

## DALSTON PARISH COUNCIL

Minutes of the monthly meeting held at Forge Green on Tuesday 27<sup>th</sup> July 2004.

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PRESENT	Mr B C Craig (Chairman)	Mr G Harrison
	Mr A R Auld	Mr A G Jackson
	Mr D C Cowen	Mr S A Sinclair
	Mrs P Dalton	Mr M Smillie

Apologies for absence were received from Mr D W Hand, Mrs C Oakley (holiday), Mr J F G Kelsey and Mrs J Rawstron (work). Messrs R J Potter and O Roberts were absent.

### 31 MINUTES OF THE LAST MONTHLY MEETING

The minutes of the meeting held on 8<sup>th</sup> June 2004 were agreed and signed as a correct record.

### 32 PUBLIC PARTICIPATION

Seven members of the public were present. Apologies for absence were received from Mrs Crookdake. Mr T Allison was welcomed to the meeting as the new District Councillor. Councillor Collier reported that the speed limit through Raughton Head would be going ahead subject to available funding - Mr Jackson requested that thanks be recorded on behalf of the residents of Raughton Head. A maintenance survey was being carried out on Barras Lane Industrial Estate to establish legal responsibilities. Messrs Allison and Collier reported that a rural area moratorium had been imposed on new housing applications from 16<sup>th</sup> July 2004 as a result of new national planning policy – non-compliance could result in Carlisle CC planning powers being taken over by the Government. Exceptions to the rural moratorium included affordable housing on rural exception sites (an area with an identified local need), dwellings meeting a proven agricultural or forestry need and Reserved Matters applications (applications to discharge conditions on an existing approval). The situation will continue until 2006/07, but will be reviewed annually. Mrs Clague requested that the representations for housing and employment development included in the Appendix of the advance copy of the text for the Deposit Draft Carlisle District Local Plan 2001-2016 should be removed and other members of the public present endorsed this opinion. Messrs Collier and Allison left the meeting prior to planning items on the agenda.

### 33 DECLARATION OF INTEREST

Mr R Auld declared and recorded a prejudicial interest in agenda item 9 – Clerk's hours and Contract of Employment. Mr D Cowen declared and recorded an interest in agenda item 7 – Kingswood Learning and Leisure Group, Greensyke, Cumdivock.

### 34 CARLISLE DISTRICT LOCAL PLAN – REVIEW 2001-16 DEPOSIT DRAFT

A letter and copy of the Parish Council consultation responses to the Carlisle District Local Plan Review Issues Paper was noted. Agreed to respond to the Appendix included in the advance copy of the text for the Deposit Draft of the review document for the Carlisle District Local Plan as well as commenting on the formal Deposit Local Plan. A copy of Cummersdale Parish Council submission relating to the Appendix had been received. The Appendix included sites requested for allocation in the review of the Carlisle District Local Plan following publication of the Issues Paper Spring 2003. The sites were not included in the Deposit Draft Local Plan, but it was 'envisaged that during consultation these sites would be promoted for inclusion in the plan having the opportunity to be assessed at an independent Inquiry'. It was resolved, proposed Mrs Dalton, seconded Mr Cowen, to comment that it was a disturbing way to approach Planning matters by seeking developers' representations rather than the Local Plan being 'people led' – carried with two abstentions. Reported that ninety one responses had been received to the consultation exercise through the Dalston website and leaflet distribution on the two housing sites and one employment site identified in the Appendix in Dalston Parish. The majority view was that the three representations should be removed from the Appendix. Resolved, proposed Mr Smillie, seconded Mr Auld, that the

consultation responses should be included as part of the Parish Council official submission in relation to the Deposit Draft Local Plan – carried with one abstention.

Housing Rural 10 – Land at Buckabank, Plan No. 117, Greenfield site 0.67 Ha 20 dwellings

Housing Rural 11 - Land at Townhead Road, Plan No. 120, Greenfield site 5.23 Ha 157 dwellings

Employment 2 - Land at Barras Lane, Plan No. 158, (Employment 1 on Plan)

It was resolved, proposed Mr Craig, seconded Mrs Dalton, to submit Councillor's comments on Policy Ref. EC2, EC22 and T2 and the Settlement Boundaries of the Deposit Local Plan.

EC2 Allocated land use in Primary Employment Areas – corrections required a) recognising 2no. residential properties in Barras Lane Estate (Grid ref: 363506), b) change land use from employment to conservation (Grid ref: 365505), c) change land use from no allocated use to leisure (Grid ref: 366505)

EC22 Employment and Commercial Growth land allocations – inclusion of Barras Lane Industrial Estate questionable as current infrastructure inadequate and would be required to be in place.

T2 Carlisle Northern Development Route – implications of NDR on traffic through Dalston village should be addressed. Compensatory measures to control traffic speed and reduce HGV use was considered crucial in a village with 2no. schools and an open Square classed as a Conservation Area.

The Settlement Boundary as shown for Dalston implied that only infill development was envisaged – agreed that this view should be encouraged. Inset 8a – the North end of the Cemetery was not included in the Conservation Area. Inset 8b – the settlement boundary did not extend to Bridge End and Buckabank. Correlation between the River Floodplains as marked on Inset 8a & b and the Environment Agency current adjustment for flooding areas was to be queried. Housing Rural 10, 11 and Employment 2 in the Appendix were all out with the settlement boundaries and therefore would presumably be unlikely to be considered for development. Housing Rural 11 would extend into open countryside and be visually intrusive on the top of the bank. Housing Rural 10 was in the River Floodplain area. Raughton Head Inset 18 showed the Settlement Boundary following a field boundary to the rear of Well Close, Roe Beck and Alpine Cottage as opposed to the garden perimeters. This effectively provided potential sites for a number of additional dwellings – uncertainty as to whether this was intentional or in error.

There was no feedback on the Cumbria and Lake District Joint Structure Plan – proposed changes and next steps.

## 35 PLANNING DECISIONS

04/0591 Rose Castle Farm – erection of new stock building – approved 2 conditions.

04/0536 Unthank Farm, Unthank – agricultural building for housing cattle – approved 1 condition.

04/0608 Raughton Farm, Raughton – extension to existing cattle shed – approved 5 conditions.

04/0657 Skyreholme, 26 The Green – installation of 4no. 1.33m solar collectors on west (rear) facing roof slope – approved 1 condition.

04/0677 26 Sowerby Wood – two storey extension to provide garage, snooker room, living room with 2no. bedrooms, bathroom and shower room above together with formation of new access – refused 1 reason.

04/0742 5 Nine Rigg – erection of conservatory to rear of dwelling – approved 2 conditions.

## 36 PLANNING APPLICATIONS

Planning applications 04/0781 – 04/0935 considered by Mrs Dalton, Messrs Auld, Cowen, Craig and Kelsey on 8<sup>th</sup> July 2004 (as per minute 21).

04/0781 Lime House School, Holm Hill, Hawksdale – erection of storage shed – no observations.

04/0706 The Oak House, Cardew – greenhouse for domestic use – no observations.

04/0420 12 Caldew Drive – extension to provide replacement garage, kitchen and utility – no observations – approved 3 conditions.

04/0855 Nestle UK Ltd, Milk Business Unit – extension to existing building to accommodate air compressor equipment – no observations.

04/0906 29 Sowerby Wood Lane – erection of domestic garage – no observations.

04/0887 Avalon House, Buckabank – erection of single storey extension to form garden room and car port – no observations.

04/0935 Oakside, Lakerigg – extension to the rear of the dwelling house to form a sunroom – no observations.

- 04/0805/06 Hawksdale Pastures, Welton Road – conversion and extensions to provide 2no. 4 bedroom and 2no. 3 bedroom dwellings with associated work units and one holiday let (LBC) – meeting advised by Councillors who had visited the site with the developer on 21<sup>st</sup> July 2004 that the associated work units had been withdrawn from the application – no observations.
- 04/0868 L/A outbuildings, Haythwaite Whins, Haythwaite Lane, Raughton Head – conversion of barn to single dwelling – no observations.
- 04/0829 The Brick Barn, Raughton Head Hill, Raughton Head – erection of detached garage – no observations.
- 04/0830 The Brick Barn, Raughton Head Hill, Raughton Head – erection of double garage (LBC) – no observations.
- 04/0966 Brackenbrae – erection of garage, caravan port and conservatory and conversion of garage to bedroom – no observations.
- 04/0975 29 The Green – demolition of existing garage and external store, erection of new garage, utility room with 1 no. ensuite bedroom above (revised proposal) – no observations.
- 04/9018 Raughton Head C of E Primary School, Raughton Head – single storey extension to create two classrooms, withdrawal area, staffroom/office and disabled WC – sandstone elevations more in keeping with main building.
- 4030/35959 Orton Grange Farm, Wigton Road – installation of Vodafone equipment on an existing O2 tower – consultation on proposed application – favourable response, supporting principle of sharing a mast with other mobile telecommunication providers.
- 04/1034 Raughton Head Hill Farm, Raughton Head – conversion of existing barns and workshop to form holiday accommodation – concerned with proliferation of holiday accommodation rather than permanent housing.
- Copy of objection letter from Mr & Mrs Hudson, Forest House, Broadfield to Eden District Council regarding application 03/04/0581 Greenhollows Caravan Park, Broadfield – siting of 18 twin unit caravans (revised) – resolved to ascertain how Skelton PC had responded to application and acknowledge communication from Mr and Mrs Hudson accordingly.

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#### KINGSWOOD LEARNING AND LEISURE GROUP, GREENSYKE, CUMDIVOCK

The Clerk advised the Council on the main points in the report from the Planning Inspectorate on the Appeal Decision following the Public Inquiry. The use of the site under C2 Class was approved and the appeal against enforcement notices regarding the existing buildings when Lime House School was on site were upheld. The appeals regarding the Management Code, new structures, buildings, activities etc. were dismissed pending the production of a more robust Management Code, which was acceptable to all parties within 12 months. Further planning applications were required incorporating a S106 agreement. The Inspector was satisfied that the development was in order in terms of visual impact and highway safety. Carlisle CC gave clarification of this interpretation at a meeting held at the Civic Centre, Carlisle on 20<sup>th</sup> July 2004 attended by the Clerk and R Auld as Parish Council representatives. Other attendees at the meeting were M Lambert, Carlisle CC Legal Services, A Hutchinson, Carlisle CC Development Control, O Wiley, Kingswood Learning & Leisure, G Searle, Kingswood Solicitor + other, B Armstrong, Cumdivock Group, D Cowen, Cumdivock Group, P Wilbraham, Cumdivock Group Legal Advisor. Discussion took place regarding the formation and remit of a liaison committee, complaints and arbitration procedures, independent scrutiny and any sanctions that could be considered. Revisions were required to the proposed Management Code. The nature of some of the items in the Activity Standards booklet was unclear and further information was required. A request was made for any planning application to be available to the interested parties in advance and a screening opinion should be sought in terms of an environmental assessment. A further meeting might be convened. A copy letter from Mr Armstrong to Carlisle CC Planners had been received.

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#### PARISH COUNCIL VACANCY

Mr B Faulder unable to commit the time to being a Councillor at present. No information was available at the meeting regarding Mr Christopher's interest. Agreed that further enquiries should be made for Parishioners to come forward, particularly from the Lingey area. – to be on the agenda for the next meeting.

39 CLERK'S HOURS AND CONTRACT OF EMPLOYMENT

The Clerk and Mr Auld left the meeting. Following discussion, agreed to defer any decision on hours of employment. Resolved to seek legal advice on the proposals put forward for honouring the Clerk's current Contract of Employment and any amendments or a replacement Contract, prior to making a formal proposal to the Clerk. The Clerk was asked to give consideration to ways of limiting the time worked to 17 hours per week.

40 FORGE GREEN RENT REVIEWS, MAINTENANCE AND LETTING 2 FORGE GREEN

Resolved, proposed Mr Jackson, seconded Mr Craig to increase the rent by 2½% from October 2004. 1 Forge Green - £50 to £51.25. 2 Forge Green £88 to £90.20. The maintenance work and letting process for 2 Forge Green was in hand. Mr Cowen was obtaining quotations from contractors, the living room carpet had needed to be replaced and the chimney swept.

41 ACCOUNTS

Resolved to approve the following expenditure and record of income:

1	E Davidson – grave digging 04/06/04 – approved 08/06/04	130.00
2	Garthside Landscapes - Cemetery maintenance 1 - approved 08/06/04	930.00
3	A Lyne – signpost project research expenses - approved 08/06/04	127.65
4	Mrs E Auld – Parish Plan business questionnaire stamps 24/06/04	42.00
5	Mr D Cowen – Internal Auditor gift s137	23.97
6	Cumbrian Newspapers – 2 Forge Green advert	15.28
7	Barclays Bank – safe custody fee 21/06/04	1.00
8	Maurice Dalton – Forge Green gas appliances inspections/certification 08/07/04	88.12
9	John Dinning – seat replacement	45.00
10	Cumbria CC – Cemetery sign	30.19
11	Powergen – electricity supply	40.14
12	Inland Revenue – PAYE/NIC	300.10
13	D Moore – 2 Forge Green carpet	180.00
14	J Storey – 2 Forge Green chimney sweep	25.00
15	G Jeffrey – gravestone repairs x 7	245.00
16	CALC – The Role of the Council Chairman training 08/09/04	10.00
17	Mrs E Auld – salary £564.77, expenses £41.29	606.06

Income:

1	Cumbria Memorials – headstones & additional inscriptions 10/06/04	184.50
2	J Tremble – burial fee and grave space purchase	516.00
3	D A Park – grave space purchase 14/06/04	270.00
4	Bank of England – 3½% War Stock interest 01/06/04	4.37
5	P Rowcroft & R Willatt – 1 Forge Green July rent 08/07/04	200.00
6	Carlisle CC – concurrent services grant 2004/05 14/07/04	3,906.00
7	HM Customs & Excise – VAT repayment 19/07/04	192.63
8	Business Reserve a/c – interest 08/03-06/06/04 07/06/04	125.00
9	Dalston Post Office – 10 x map packs	20.00
10	Cumbria County Council – Parish Plan grant	2,500.00

Items of correspondence were deferred for consideration at the next meeting.

42 BETTER WAYS TO SCHOOL - FISH AND CHIP SHOP

Agenda items 12 and 13 were deferred to the next meeting.

43 CORRESPONDENCE

- 1 Reply from Mrs Wannop regarding bus service on Townhead Road
- 2 Cumbria Highways notification of 10mph speed restriction working at Bridge End/Deepdale for 2 weeks commencing 12<sup>th</sup> July 2004.
- 3 Carlisle Parish Councils Association/Executive Carlisle CC meeting agenda and minutes for

- 12<sup>th</sup> July 2004, Victory Hall, Dalston – report from Mrs Dalton.
- 4 AmeyMouchel request for PC meeting dates – supplied.
- 5 Cumbria CC Community Consultative Forum – minutes of meeting held on 29<sup>th</sup> March 2004
- 6 Mrs S Bland, Dalston Mother & Toddler Group request for funding and advice on resources – response from Clerk
- 7 Cumbria CC Community Consultative Forum invitation to meeting on 30<sup>th</sup> July 9.45am, Botcherby, Carlisle – subject ‘Door Step Crime’ – no attendance.
- 8 Dalston Agricultural Society letter indicating repairs to damaged fencing on the Green from last years Show would be carried out in the next few weeks.
- 9 Cumbria CC bus timetable posters..
- 10 CALC change of address for information.
- 11 CVS letter and Carlisle Rural Audit Resource Pack..
- 12 Raughton Head July/August 2004 magazine.
- 13 BT Payphones acknowledgement of consultation reply.
- 14 Mr Fraser, Headteacher, St Michael’s School suggestion to close North entrance gate to the Cemetery to help prevent youth vandalism and drug taking/dealing – Clerk to acknowledge and advise that deferred to next meeting.
- 15 Carlisle & District Youth Partnership Questionnaire – Clerk to distribute to youth organisations.
- 16 CALC July/August 2004 County Circular, proposed revision of CALC Constitution for comment – deferred to next meeting. Notice of ‘Community Futures’ conference on 11<sup>th</sup> September at Newton Rigg, Penrith.
- 17 PPI Forum letter asking for comments on relationship with NHS Trust.
- 18 Cumbrian Nature magazine, Rock Reports, VAC Countywide Summer 2004
- 19 Cumbria CC leaflets on the Council’s Public Participation scheme and how to become a County Councillor.
- 20 Carlisle CC Committee meeting agendas.

#### 44 GARDENS AND MAINTENANCE

- a) Messrs Auld, Cowen, Craig and Harrison had met Mr Routledge on 19<sup>th</sup> July 2004 at Lakerigg. There was uncertainty regarding the position of the pegs being as set out by Banks (Survey) Ltd therefore it was felt necessary to ask the surveyors to re-measure the boundary markers on the site. A further site visit was held on 26<sup>th</sup> July 2004, with Messrs Auld and Craig, Mrs Dalton, the Clerk, Mr and Mrs Routledge, Mr Viney and surveyors from James Banks (Survey) Ltd present. A letter and plan had been received from Mr Viney following the demarcation and boundary determination on site. A photograph showing the exposed wall footing had been taken. Mr Routledge indicated verbally that the fence would be 6ft in height along the side of the shed and garage, reducing to 3ft along the line of the wall to the original extent of it towards the road. Resolved, proposed Mrs Dalton, seconded Mr Harrison, that the boundary between Lakerigg Common Parish Council land and Malanridge should be marked by the face of the fence being along the North face of the wall. Where the line changed direction, the boundary was to be projected to Peg 1. It was also agreed that the common land should be restored and reseeded and the white painted stones removed immediately, as previously requested. Agreed that a final plan should be prepared showing the boundary with actual measurements recorded to fixed points for reference.
- b) A report on the current situation regarding Dalston Service Station had been circulated. Carlisle CC Planning Services were investigating the roof ventilators and possible change of use of the premises for a motor body spraying business
- c) Other matters deferred to next meeting.

#### 45 CEMETERY MATTERS

The Clerk reported that Avalon had requested a Deed of Purchase for a grave space incorrectly. Agreed that a replacement Deed should be issued to Kathleen Vevers instead of Donald Vevers. A new Transfer of Waste note had been received from Biffa Waste Services – Clerk to complete. Further headstone damage reported – repairs to be carried out if required after inspection. Cemetery fees and regulations were to be reviewed at the September meeting. The meeting closed at 10.20pm.