



Dalston Neighbourhood Plan

Steering Group Meeting

Number 22

26th January 2016, 7pm @ Forge Green

Present:

Cllr. Chris Drouet (DPC)[CD]; Cllr Pauline Dalton (DPC)[PD]; Cllr. Ronnie Auld (DPC Chairman)[RA]; Cllr. Oliver Rickerby (DPC) [OR]; Cllr. Ann Byers (DPC Vice Chairman) [AB];; Zoe Sutton (CCC)[ZS]; Bryan Craig (DPC)[BC]

Minutes

1. Apologies for absence.

Liz Auld [LA]; Richard Woods (CCC)[RW]; Jill Faux[JF]

2. Minutes of previous meeting. PD

Point 3: DV Survey Members' analysis to be provided to CD.

Not done but agreed to be done by all before the next meeting.

Point 4: PD has re-written the housing policies to incorporate the DDB discussion but further discussion at this meeting will also need to be incorporated. See below.

A draft DDB map has been produced by CD and presented to the meeting.

An advertisement has been placed by CD in The Cumberland News (22nd January 2016) and The Parish Paper, asking for views from Developers and Estate Agents concerning future development in Dalston Parish.

CD informed the meeting that so far there had been one enquiry from Savills Estate Agents and one local developer.



Dalston Neighbourhood Plan

3. DNP-DV Survey; Members' Analysis. CD

To be done by all and sent to CD before the next meeting.

Action; All

4. Policy Direction Decisions-DDBs

Copies of the first Draft DDB map were printed by RW and brought to the meeting by ZS.

The meeting was reminded that, at this stage we were only considering a DDB for Dalston village as this was the most effective planning tool to augment the management of further development in the future.

These were the starting point for discussion.

The draft boundary of the DDB was discussed in detail. RA asked if the designation boundary line could be bigger and green. Agreed.

Action: CD

It was agreed that the school playing fields and other green spaces surrounding Caldew School and St. Michael's Primary school should not be within the development boundary.

Action: CD

PD suggested that the some of the smaller "green amenity spaces" such as those within the Madam Banks estate should be recorded on the map for Dalston village. A copy of the draft map was marked up to show where these should be, ready to be included in the next draft.

Action: CD

ZW passed on the comment from Jilly Hale that our first draft didn't seem to provide much scope for development in the future. We needed to be "more flexible".

This was discussed at great length where, with local knowledge and taking into consideration the recent Story development, it was considered by the group that there was sufficient space for development within the proposed DDB.

However, it was decided that areas of future development should be highlighted on the DDB Map. This would be added by CD.

Action: CD



Dalston Neighbourhood Plan

OR suggested some policies that might cover this section of the Plan;

Housing and development

Objective: To reflect the wishes the residents to manage development in a way which protects Dalston's rural identity, whilst allowing for sustainable development of the Village. This is a fundamental requirement the plan.

Policy 1: The defined development boundary (DDB) has been put in place to manage the development of the village. Development should only take place within the DDB, unless policy 2 applies

Policy 2: Only brownfield development should take place outside of the DDB

Justification: The clear, strong theme from the responses received from residents was that Dalston should keep its own unique rural identity. The area of farmland to the north of the railway line which separates Dalston from Carlisle provides the required green space and separation between the settlements to achieve this objective. A defined development boundary has been put in place manage the development of Dalston so development only take place where it does not conflict with this objective. There is a significant housing development currently taking place within the DDB which supports Dalston's development during the early part of the plan period. There are significant areas of undeveloped land within the DDB which could support future development. Brownfield sites out with the DDB have also been identified which could support future development. This policy will be reviewed every 5 years. if land within the DDB does not come forward for development within the plan period the DDB can be moved to release extra land for development, subject to it satisfying the objectives of this plan.

A small parcel of land that is currently for sale at the edge of the Barras Lane industrial Estate was discussed. There is a danger that a new owner of the wood could seek to remove the trees which provide important screening of the industrial estate. It was agreed this land should be allocated as local green space in the neighbourhood plan.

It was also commented that advice should be sought by Dalston Parish Council to have a TPO put on the whole area concerned. This should be an agenda item for the next PC.

Action: OR & RA

Added to Local Green space List: PD

Adjusted to show this on DDB Map: CD



Dalston Neighbourhood Plan

5. Consider the first draft of NP (v3.3)

LA had sent in some comments, RA handed in his views and PD informed the meeting she had completed some updates to “Housing Policies” but had not been able to send these in or print them.

In addition to this ZS tabled a copy of NP3.3 with comments added by Gilly Hale, from Carlisle City Planning Department.

As there were more modifications to be made to the first draft and this commented version had only been presented to the meeting this evening, it was decided that this item would be on the agenda of the next meeting. This would allow members time to read this version and also PD should have time to incorporate further adjustments to the current draft. PD took away the amendments tabled this evening to update the draft Plan.

Action: PD

6. Date of the next meeting.

7.00 pm, Thursday 18th February 2016 at Forge Green.

The meeting closed at:

9.10 PM