

DALSTON PARISH COUNCIL

Minutes of the annual meeting held at the Victory Hall, Dalston on Tuesday 12th May 2009.

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

1 ELECTION OF CHAIRMAN

Resolved, proposed Mr Kelsey seconded Mrs Dalton to elect Mr A R Auld as Chairman for the next Council year.

2 DECLARATION OF ACCEPTANCE OF OFFICE

Mr Auld completed and signed the Declaration of Acceptance of Office form for 2009/10.

3 APPOINTMENT OF VICE CHAIRMAN

Resolved, proposed Mrs Dalton seconded Mr Harrison to appoint, subject to his agreement, Mr B Craig as Vice Chairman for 2009/10.

4 APOLOGIES

Apologies for absence were received from Mrs C Millar and for late arrival from Mr Craig.

5 MINUTES

The minutes of the monthly meeting held on 14th April 2009 were agreed and signed as a true record following the deletion of 'Mr Kelsey' from Minute 156c.

6 COMMITTEES AND APPOINTMENT OF COMMITTEE MEMBERS

Resolved to form two Committees for the year: Policy & Resources and Property & Maintenance. **Resolved** that Mesdames Dalton, Kaye-Krzeczkowski, Millar (subject to confirmation) and Rawstron, Messrs Auld, Craig, Hand and Kelsey were appointed as members of the Policy & Resources Committee. **Resolved** that Messrs Auld, Cowen, Harrison, Newton, Rickerby, Potter, Scaife and Sinclair were appointed as members of the Property & Maintenance Committee.

7 DECLARATION OF INTEREST

Dalston Parish Council declared and recorded an interest in agenda item 9 – planning application 09/0350 Land adjacent to Kingsway.

Mrs Dalton declared and recorded an interest in agenda item 9 – planning application 09/0358 Land adjacent to Dalston Service Station – formation of car parking area

Mr G Harrison declared and recorded an interest in agenda item 9 – planning application 08/1254 Dalston Service Station Co-op development.

8 PUBLIC PARTICIPATION

Apologies for absence were received from Councillor N Clarke. Thirteen members of the public were present. Councillor Collier advised the meeting that the Buckabank to Gaitsgill road would be closed for re-surfacing works. The interactive road sign had been reinstated on the Green. Councillor Allison had obtained copies of Land Registry plans for the Bridge End garage and pub.

Councillors Allison and Collier both commented on planning application 08/1254 Dalston Service Station that the scheme was too large for the site and respectively that the two dwellings made the building too big and the design caused concern. Issues raised by Parishioners on the same application were:

- Overbearing brick side wall of the store in relation to 1 The Green.
- The cubic capacity of the proposed building was requested, together with 3D computer generated drawings.
- Concern regarding an externally situated ATM which, in the position indicated could prevent access to the proposed car park.
- A 3,000sqft building was out of proportion to anything else in the centre of the village and the footprint for the apartments appeared to be larger on the amended plan.
- Co-op delivery vehicles arrived together and there was only space for one on site.
- The need for the development of a store of this type in the location and the possible building deterioration after 10 years were questioned.
- There was no consultation response from the Conservation Officer to the amended plans.
- There was a need to conserve not destroy one of the most beautiful parts of Dalston.

Comments regarding application 09/0358 Land adjacent to Dalston Service Station were made as follows:

- Councillors Allison and Collier had concerns with highways aspects of the proposal and suggested that a site visit should be requested.
- Concern regarding the future use of the land between the proposed car park and Townhead Road.
- Large car parking area for convenience store use only, with associated column and wall mounted lighting potentially causing light pollution. The recycling centre was already unsightly.
- No screening shown on the Townhead Road side of the car park.
- Concern regarding the provision of an external trolley park as shown on the plan.
- The addition of a bund and planting would cause loss of light to 1 and 2 The Green.

It was suggested that planning application 09/0350 for car parking on land adjacent to the Kingsway could be withdrawn if the car park provision associated with the Co-op application was approved. The right of access to the field from the Kingsway was queried. A Parishioner questioned the proposals being environmental improvements.

Concerns were expressed regarding planning application 09/0339 Bridge End Service Station change of use of land to the north and east to incorporate it as part of the site. Permission for selling vehicles was questioned and it was felt that land round the back of the premises would not be used as a sales point. With vehicles on the pavement and protruding onto the highway there was greater potential for an accident. Councillor Collier indicated that there could be a restriction on the number of vehicles allowed on site.

9

PLANNING DECISIONS

09/0131/32 Primrose Cottage, Holm Hill – single storey domestic extension and minor alterations (LBC) (revised application – amendments to rear yard elevation including entrance door and sidelights) – both approved 2 conditions.

09/0240 14D Orton Grange Caravan Park – erection of detached garage – approved 2 conditions.

09/0114 Ravenstock MSG Ltd, Barras Lane Industrial Estate – remodelling of the existing bund and repositioning of the existing palisade fence around the perimeter of the land to facilitate an extension to the site – approved 3 conditions.

10

PLANNING APPLICATIONS

08/1254 Ben Hodgson Bodyworks, Dalston Service Station – removal of existing garage buildings and erection of convenience store and two residential units – revised plans. Following lengthy discussion and individual comments made by Members, it was **resolved**, proposed Mr Sinclair seconded Mr Cowen to disagree with the amended application – defeated 6 in favour, 8 against. A **resolution**, proposed Mr Harrison seconded Mr Hand to approve the amended application subject to the ATM being internal and the associated car parking (application 09/0358) being granted permission – defeated 4 in favour, 10 against. It was **resolved**, proposed Mr Auld seconded Mr Craig to request a site visit with a Cumbria

Highways engineer and Conservation officer present, in order that the Development Control Committee members could consider more closely the following items – carried 11 in favour, 2 against, 1 abstention.

- The size and scale of the building in relation to the site and the development of a large car park in a green field area. This was a strategic location, visible from all approaches and could possibly be the most important building development in Dalston village centre in this Century.
- The building lacked architectural cohesion with a temple like entrance and plate glass windows facing the Green and Square and dormer windows in the dwellings. It did not relate to other buildings in the central Conservation Area.
- The volume mass of the proposed building and its position in relation to the building line. Concern was expressed that the angle of the two parts of the building facing onto the B5299 and the Green created a cavern and that this prominent frontage was a service area, which visually could be unacceptable. A 3D computer generated representation of the proposed development had been requested from the first consultation and asked for since then, but had not been forthcoming from the developer or through the planning department, despite it being known to exist.
- Material change of use for car parking on agricultural land in a Conservation Area. The impact of grey concrete ground surface materials over a large expanse. The introduction of a trolley park and potential for untidiness when internal use of trolleys only had already been requested.
- The potential increase in traffic onto/off Townhead Road and its proximity to the junction. It was suggested that with 25 spaces, up to 100 additional vehicles per hour could be using the car park entry/exit.
- The position of an external ATM and the high likelihood of vehicles blocking the car park access. The Parish Council had already objected to an external ATM for several reasons, including highway safety and crime prevention and strongly recommended that this should be an internal facility only.
- Concern regarding noise of vehicles entering and exiting the car park, particularly for nearby residents.
- Building and car park additional security lighting in relation to potential light pollution. The car park area was currently unlit and the level of lighting had already been commented on in relation to the proposed store.
- There was no screening of the car park area on the Townhead Road side.
- There was space shown for one HGV delivery vehicle on site only. Currently the Co-op deliveries were regularly in tandem, often with several vehicles waiting to unload.
- There was no change to previous comments submitted or in the general support for improved Co-op retail facilities and associated parking in Dalston, but both planning applications 08/1254 and 09/0358 needed to be more sympathetic in terms of scale and design.

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 – **resolved** to comment as above.

09/0350 Land adjacent to Kingsway – car parking and environmental improvements – a **resolution**, proposed Mr Hand seconded Mr Harrison to withdraw the application until a more appropriate time was defeated – 2 in favour, 10 against, 1 abstention.

09/0284 Lakerigg Barn, Lakerigg – erection of steel building for domestic store with stable for 1 no. pony – no observations. Agreed to comment that it was a poor, unclear plan.

08/1219 Unit 2, Barras Lane – formation of covered loading and parking bay – no observations.

09/0302 Orton Grange Caravan Park – demolition of caravan site shop, change of use of land as extension to caravan site for siting of 7 no. ‘log cabin’ style static caravans for holiday use – **resolved** to object as the proposed increase in numbers of static caravans would exacerbate the density of use on the site. Concerns were expressed regarding the sewerage capacity and the departure from uniformity of design with the introduction of ‘log cabin’ style static caravans.

09/0254 Ash Trees, Hallfield – erection of garden store and greenhouse – revised plans – no observations.

09/0025 S211 Boulder Garth, 31 The Green – trees numbered as per the plan accompanying the notification of intention 1) ash – re-pollard, 2) beech – crown reduce, 3) & 4) silver birch – crown reduce – no observations.

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 – **resolved**, proposed Mr Sinclair seconded Mr Harrison to object as the development was considered to be an intrusion into the visual amenities of the open countryside. A site visit was requested.

11 ANNUAL PARISH MEETING REVIEW

The review of the Annual Parish Meeting was deferred to the next meeting. It was **resolved**, proposed Mr Auld seconded Mr Harrison to give £40 from the Chairman's allowance to Dalston WI for providing the refreshments.

12 RECRUITMENT OF CLERK

A report was given on the Policy and Resources Committee meeting held on 28th April 2009 and the subsequent meetings to compile the job application pack. The vacancy was to be advertised in the Cumberland News on 29th May and it would be included in the June Parish magazines and website, CALC County Circular and website. The closing date for applications was 19th June 2009. It was felt that further details were to be considered including IT equipment, time sheets and Cemetery duties.

13 CORRESPONDENCE

- 1 Dalston & Cummersdale Neighbourhood Forum 22nd April – attendees reported that Richard Hayward, Cumbria Highways Engineer spoke about highways issues including the current situation at Bridge End and the possible introduction of parking restrictions. He distributed a resume of highways surfacing, patching and other works, including costs, since 2005/06. Dalston Tennis Club was awarded £500 towards coaching costs.
- 2 Carlisle Environment Forum 23rd April – no report.
- 3 Carlisle CC Legal Services reminder for Members to notify and complete Changes to Personal Interests form.
- 4 Cumbria Highways notification of temporary road closures 1) C1017 Buckabank to Raughton 11th May for 3 weeks 2) U1145 Highbridge 11th May for 1 week – noted.
- 5 Carlisle CC European Parliamentary and County Council Notice of Elections 4th June.
- 6 Equality and Human Rights Commission – Public Sector Equality Duties – for information.
- 7 Digital UK information pack re switchover.
- 8 CALC Training 'Essentials for Councillors' 18th May – Mr Craig to confirm re attendance.

14 GARDENS AND MAINTENANCE

Email received from Mr Aitken complaining about the daffodil/grass cutting being carried out prematurely in Raughton Head. It was agreed to respond indicating that in future the seasonality conditions should be taken into account and that the offer by the contractor of additional bulbs to plant was to be accepted. Favourable reports on the grass cutting in Dalston, especially in the Recreation Field and Cemetery had been received by the Clerk.

15 ANNUAL INSURANCE REVIEW

Mr McKnespiey, Ross Lloyd had examined the insurance policy documents and highlighted various minor changes to the policy cover. He suggested that the adequacy of the sums insured, including the Public Liability indemnity limit, and the accuracy of the item descriptions should be checked. It was agreed that these matters would be addressed at a future meeting of the Property and Maintenance Committee. It was resolved to pay the insurance premium renewal amount £2,450.18.

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

1	Orchard Grounds Maintenance – March grounds & Cemetery maintenance	575.00
2	City of Carlisle – Kingsway planning application 30/04/09	255.00
3	Orchard Grounds Maintenance – April grounds maintenance	283.33
4	Orchard Grounds Maintenance – April cemetery maintenance	448.33
5	Cumbria Playing Fields Association – affiliation fee	21.00
6	Dalston Victory Hall – APM room hire	35.00
7	David Hickson - Buckabank seat repair materials	15.00
8	N D Plumbing and Heating Services – 1 Forge Green plumbing repair	51.62
9	Staples – ink cartridges	57.58
10	Mrs E Auld – salary £637.97, expenses £4.17	642.14
11	Allianz Insurance plc – insurance premium	2,450.18
12	British Gas – gas supply DD 11/05/09	25.98
13	Westwood Landscape (Nurseries) – Kingsway Stage D sketch design work	1,144.25
14	Dalston WI – Chairman’s allowance APM refreshments donation s137	40.00

The Clerk reported that additional costs for printing (£89.32) and tree survey (£294 + VAT) had been incurred by Westwood Landscape in connection with the submission of the planning application.

Income:

1	C Collins – 2 Forge Green rent 07/04, 14/04, 21/04, 28/04	397.00
2	L Watson (Hogg) – 1 Forge Green May rent	244.83
3	Beattie Memorials – headstone & vase	107.00
4	Able Memorials – additional inscription	35.00
5	City of Carlisle – Precept 09/10	35,200.00

Community a/c balance 30/04/09 £1,194.19 (£728.35 un-presented)

Business Premium Step Saver a/c balance £59,452.91

17 CEMETERY MATTERS

- a) Beattie Memorials – black granite headstone ‘Cherished memories of a loving wife mam and grandma Kathleen Irving (nee Hewitt) who died 10th March 2009 aged 71 years’ – approved. Beattie Memorials - black granite vase ‘Mam & Grandma’ – approved provided abutted to above Irving memorial.
Able Memorials – black granite headstone ‘Joseph William Douglas died 11th November 2008 aged 64 years If our love could have saved you, you never would have died’ – approved.
Able Memorials additional inscription Tom Nichol headstone ‘and Helen dearly loved wife of Tom died March 18th 2009 aged 100 years’ – approved.
- b) The Clerk reported that a new customised Grant of Exclusive Right of Burial 100 page book would cost £274. Messrs Craig, Kelsey and Mrs Kaye-Krzeczkowski agreed to assist with the wording to be used.
- c) The Clerk reported that she had met with Ms Gardhouse, Forfar regarding the removal of the kerbstones and to examine the records for the Gardhouse family grave spaces. It was agreed that a correction could be made to an entry in the burial records for Sarah Josephine Brown to Ward 1 Section Q Space 20 instead of Ward 1 Section P Space 17.

The meeting closed at 9.55pm.