
- 09/0104 Rose Castle Farm, Dalston – single storey rear extension to provide enlarged kitchen/dining room – approved 2 conditions.
- 09/0113 Nestle UK Ltd, Dalston – kiosk to house water monitoring equipment – approved 1 condition.
- 09/0122 Nestle UK Ltd, Dalston – extension to existing production and process building to form Booster 3 and 4 – approved 1 condition.
- 08/1254 Ben Hodgson Bodyworks, Dalston Service Station – removal of existing garage buildings and erection of convenience store and two residential units – deferred to allow applicant to 1) investigate the possibility of constructing a pedestrian refuge on the B5299 2) make amendments to the proposed development and further report. The Clerk reported that the application was not on the Development Control Committee schedule for 24th April. The next meeting date was 29th May 2009. No updates were available from the developer or planning.

153 PLANNING APPLICATIONS

- 09/0210 Bridge End Service Station, Bridge End – erection of single storey lean to extension to provide spray booth. Vehicle parking issues were discussed. It was **resolved** to respond as follows:
- It was felt that there could be environmental issues in a residential area relating to industrial fumes and excess noise emanating from the spray booth as shown with two marked flues. There were no indications on the plan that filtration units would be fitted.
 - The nature and scale of the proposed business activities should be ascertained in relation to the size of the applicant’s premises. There were already problems with trade vehicles being parked off site, including on the footways on both sides of the road. Problems regarding obstruction to roadside amenities, such as the seat and litterbin, parking on common land and reduced visibility on the highway due to the positions of parked vehicles, had been reported to the Parish Council by concerned members of the public. The various matters raised had been passed to the Community Police, Safety Officer and Cumbria Highways for consideration.
 - A new boundary fence had recently been erected to the north and east of the site, incorporating agricultural land. There were vehicles being parked on this area, which raised the question as to whether a change of use application was required, especially if the trading of vehicles was being undertaken out with the existing business premises. The Parish Council had been advised and it was noted that a codicil attached to the legal documents for Deepdale indicated that the view to ‘the Bay’ by the river Caldew should not be obstructed by buildings or other works. Planning consent was originally given for a rural garage selling fuel and repairing a few local cars. The bungalow was built as a residence for the garage operator with a garden to the front, more recently replaced by the garage forecourt, thus destroying the initial planning concept by incorporating the dwelling and garden into the business site. The premises were currently occupied by a car sales business and the proposed application was for car body repairs. This business was already over spilling into its surroundings and was, as a consequence, visually intrusive. Future use of the site would benefit from tight restrictions on the scale (number of vehicles permitted) and nature of the operation.
 - There were some reservations expressed as to whether the proposed external materials of the spray booth were in keeping with the present building and the surrounding landscape in a Conservation Area.
 - The need for additional security lighting was questioned as it was already a nuisance to neighbouring residents.
- 09/0114 Ravenstock MSG Ltd, Barras Lane Industrial Estate – remodelling of existing bund and repositioning of the existing palisade fence around the perimeter of land to facilitate an extension to the site – **resolved** to ask for a site visit to consider the development in relation to nearby residential properties. Concern was expressed regarding the removal of established screening and the need for it to be replaced with trees of similar maturity.
- 09/0237 3 The Square, Dalston – internal alterations and window renewal (LBC) – no observations.
- 09/0240 14D Orton Grange Caravan Park, Great Orton – erection of detached garage – **resolved** to repeat comments regarding mobile homes and permanent garages being incompatible.
- 09/0254 Ash Trees, Hallfield, Dalston – erection of garden store and greenhouse – no observations.
- 09/0301 Station Road – display of 1 no. Directional sign (revised application) – no observations.

154 KINGSWAY ENVIRONMENTAL IMPROVEMENTS AND PARKING

The Clerk reported that £1,000 grant had been allocated by the Neighbourhood Forum for the current phase of the project. Mr Walker presented the revised plans for consideration. Copies had been sent to the Carlisle CC Planning and Conservation officers and Cumbria Highways for initial comment. He advised the Council that the proposed ‘rough weathered look’ paving blocks, well laid, would withstand significant wear and turning of vehicles, as would the rigid plastic reinforced parking surface with grass growing through it. Under the surface perforated land drainage would be adequate without the need for gullies. The White Bridge end of the Kingsway beyond the parking area would be closed to vehicular traffic except for emergencies. It was hoped that there would be consistency of materials used through to the Square. Mrs Dalton suggested that the grass area in front of the Building Society should be extended to prevent parking on the edge of the main highway. It was considered to be an excellent scheme for a Conservation Area. The estimated cost was £60-100,000. It was **resolved**, proposed Mr Craig, seconded Mrs Dalton to proceed with a planning application for the scheme – carried 12 in favour, 2 abstentions.

155 CORRESPONDENCE

- 1 Dalston & Cummersdale Neighbourhood Forum 16th March 2009 – Mr Rickerby reported that the main meeting topics were the sewerage works at Moorhouse, the repair of Great Orton School wall and the allocation of grants - copy of Minutes noted. Next meeting – 22nd April in Dalston – Messrs Auld, Craig, Rickerby and the Clerk to attend.
- 2 Cumbria CC Landscape Character Toolkit and Guidance – Mrs Dalton recommended its support. Carlisle CC Local Plans Supplementary Planning Documents: Achieving Well Designed Housing, Designing Out Crime, Planning Obligations, Trees on Development Sites. Mrs Dalton commented that the documents were clear and succinct, but short on information applicable to rural areas. Large business applications and industrial estate developments were not dealt with in relation to the impact on the character of the surrounding landscape. It was agreed that her comments should be submitted on behalf of the Parish Council.
- 3 CPCA confirmation of grants allocated - noted.
- 4 Dalston PCC Annual Report – for information.
- 5 Carlisle Environment Forum 23rd April – Messrs Kelsey and Auld to attend.
- 6 Information Commission – instructional DVD on Freedom of Information Act – for information.
- 7 A Walking Group letter re condition of the Green – no response as contact details not supplied.
- 8 Mr Bain letter re the speed of Broadband in Dalston – Clerk to respond indicating that individual Members were satisfied with the operational speed, it was unlikely to be increased to 8mb/sec and that there was little the Parish Council could do about the matter.
- 9 Cumbria CC Parish Paths Initiative 2009/10 – agreed to apply for funding for 2 drainage pipe/gravel sections to be installed on the Cumbrian Way in wet areas either side of Rose Bridge.
- 10 Mrs E Auld letter advising of her retirement as Clerk and Responsible Financial Officer at the end of October 2009. It was agreed that the matter would be an item on the next PC agenda and that the Policy and Resources Committee would meet on 28th April 2009, prior to the Annual Parish Meeting to discuss the recruitment process for a replacement Clerk.
- 11 Notification of Regional Strategy for England’s Northwest consultation on Principles and Issues Paper – Clerk to look at it.

156 GARDENS AND MAINTENANCE

- a) Cumbria in Bloom, Neighbourhood Awards, and Village of the Year entries – the Station Group volunteers were willing to be promoted in the competition entries.
- b) Caldew School ‘Open Minds Day’ 10th July 2009 – project ideas put forward were a survey of Forge Green wildflower meadow area and tasks required by Barras House.
- c) Community Hydro Scheme – the Chairman reported on Denton Holme Group CA2 Green Committee) contact and proposed visit to Peak District scheme Open Day on 19th May – Messrs Auld, Hand and Kelsey to represent Dalston possible interest in a Caldew scheme. The Tors Hydro scheme, New Mills was financed by grants and community shares (£250 minimum investment) and supplies power to 70 homes. A feasibility study would cost in the region of £4,000 for one site or £5,000 for two.

d) Reports of defects to pass on as appropriate:

- Lych Gate light not working. Carlisle CC byelaws to be investigated regarding 'no ball games'.
- Road surface repairs either side of Hawksdale Bridge and on B5299 south of this location.
- The subsidence of the bridleway bridge at Lime House School and the poor condition of the Public Right of Way south of the bridge.
- Intermittent bus and train services – Stagecoach and Northern Rail to be advised in writing about services not always operating, with a suggestion made that the Post Office could be notified of cancellations and advertise accordingly.
- Excess water on the road by Unthank bridge.
- Suggestion to erect larch lap fencing to screen the plastic recycling bin – next meeting agenda.

157 INSURANCE REVIEW AND ANNUAL AUDIT 2008/09

The Clerk advised the PC that the insurance premium renewal was £2,450.18 - an increase of £190. It was agreed that Mr McKnespiey, Ross Lloyd should be asked to look at the schedule and cover. The date fixed for the External Audit was 3rd July 2009. The draft accounts would be available for the Annual Parish Meeting prior to being checked by the Internal Auditor.

158 ACCOUNTS

It was **resolved** to approve the monthly expenditure and record of income.

1	Barclays Bank – safe deposit fee 20/03/09	1.00
2	E Davidson – grave digging ashes space 27/03/09	40.00
3	Carlisle CC – Forge Green rates 1 x £30.66, 9 x £32.00	318.66
4	Carlisle CC – Cemetery rates 1 x £56.37, 3 x £58.00	230.37
5	United Utilities - ½ year Cemetery water rates DD 30/04/09	26.89
6	CALC – annual subscription £298.50, Local Council Review x 2 £27	325.50
7	Lattimer Homes – installation of Raughton Head seat & litterbin – resolved to defer payment pending receipt of breakdown of costs incurred.	678.50
8	Carlisle CC – Parish Newsletter printing	120.00
9	Inland Revenue – PAYE/NIC	741.01
10	Mrs E Auld – salary £637.97, 2008/09 extra £23.84, expenses £10.87	672.68
11	Staples – cartridge, paper	49.85
12	Cumbria in Bloom - subscription	5.00

Income:

1	C Collins – 2 Forge Green rent 10/03, 17/03, 24/03, 31/03	398.00
2	L Watson (Hogg) – 1 Forge Green April rent	244.83
3	Dalston Post Office – map packs and postcards	36.00
4	Cumbria CC – PPI grant rucksack style gates project	1,500.00
5	M Walsh – burial fee	350.00
6	Mrs Scott – the Green rent 2008/09	100.00
7	N Souleles & C Pillar – Pinfold rent 2009	10.00
8	Mr & Mrs Park – Lakerigg easement 2009	10.00
9	Step Saver a/c – interest 08/12-02/03	6.81
10	NSB a/c – interest 12/03	69.84
11	J Tremble – burial ashes fee 27/03	100.00
12	C & M McKnespiey – grave space purchase	400.00

Community a/c balance 31/03/09 £2,627.47 (£90 un-prd) Business Premium Step Saver a/c balance £24,252.91

159 CEMETERY MATTERS

- Interment: Helen McNab Nichol ashes 27/03/09 Ward 5 Section F Space 6
- Grave space purchase: Clifford and Margaret McKnespiey Ward 5 Section J Space 14 – approved.
- Mr Craig and the Clerk had carried out a headstone and grave space inspection on 31st March 2009. Various insecure headstones and sunken graves required attention – agreed that Mr Jeffery should be asked to carry out repairs to identified memorials and graves, but family contact should be made if possible regarding headstone repairs. The Cemetery contractor was to be asked to cut down and kill some unwanted sycamore saplings and remove a fallen/split tree. Council members were asked to inspect the condition of the Hearse House prior to considering it at a future meeting.

The meeting closed at 9.35pm.