

DALSTON PARISH COUNCIL

Minutes of the ordinary monthly meeting held at Forge Green on Tuesday 9th June 2009.

PRESENT	Mr A R Auld (Chairman)	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
	Mrs F Kaye-Krzeczkowski	Mr S Scaife
	Mr J F G Kelsey	Mr S A Sinclair

18 APOLOGIES

Apologies for absence were received from Messrs D C Cowen (work), G Harrison and O Rickerby.

19 MINUTES

The minutes of the annual meeting held on 12th May 2009 were agreed and signed as a true record following the addition of 08/1254 in Minute 7 line 3 as a declaration of interest for Mrs Dalton.

20 DECLARATION OF INTEREST

Mr I Newton declared and recorded an interest in agenda item 6 – planning application 09/9027 St Michael's School.

21 PUBLIC PARTICIPATION

John Collier had sent his regards to everyone. It was agreed that a letter of thanks was sent to Mr Collier for all the work and support of the Parish Council that he had carried out for the past 12 years as Cumbria County Councillor for Dalston Ward. Apologies for absence were received from Councillor N Clarke. PC C Hird and four members of the public were present. PC Hird reported that there had been an increase in burglaries, particularly from outbuildings. There was a group of 13-20 year olds active on the west side of Carlisle. Six road traffic accidents had occurred in the Parish, three being in the Square. Reports of anti social behaviour had been limited. Matters raised were HGV overnight parking on the Barras Lane Estate, the extent of drug problems/suspects and parking of vehicles associated with Ben Hodgson Ltd at Bridge End on Highways land adjacent to the bridge, seat and litterbin area - PC Hird indicated that he would attend to the Bridge End matter

22 ANNUAL AUDIT

Mr Couling, Internal Auditor had carried out an independent examination of the accounts for 2008/09 and reported that they showed a true reflection of the financial position of the Parish Council. It was suggested that consideration should be given to selling the 3½% War Stock when appropriate to do so. Copies of the Assets Register were available and it was accepted as correct. The Clerk reported that the new Raughton Head seat and litterbin were to be added to the list for insurance cover. Mr Craig agreed to review the detailed Risk Assessment of assets during the current financial year. The Clerk proposed that preparation and research for registering the various parcels of Common Land in the Parish should be undertaken when the replacement person started working alongside her. It was suggested that a representative from the Land Registry should be invited to a meeting to give advice on the documentation required. **Resolved** to approve and sign the Cashbook and Annual Return Statement of Accounts 2008/09. **Resolved** to complete, approve and sign the Statement of Assurance. It was **resolved** to record the thanks of the Parish Council to the Clerk/RFO for attending to its financial affairs and keeping accurate accounts. Thanks were also extended to Mr Couling and it was **resolved**, proposed Mr Craig seconded Mr Potter to appoint him as Internal Auditor for 2009/10. He accepted the appointment and suggested that the books should be checked in October 2009 on the retirement of the current Clerk.

PLANNING DECISIONS

- 09/0237 3 The Square – internal alterations and window renewal (LBC) approved 2 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 – approved subject to legal agreement 28 conditions. 2 copies of the decision notice were tabled.
- 09/0254 Ash Trees, Hallfield, Dalston – erection of garden store and greenhouse – approved 1 condition.
- 09/0301 Station Road – display of 1no. directional sign (revised application) – approved 6 conditions.
- 08/1254 Ben Hodgson Bodyworks, Dalston Service Station – removal of existing garage buildings and erection of convenience store and two residential units (revised proposal) – decision deferred in order to await a) a response from English Heritage b) amended plans from the applicant and c) a recommendation on the associated application (09/0358) for a car park in the adjacent field and to await a further report on the application at a future meeting of the Development Control Committee.. The Chairman and Clerk reported that the Development Control Committee at its meeting on 29th May 2009 had recommended that a video presentation would be used instead of holding a site visit for applications 08/1254 and 09/1358. The Clerk advised the meeting that written communication was ongoing with the Chairman of Carlisle CC Development Control Committee regarding this decision and that copy correspondence between CALC and the Chief Executive had been received regarding the matter. It was **resolved**, proposed Mr Kelsey to write to the County and City Ward Councillors regarding the principle of using videos instead of a site visit as diminishing the democratic process. On the advice of Alan Taylor, Development Control Manager the following key points were to be passed to the video technician for highlighting:
- 1 Size and scale of the proposed building in relation to 1 & 2 The Green.
 - 2 Position of the proposed building in relation to the B5299 building line.
 - 3 Position of proposed car park/impact of surface from all directions.
 - 4 Access to car park position/width/telephone box/external ATM/road crossing point/pedestrian path to store.
 - 5 Position of lighting/security.
 - 6 Triangle of land at end of Kingsway to be used for turning of HGV delivery vehicles – state of surface.
 - 7 Existing building type in the Square, the Green and Townhead Road – vernacular architecture.
 - 8 Loss of light/proposed bund/position of trees re proposed car park.
 - 9 Screening of proposed car park.
 - 10 Relationship to existing car parking area and exits to Townhead Head/B5299 junction.
- It was suggested that the video should be taken at a busy time of day in Dalston.
- 09/0358 Land adjacent to Dalston Service Station – formation of car parking area to serve proposed convenience store and two residential units; subject of planning application ref. 08/1254 – decision deferred to await a) outstanding consultation responses b) submission of a tree survey by the applicants and c) expiry of the period for representations and to await a further report on the application at a future meeting of the Development Control Committee. Details regarding the video were agreed as above.
- 09/0284 Lakerigg Barn, Lakerigg – erection of steel building for domestic store with stable for 1no. pony – approved 3 conditions.
- 09/0210 Bridge End Service Station, Bridge End – erection of single storey lean to extension to provide spray booth – approved 2 conditions.

PLANNING APPLICATIONS

- 09/0339 Bridge End Service Station – change of use of land to the north and east of the existing service station to a) incorporate it as part of the service station site and b) garden land

- ancillary to the dwelling associated with the service station – revised description – no observations. Reiteration of previously submitted comments and a request for a site visit.
- 09/0373 Paragon Veterinary Group, Carlisle House, Townhead Road – erection of single storey and two storey extensions to provide additional office and treatment rooms together with additional parking – no observations..
- 09/0391/92 Bluebell House, Green Lane – single storey rear extension to provide shower/wet room – no observations
- 09/9027 St Michael’s CE Primary School, Carlisle Road – single storey extension to front elevation of school to provide extended wet area and additional cloaks – no observations.
- 09/0399 37 New Road – variation of condition 5 of application 05/1041 to increase parking from 4 coaches to 6 coaches – **resolved**, proposed Mr Potter seconded Mr Craig to object as the size of business operation was too large for the domestic site and the highway access was poor.
- 09/0413 Land at Morton bounded by Wigton Road, Peter Lane and Dalston Road – development of land at south Morton bounded by Wigton Road, Peter Lane and Dalston Road for residential (maximum 825 dwellings); employment (40,000m² floor space) and public open space purposes as well as associated works – **resolved** to submit the following comments:
1. Dalston’s main interest lies in the traffic and environmental impacts. It is essential that the infrastructure to accommodate this size of development is in place before it is commenced. The North West Development Route is not yet built and, in any case, stops at Peter Lane.
 2. It was thought to be a pity that these proposed dwellings are not designed to the highest environmental standard.
 3. The proposed development is only 2 miles from Dalston, therefore, where provided, residents will use Dalston services with consequential impact on traffic and parking – up to 970 additional daily vehicle movements indicated on Peter Lane, Dalston Road and Wigton Road. A proportion of these will travel through Dalston to the south end of Carlisle and J42 on M6.
 4. Surely this development should re-open the consideration for a southern by-pass to J42 on M6.
 5. Note should be taken that Dalston has a HGV restriction which must continue to apply to all heavy goods vehicles, particularly those of contractors accessing this proposed development site if approved.
 6. It has been indicated to Dalston Parish Council that both Wigton Road and Dalston Road are of insufficient width to accommodate a bus lane. The success of park and ride must rest on the efficiency and speed of access to the city centre.
 7. While the scheme is to be phased, there is not much mention of the shopping demands. If, in the early stages, the likelihood is that residents will come to Dalston, then this will seriously impact on traffic and parking.
 8. It should be remembered that there is still an undetermined proposal for a Dobbies Garden World and associated out of town shopping in Dalston Parish Cumbria County Council has already expressed concerns regarding the effects of traffic volumes arising from this separate development.
 9. The Morton development brings Carlisle much closer to Dalston and erodes the intervening green field land.
 10. It should be noted that there remains a proposal for a Cumbria waste management centre on part of this development land with a significant consequential increase in heavy goods vehicles in the area. This is not apparent on the plans.
 11. The development of this large residential and employment area would put pressure on the policing resources in this rural area of Carlisle District.
- 09/0438 28 Station Road – erection of conservatory to side elevation no observations.
- 09/0350 Land adjacent to Kingsway – car parking and environmental improvements – request for PC to have the Right to Respond, if the application was taken to the Development Control Committee – agreed. The Clerk reported that 3 objections and 3 comments had been submitted to the planners.
- 09/0463 Cumdivock Farm, Cumdivock – replacement silage barn (revised application) – the reasoning behind the revised plans were explained by the agent Mr C Gray and applicant Mr M Graham. There would be a future need for a new slurry lagoon which, because of the slope of the land, affected the position of the proposed building. Questions were raised regarding screening, which was considered to be adequate with the existing buildings and

trees. The plans had not been formally received, but as the consultation period would expire prior to the next meeting it was **resolved** to make comments for the Clerk to submit – no observations

Eden DC letter re submission of Core Strategy Submission Development Plan Document Public Hearing August 2009 – noted.

Cumbria Minerals and Waste Development Framework Site Allocations Policies Proposals Map – additional sites for consultation by 6th July 2009. Cardewmires Quarry (M08) large extension to Buebank Lane and Peter Lane 2-3 hectares (CA06) Waste Management sites both included. It was agreed that Cardewmires could be commented on at the Dalston Parish Council site visit to the quarry on 24th June 2009. Concern was to be expressed about the potential for development on the south side of Peter Lane. In addition, the proposed Map for a Waste Management site was in conflict with the ‘Iconic Gateway’ site proposed as part of the employment area of the Morton development (planning application 09/0413) – **resolved** to submit observation.

25 RECRUITMENT OF CLERK

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. The Clerk reported on the number of requests for the application pack and that two completed forms had been received to date. It was confirmed that interviews would be held during the week beginning 29th June with a suggested start date of 1st August 2009. It was agreed that the Policy and Resources Committee would meet on 22nd June 2009 to consider the applications received, agree the date and select those required for interview. Following discussion it was **resolved** that the Forge Green office should be refurbished to the standards and IT equipment required, rather than renting office space in Dalston village centre. Mr Craig produced a schedule and outline estimate of the costs (up to £4,285) involved in providing new work surfaces, storage, security, heating and lighting facilities – more details of prices would be available for the Policy and Resources Committee meeting.

26 CORRESPONDENCE

- 1 Dalston Festival Scarecrow Competition and Quiz Night – agreed to enter both - £2 & £10 entry fees. Messrs Auld, Craig, Kelsey, the Clerk and Mrs Kaye-Krzeczkowski to make the scarecrow and Mesdames Dalton, Kaye-Krzeczkowski, Millar and Mr Auld to form the quiz team.
- 2 Cumbria Highways notification of temporary road closure 22nd June to 6th July – The Square for St Michael’s Church sewer connection - noted
- 3 Cumbria CC Landscape Character Guidance and Toolkit Workshop 29th June – Mrs Dalton to enquire re details/attendance.
- 4 CPCA/Carlisle CC Joint meeting agenda and minutes 15th June – Chairman and Clerk attending. Mr Auld reported on the Carlisle District Chairman’s meeting held on 1st June 2009 regarding community empowerment and the subsequent CALC officer report.
- 5 Tarmac Ltd, Cardewmires invitation to PC for a site visit 24th June – 7 members to attend.
- 6 CALC notification of Army Cadet Force 150th Anniversary Tree Planting Scheme in 2010 – community interest for a pack (30 trees) – **resolved** to accept offer of trees for Dalston.
- 7 Eden Rivers Trust Summer 2009 Newsletter, Rural Voice June 2009 – for interest.
- 8 Dalston PCC invitation to Annual Village Service in St Michael’s, 21st June – PC representatives agreed to attend.
- 9 Estate Agents Press Release re backing of benefits of Conservation Areas.

27 GARDENS AND MAINTENANCE

- a) Cumbria in Bloom, Tidy Village and Neighbourhood Awards – judging 6th-17th July. Mrs Rawstron offered transport and Mr Kelsey to accompany the judges. The Clerk was to distribute a flyer to businesses re involvement and arrange the production of the leaflet. A litter picker was to be purchased for Mr Scaife to use.
- b) Caldew School ‘Open Minds Day’ 10th July 2009 – the Clerk gave an update on the activities planned and indicated that community input and support would be appreciated.

- c) The Clerk reported that Network Rail and Northern Rail had been contacted about the overgrown shrubs/trees and undergrowth on the footpath to Village House, the lack of a water butt on the platform and the need for regular litter picking of the line.
- d) Dialogue was taking place with Orchard Grounds Maintenance regarding a) the extra cost of grass cutting (£75 per cut) in the 10 cut areas –agreed if required b) branch trimming of trees at the foot of Buckabank/Bishops Mill c) Cemetery tree work – site visit with Carlisle CC Tree Officer to be arranged d) dog waste bins/signs – suitability and prices for bins/cleaning service to be discussed at future meeting.

28 ACCOUNTS

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

1	E-on – electricity supply DD 25/05/09	66.51
2	Rose Bank Sawmill – PPI kissing gate project	2,156.25
3	BT – telephone charges 20/02 – 06/05 DD 03/06/09	62.60
4	J P Stephens – refurbishment of Parish notice boards	670.00
5	Orchard Ground Maintenance May grounds maintenance	283.33
6	Orchard Grounds Maintenance May cemetery maintenance	370.00
7	Dalston Victory Hall – PC meeting hall hire 12/05/09	35.00
8	Cumbrian Newspapers Ltd – Clerk vacancy advert	266.36
9	Biffa Waste Services – Cemetery waste collection 27/06-25/09, EPA	261.46
10	Mrs E Auld – salary £637.77, expenses £8.83	646.60
11	Westwood Landscape (Nurseries) – Kingsway planning tree survey, printing costs	440.82
12	Dalston Recreation Association – CPCA grant litterbin	400.00

Income:

1	C Collins – 2 Forge Green rent 05/05,, 12/05, 19/05, 26/05	400.00
2	L Watson (Hogg) – 1 Forge Green June rent	244.83
3	Able Memorials – additional fee for inscription	7.00
4	Cartmell Shepherd – P Andrews legacy	1,000.00
5	City of Carlisle – CPCA grant – Recreation Field litterbin	400.00

Community a/c balance 31/05/09 £1,861.43 (£1,272.68 un-presented)

Business Premium Step Saver a/c balance £54,452.91

29 ANNUAL PARISH MEETING REVIEW

The following items were discussed for future progression:

- 1) Parish Trust – agreed that Messrs Auld, Hand, Kelsey and Craig should investigate setting this up.
- 2) Gaitsgill Beck – bank repair work to be investigated and priced.
- 3) Primrose Hall – agreed to hold one Parish Council meeting/year in this venue.
- 4) Parish Plan – Design Statement, youth and business actions to be progressed.
- 5) Emergency Planning Group – to be started and contingencies set up.

30 CEMETERY MATTERS

- a) Customised Grant of Exclusive Right of Burial book – agreed that the Clerk, Messrs Craig, Kelsey and Mrs Kaye-Krzeczkowski would be required to meet for a decision on the wording to be used.
- b) The Clerk reported that Ms Gardhouse, Forfar had written regarding being informed about the condition of the Gardhouse family grave spaces in the future, the location of the original Deed of Purchase and a request to record future instructions for her own ashes It was **resolved** that the Clerk should respond indicating that it was impractical to maintain indefinite contact if anything untoward happened, Cumbria CC archives office details were to be supplied and a suggestion made that instructions regarding her ashes interment were to be included in her will.

The meeting closed at 9.43pm.