

DALSTON PARISH COUNCIL

Minutes of the ordinary monthly meeting held at the Victory Hall on Tuesday 13th January 2009.

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

108 APOLOGIES

Apologies for absence were received Mesdames Kaye-Krzeczkowski (holiday), Millar, Rawstron, Messrs Hand (holiday) Scaife (ill).

109 MINUTES

The minutes of the monthly meeting held on 9th December 2008 were agreed and signed as a true record.

110 DECLARATION OF INTEREST

Mr D C Cowen declared and recorded an interest in agenda item 5 – planning application 08/1191 Kingswood Educational Centre, Cumdivock, agenda item 9/1 – Bingham Yates station access account.

Mrs P Dalton, Messrs G Harrison, S A Sinclair recorded an interest in agenda item 5 – planning application 08/1254 Ben Hodgson Bodyworks, Dalston Service Station.

111 PUBLIC PARTICIPATION

Twenty eight residents and members of the public attended the meeting. Apologies for absence were received from Councillors T Allison, N Clarke and J Collier. PCSO Emma Tonge had produced a crime report, which the Clerk read out. She indicated that parked up vehicles in the Lingey Close/Sowerby Wood area and by the White Bridge were being monitored and checked.

The Chairman suggested that Angus Hutchinson, Carlisle CC Planning Officer and members of the public spoke in relation to planning applications 08/1191 and 08/1254 at the appropriate time in relation to the agenda..

112 PLANNING DECISIONS

08/1074 Carrowdore, 29 Carlisle Road – erection of a single storey rear extension to provide a utility and cloakroom – approved 3 conditions.

08/0741 Low Mill Barn – proposed conversion of barn to live work unit and siting of temporary residential caravan – application withdrawn.

08/1072 Lynwood Lodge, Dalston Hall Caravan Park – proposed formation of 6 additional static holiday pitches – approved 6 conditions.

08/1140 Nestle UK Ltd – erection of new C.I.P. tanks with bunded enclosure and associated plant room (replaces existing C.I.P. plant which becomes redundant) – approved 1 condition.

08/1082/83 Primrose Cottage, Holm Hill – single storey domestic extension and minor alterations (LBC) – approved 2 conditions.

08/1142 Cumdivock Farm, Cumdivock – erection of an agricultural crop store (silage) – application withdrawn.

08/1147 3 Nine Rigg – two storey side extension to provide garage and enlarged kitchen on ground floor with 1no. en-suite bedroom & 1no. bedroom above. Erection of entrance hall to front elevation – approved 3 conditions.

08/1191 The Kingswood Educational Centre, Cumdivock – conversion of the existing range of buildings together with minor extensions to provide 10 live-work units; erection of car ports; the alteration of access ways; the provision of visitors’ car parking spaces; landscaping following removal of mounds surrounding the quad bike track and removal of other earthworks and apparatus associated with existing activities – the Clerk reported that a copy letter from the Cumdivock Group to the Planners in support of the application had been received and this was confirmed by Mr Harle. Email communications with Chris Hardman, Carlisle CC Local Plans Officer regarding a) affordable housing/planning gain b) live/work unit ratios and rural employment issues were reported on. Mr Hutchinson clarified the extent of the proposed extensions to the existing buildings, explained the request from Cumbria Highways for £27,000 towards the Rural Wheels scheme, Carlisle CC proposed figure of £120,000 towards affordable housing in Dalston Parish and reported that Natural England opposed the development due to the lack of an adequate bat survey. He also indicated that the ideal proportion of residential/work space in each unit should be 60/40. Following discussion it was **resolved** to approve the application in general, but with a request for comments to be taken into consideration when determined:

- The main concern was with regard to extra traffic generated on a highway which was already damaged by the level of vehicles travelling on that route, as well as by the previous use of the site. It was also felt that the development could add to the pressure of vehicles parking in the centre of Dalston to visit the services. It was questioned as to whether there was any mechanism for attracting funding for highway repairs in addition to planning gain to Rural Wheels.
- Assurance was required that legal constraints would be in place to restrict new build development on the open ground of the application site.
- It was hoped that there would be a management agreement instigated regarding sewage treatment and waste disposal on the site.

08/1254 Ben Hodgson Bodyworks, Dalston Service Station – removal of existing garage buildings and erection of convenience store and two residential units –Mr Hutchinson advised the meeting on planning points raised. A detailed tree survey and de-contamination report had been requested. Residents and individual members of the Parish Council commented at length as per the following summary. These were not part of the formal Dalston Parish Council consultation response, but were to be submitted to the Planners for information.

- In a Conservation Area did the Parish Council have any input? The Clerk responded that the Parish Design Statement, although produced in 2005 had not been adopted as a Supplementary Planning Document to date. Carlisle City Council was the planning authority that determined applications and the Parish Council was a consultee only.
- Concern was expressed about the position of the waste bins. As there were already recycling bins on the other side of the proposed development in Glave Hill car park, perhaps the new bins could be more sympathetically located elsewhere to the position indicated on the plan.
- Whether there were any energy efficiency measures, particularly in the residential units. This could be addressed by Building Control.
- The Transport Statement was thought to be flawed. Dalston was a village not a town. A one day parking survey carried out two weeks prior to Christmas was unrepresentative. There were issues with on site parking provision, especially at the road side of the building interspersed with large delivery vehicles – clearer segregation should be considered for customer parking. Potential for inconsiderate parking and blocking of accesses. Co-op delivery vehicles currently often arrived in tandem – concern re waiting and room for turning on and off the site. Glave Hill parking facility was privately owned by the Victory Hall and was not a public car park.
- The advisability of creating an access footway to the entrance of the retail area from the corner of the road junction as shown on the plan was questioned in terms of safety.
- More details required regarding lighting.
- Concern about the position of an external ATM.
- Assurance required regarding the use of the existing Co-op building if vacated in terms of duplication of use on two sites.
- A cross section plan of the site, a 3D computer generated model and street scene drawings would assist in visual interpretation of what was planned.

- The size of the site in relation to the proposed building was questioned. It was a large building, close to the road and a neighbouring listed property. However, an Environmental Impact Assessment was probably not required for a development of this size.
 - The design of the building itself had been sympathetically thought about but the ancillary features required alteration.
 - The proposed extended opening hours were not considered to be appropriate for Dalston.
 - The proposed development could be an asset as a service provision to the community and preferable to a garage operation with overspill of parked vehicles off the site. There was scope for negotiation/alteration to the scheme with more research into the details.
- The Parish Council **resolved** to seek an extension to the consultation period for submitting its comments in order to hold a public meeting in Dalston regarding planning application 08/1254. The decision to hold a public meeting on 7th February 2009 and defer the submission of a formal consultation response until the next Parish Council meeting on February 10th 2009, was made following requests by a majority of the 28 members of the public present at the meeting. It was felt that the planning application had only been received on 8th January 2009 and, because of the short notice given, many residents were unaware that it was being considered. The Parish Council observed the small percentage attendance at the meeting in relation to the size of the electorate that it represented. The Parish Council submission would still be in time for the planning meeting on 13th March 2009. It was also **resolved** to ask for a site visit to be made by members of Carlisle City Council Development Control Committee in connection with this application.

08/1209 Nestle UK Ltd – erection of new loading dock building – no observations.

08/1218 4 Glebe Close – erection of single storey rear kitchen extension (revised application – modification to roof) – no observations.

08/1222 Top Cottage, Nether Welton – first floor extension over existing garage to provide bedroom, sitting room and bathroom – no observations.

08/1234 34 Caldew Drive – replacing existing flat roof on two storey extension to side of dwelling with pitched roof. – no observations.

08/1241 12 Orton Grange Park, Orton Grange – erection of detached garage – **resolved** to make the same observations as for 12a Orton Grange Caravan Park – a fixed garage was a contradiction in terms, as these residences were on wheels and could be moved, whereas the garages were permanent buildings.

114 CPCA CAPITAL AND VILLAGE HALL GRANTS

The Clerk confirmed that an application was being made for the maximum £1,500 CPCA capital grant for the Raughton Head church path re-surfacing project, with a minimum 25% input from the Parish Council. Applications for village hall grants (10% input themselves) were being made on behalf of the a) Victory Hall – roof repairs, b) Cumdivock Reading Room – safety lights, c) Recreation Centre – litterbin, d) Church House – water heater. Primrose Hall was not applying for a grant this time.

115 CORRESPONDENCE

- 1 Report on Rural Design Training Event – B Craig reported that it was excellent and that he intended to attend the Design Statement training in February.
- 2 Finesse PVCu Ltd request to park a mobile display/advice centre periodically in Dalston – **resolved** to reply in the negative as there was no obvious parking space for the vehicle in the Square area of Dalston. It was suggested that they contacted the Victory Hall Committee regarding the Glave Hill car park.
- 3 Notification of Cumbria Police Authority Carlisle Area Community Liaison Forum 12th January 2009 – no attendance.
- 4 Carlisle Funding Fair 29th January 2009 – Clerk to attend morning only.
- 5 Copy of Carlisle Parish Plan Protocol – for information
- 6 CALC Training & Development Events Programme January – June 2009 – Mr Kelsey possibly to attend Essentials for Local Councillors on 18th May 2009.
- 7 Craig Mackey, Chief Constable letter re developing Neighbourhood Policing and copy of the Policing Pledge – distributed for information.
- 8 Raughton Head Young Farmers' Club letter offering to carry out community tasks in the Parish

- agreed that a reply with thanks should be sent, together with a suggestion to clean the White Bridge within the SSSI and other constraints. It was thought that further projects might become apparent.
- 9 Communities and Local Government consultation on Code of recommended practice on local authority publicity – Clerk to look at document prior to next meeting.
- 10 Cumbria Improvement and Efficiency Partnership (CIEP) - ½ day event 13th February – Clerk/Mr Auld to possibly attend.
- 11 Cumbria CC formal consultation on parking in lay-bys on principal ‘A’ roads: waiting restricted to 2 hours; no return within 2 hours – **resolved** to confirm support for the proposed parking and waiting restrictions in the lay-by on the A595 south of U1164.
- 12 Minutes of the Joint CPCA/Carlisle CC Exec meeting 8th December 2008 – noted.

116 GARDENS AND MAINTENANCE

- a) 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. 1) Grass cutting and ground works contract for 2009 and 2010 – **resolved**, proposed Mr Craig seconded Mr Harrison to accept the total tender price of £6,900 (£3,400 & £3,550) from Orchard Ground Maintenance. 2) Cemetery maintenance contract for 2009 and 2010 - **resolved**, proposed Mr Craig seconded Mr Harrison to accept the total tender price of £8,972 (£4,440 & £4,532) from Orchard Ground Maintenance. Tenders were received from four contractors.
- b) The Clerk reported that the riverbank erosion warning signs would be installed on the Green during the week. Cumbria CC had agreed to fell the overgrown leylandii trees on Low Moorlands during February. Carlisle CC Dalston Ward Councillors were proposing to put some of their Discretionary Fund money towards maintenance of the cycleway. It was suggested that some post and rail fencing might be beneficial on the section to the rear of Caldew School to replace the orange tape.
- c) Mr Nichol was to be thanked for carrying out a large amount of tidying work and grass cutting in the Jubilee Garden. It was **resolved** to reimburse specific costs incurred, if requested and the Chairman agreed to ascertain what would be a suitable gift in appreciation. It was **resolved** to give Mr Carruthers a £25 gift token for caring for the lamppost planters during the summer.
- d) Items to pass on to Cumbria Highways or the Highways Steward were:
 - 1. The verge on Townhead Road required cutting back.
 - 2. 100 metres of mud on the road following works at High Bridge – road sweeper needed.
 - 3. Road sweeper required in the Square.
 - 4. The weight restriction sign by Cumdivock Church had been damaged and was lying on the verge.
 - 5. There was a large pothole in the road on the Dalston side of the Durdar junction.
 - 6. The bottle recycling bins were being emptied at 7am on Saturdays which was disturbing some of the nearby residents – time alteration to be requested.

117 ACCOUNTS

It was **resolved**, proposed Mr Harrison to approve the monthly expenditure and record of income.

1	Bingham Yates & Partners – Station access fees balance for consideration – Mr Cowen reported that the queries raised had been answered satisfactorily. It was resolved to approve the payment of the account when received.	4,327.69 + VAT
2	Barclays Bank – safe custody fee 22/12/08	1.00
3	E Davidson – grave digging 02/01/09	220.00
4	Staples – copy paper and cartridges	55.00
5	Mrs E Auld – salary £633.50, expenses 39.74	673.24
6	Inland Revenue – PAYE/NIC	770.59
7	E Davidson – grave digging ashes spaces 14/01, 21/01	80.00
8	Harry Stebbing Workshop – Forge Green notice board	715.30
9	Mr D Cowen – Internal Auditor gift – Chairman’s allowance s137	44.98
10	Information Commission – data protection registration fee 06/02 DD	35.00

Income:

1	Step Saver a/c – interest 08/09-07/12/08	63.17
2	C Collins – 2 Forge Green rent 09/12, 16/12, 23/12, 30/12	398.00

3	L Watson (Hogg) – 1 Forge Green January rent	244.83
4	United Utilities – way leaves	30.07
5	J Tremble – burial fee	350.00
6	Bank of England – 3½% war stock interest	4.37
7	HM Customs & Excise – VAT repayment	2,005.74
8	Able Memorials – ashes memorial stone	55.00

Community a/c balance 31/12//08 £3,510.07 (£831.80 un-presented)

Business Premium Step Saver a/c balance £30,046.10

The Clerk gave an update on the current financial position/budget, which was almost in line with what was anticipated. Mr Rickerby reported that the finance training which he had attended had been interesting and useful for the Council

The Clerk advised the Council of some information received on Charity Bank funding.

118 DEVELOPMENT PROJECTS

It was **resolved** to hold a Parish meeting on Saturday 7th February 2009 in the Victory Hall at 10am to enable Parishioners to ask questions and comment on the planning application for the proposed development on the Dalston Service Station site. It was also agreed that a landscape architect should be asked to produce some sketch plans and ideas for parking provision on the Kingsway for display and consultation at the meeting. Bruce Walker, Westwood Landscapes was suggested as a contact to approach, with the brief that the Green was sacrosanct and could not be included in any scheme.

The survey on the current Co-op building had been completed but no information was available to date.

119 CEMETERY MATTERS

- a) Interments: Mary Elizabeth Hickson 02/01/09 Ward 5 Section K Space 8
Karol Robert Taylor ashes 14/01/09 Ward 4 Section C Space 31d
Margaret Wigham ashes 21/01/09 Ward 5 Section F Space 24
- b) Purchase grave space: Mrs Valerie Taylor Ward 4 Section C Space 31d – approved.
Able Memorials ashes memorial stone: ‘In loving memory of Robert John Buchanan Died 27th October 2008 Aged 78 years’ – approved.
- c) The Clerk reported on further communications with James Rae & Sons regarding the payment for the additional inscription on the Thompson/Reay memorial.
- d) Mr William Brown had expressed concern about the upkeep of the Gardhouse graves. The Clerk had arranged for some immediate attention to the grass and had advised Mr Brown that the grave spaces were specifically included in the new Cemetery contract schedule. It was agreed that the kerbstones could be removed if the family wished to undertake this work, but that it was not necessary or beneficial for grass cutting and maintenance.

The meeting closed at 10.02pm.