



Dalston Neighbourhood Plan

Steering Group Meeting

Number 16

2pm 17th June 2015 @ Forge Green

Present:

Cllr. Chris Drouet (DPC)[CD]; Cllr. Ann Byers(DPC Vice Chairman) [AB]; Zoe Sutton (CCC)[ZS];; Richard Woods (CCC)[RW]; Jill Faux[JF]; Liz Auld [LA]; Cllr. Ronnie Auld (DPC Chairman)[RA]; Bryan Craig (DPC)[BC]

Minutes

1. Apologies for absence.

Cllr Pauline Dalton (DPC) [PD]; David Wilcock [DW]

2. Previous Minutes

Dispensed with by agreement.

3. Consider Policy Writing Training Course

The training event on 1st July 2015 was discussed. It was agreed that the session would concentrate on writing policies within the Housing section, as an example, using the information from the DV survey currently being analysed. An interim report was produced to allow the relevant data to be extracted for this discussion.

It was agreed that the policies in DNP would be arranged in a cumulative order, building to deploy the overall strategy representing the wishes and feelings of all the residents of Dalston Parish as shown in the DV Survey Interim Results document.

It was mentioned that “The Carlisle District Local Plan” was most likely to be completed and signed off by the Planning Inspectorate in early Spring 2016.

However, as all the policies in the DNP have to originate from a general policy within The Local Plan it was agreed that these could be taken from the current Draft Local Plan as it is unlikely that there will be any material change to this draft between now and completion.

It was also said that the last plan to be published would take “priority” over any others so there is an advantage for DNP to be finalised after The Carlisle District Local Plan!



Dalston Neighbourhood Plan

The issues raised by the majority of residents were:

Keeping the rural nature of The Parish

Control over the density of any housing developments;

Encourage the use of infill, brownfield site development and re-claiming disused industrial and agricultural buildings;

The need for smaller, affordable houses to rent, assisted buy, or buy on the open market.

It was agreed that whilst the group did not want to allocate land for future development in The Plan, they did wish to reflect the views of the residents that there could be future development in the hamlets surrounding Dalston Village fulfilling the housing needs shown in the Dalston Housing Need Survey 2013 and that applications in this area would be encouraged.

In LP HO 2 it is noted that, "... potential applicants are expected to work closely with those directly affected by their proposals to evolve designs that take into account of the views of the community." The majority of Dalston Parish residents have indicated, through the DV Survey, that small developments of under 10 houses should only be allowed and their design must match character of the local settlements.

Also pre-application presentations are considered essential for any proposed development to allow the impact on the community, taking into account their views within the DV Survey.

It was asked where data could be obtained to show how much windfall development had been granted in Dalston Parish per year, in the last 5 years. It was considered useful if data concerning types and size of premises and whether they were in a small "steading" type of development could be obtained.

Action ZS: To contact Fiona Kenmare, Monitoring Officer for this data.

In Conclusion

The discussion led to the following draft policy areas;

P1. This is a strategic Policy.

It is necessary to keep the rural character of The Parish intact. This involves not allowing any significant development in the rural zone between Dalston village and Carlisle.

However, it is the wish of the residents, supported by their response to the DV Survey, that any development must be measured and controlled. Dalston Village has



Dalston Neighbourhood Plan

recently had a large housing development and it is not appropriate to develop within Dalston Village or any of the “fringe” areas to the village within the life of The Plan.

The residents consider that there should not be any more than 50 – 100 homes built as “Windfall Housing Development” in The Parish in the next 15 years.

No application should be for more than 10 dwellings per development

P2. Location, Size, & Type of Development

It is understood that to meet Government and Local Authority targets, Dalston Parish must allow development of all types of housing in the next 15 years.

However, development must be considered in the surrounding hamlet settlements and should be of a small size, less than 10 dwellings per development (Ref. DV Survey) and of a style and design to reduce any impact within the proposed location. It is noted that although 3 story houses are apparent in Dalston Village this is not the vernacular type through-out The Parish and should not be replicated in the future at any location.(Ref. CDLP Policy HO 2) Also ref. “DNP Built Environment” Evidence Document.

Development should be considered for infill sites, brownfield site development, and re-claiming disused industrial and agricultural buildings

P3. Smaller Affordable Homes

“Dalston Housing Need Survey 2013”, shows a need for affordable, small houses and bungalows for rent and to buy, either on the open market or with “assisted / discounted” purchase. This policy considers “affordable” housing an essential part of any development over 6 houses and echoes CDLP Policy HO 4.

The above is a briefing note and should be considered as such to allow members to prepare for the training session on 1st July 2015, 09.15 at Forge Green.

If you are able to attend the training and haven’t let CD know please do so ASAP as there are catering issues to consider and the meeting room could be a squeeze if too many un-expected attendees turn up!

4. Date of the next Meeting.

7th July 2015, 19.00 @ Forge Green