



Dalston Neighbourhood Plan

Steering Group Meeting

Number 23

18th February 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]; Zoe Sutton (CCC) [ZS]; Liz Auld [LA]; Richard Woods (CCC) [RW];

Minutes

1. Apologies for absence.

Cllr. Ann Byers (DPC Vice Chairman) [AB]; Bryan Craig (DPC) [BC]; Jill Faux [JF]

2. Minutes of previous meeting. PD

The first action point was for all members to produce a brief summary of what they thought were the main issues to be included in the Plan from the Dalston Visions Survey.

CD presented his summary which was not complete but a work in progress. No other summaries were forthcoming!

CD said that the Plan could not rely on his analysis alone and Steering Group members must produce their own to complete the overall evidence base section.

Action: All. Please do this ASAP!

The small parcel of land on the edge of Barras Lane Industrial Estate has been raised as an issue at the last Dalston Parish Council meeting and efforts are to be made by the PC to determine what protection there is to prevent this small woodland being stripped of its trees and built on. It does currently provide screening of the estate buildings when approaching Dalston from the North West. After some discussion RW agreed to research the planning permission for the Barras Lane site to see if any conditions were included to offer the protection required above.

Action: RW.



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In respect of the advertisement that had been placed in the Cumberland News (22nd January 2016) and The Parish Paper (February 2016), CD said that there had been one general enquiry from Savills Estate Agents and one letter from Oliver Rickerby, Trustee of The Jackson Trust. The latter concerned a parcel of land in Dalston which they would wish to draw to the Steering Groups' attention for inclusion in the Plan as available for development.

CD handed out to all Steering Group members present, a Pecuniary Interest Declaration form to record any interest in land or development in Dalston Parish.

These were collected by CD at the end of the meeting to be filed in the "Evidence Base".

It is noted by CD that some information may be personally, or commercially sensitive so there might be a need for an "Inspector Only" part of the "Evidence Base". A matter for the group to discuss.

Action: CD Agenda item.

At this point it was decided that Oliver Rickerby should not take part in any discussion concerning the allocation of land and any adjustments of the DDB around Dalston Village.

It was decided that OR would leave the meeting after a brief discussion about general points concerning the map of Dalston Village and not take part in the decision process which was to be discussed later in the meeting.

It was further decided that OR would not attend any future meetings whilst the DDB map and future proposals of land allocation were considered but could continue to be involved in policy writing provided these policies were not directly concerned with the DDB.

It was agreed that OR would attend the Policy Drafting Workshop with Carlisle City Council Planning Department when it is available. See below.

PD noted the other action points from the last meeting and it was agreed these would all be dealt with later in this meeting.



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

See above.

4. Consider Policy Drafting Workshop as offered by Carlisle City Council Planners

This item was brought forward on the agenda. ZS & RW suggested that any Wednesday or Thursday evening would be available for this workshop, with one week's notice being appropriate.

The Group noted that there needed to be more work on the draft Plan before this could be contemplated.

The Group agreed that the goals for such a workshop should be defined as writing policies in support of the Dalston Village DDB, any other DDB's for other hamlets in the Parish of Dalston, and policies that might be needed to strengthen the Local Plan policy "HO 2 – Windfall Housing Development" to take into account the views and requirements of the residents of Dalston Parish as revealed in the Dalston Visions Survey, and the issues raised in the "Dalston Housing Needs Survey 2013". ZS suggested that several workshops might be necessary taking a section of the Plan at a time.

This was agreed and will be discussed further when appropriate.

5. Dalston Village DDB – Further discussion

The latest version of the Dalston Village DDB map (v3.3) was passed around for comment.

Drafting error noted at the Barras Lane Estate entrance. DDB boundary to be moved as discussed and the area concerned to be marked as "Local Green Space Amenity".

The following also to be shown as "Local Green Space Amenity":

- Recreation Ground
- Show field
- Church & Churchyard
- Remaining land along The Green, adjacent to the River Caldew up to "Dalston Bridge" as marked on the map.
- Land adjacent to Forge Green alongside the River Caldew up to Union Bridge.

It was agreed to mark the Storey building site on the map to show the size and position of this recent development.

The cluster of buildings at "Green Lane", and Ellers Mill were to be temporarily removed as potential brown field sites.



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Action: CD

OR left the meeting.

Concerning the flexibility of the DDB, it was mentioned that if further potential development sites could be identified within or adjacent to Dalston village then the current DDB as marked on the map would begin to be more acceptable to Carlisle City Council Planners.

CD pointed out that the DDB follows the line of the original “habitat boundary” with some modifications taking into account recent developments and residents views fed back via the DV Survey.

If some small sites could be identified that led to the DDB being acceptable to the Carlisle City Council Planners and the subsequent inspection then this must be the way forward.

The DDB is a planning tool, suggested by the planning inspector who provided a NP workshop to the group. This would allow the residents of Dalston Village, through their elected representatives (PC), manage future land use in their village.

CD also said that if a flexible DDB is used for Dalston Village, and a hamlet, it is essential that the “Local Plan Policy HO 2 – Windfall Housing Development” is augmented in the Plan by further policies, if necessary, to strengthen the local management of development in this area. The Steering group need to be aware of this and examine the Local Plan policy HO 2 to test its suitability with reference to the requirements of the residents of Dalston Parish, as evidenced in the DV Survey and the other relevant surveys conducted by the group.

Action: All

If any member of the group needs a copy of just this policy please contact CD.

RW said that a small development was defined as less than 10 houses and massing was decided on a case by case basis.

ZS and RW led the discussion about potential sites for future development.

Any such sites must be evidence led with written agreement by the relevant landowner that they agree that their land should be proposed on the map as a potential future development for housing.

After further discussion, the land currently occupied by “Hickson’s Nursery” and that behind “The Manor House” on Dalston Square, will also be temporarily removed from the map as potential development sites.

Action: CD



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As the recent advertising for land owners / developers to contact the Steering Group had not produced very much interest, it was decided that a letter should be sent to local land owners identified by the group as having land in locations adjacent to Dalston Village that might fulfil future requirements for development in the Village.

Action: CD plus see action below

These were as follows;

- Hickson's Nursery
- Land behind "The Manor House" on Dalston Square
- Ellers Mill
- Land the other side of Townhead Road adjacent to Nook Lane

Names and addresses need to be supplied to CD

Action: LA & RW

The land offered by The Jackson Trust was considered by the group and taking into account the location, and the size and position of the neighbouring houses, it was thought the proposed site was too large. This will be communicated back to Ollie Rickerby as the contact for the Jackson Trust.

Action: CD

ZS pointed out that if the DDB was to be effective against pressure of building in Dalston Village, some of the outlying hamlets should be investigated for DDB's of their own. These would encourage development and relieve any pressure to build further housing in Dalston Village.

LA offered an updated Electoral Role print out which showed the relative populations of the hamlets and Dalston Village. Raughton head was shown to have the largest population second to Dalston Village.

PD offered a plan of Raughton Head from the Rural Master Plan 2012, showing how the hamlet could be developed in a contained and small way. The use of a DDB would augment this.

This will be considered and the land owner(s) identified to be approached for their opinions.

Action: PD

There was further discussion concerning DDB's for the hamlets.



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It was suggested by ZS that the piece written by Ian Turnbull about the hamlets might be useful in considering them.

Action: CD to distribute to all.

ZS suggested the "Conservation Area Appraisal" might prove useful in considering sites for future development. ZS said she would try to find an electronic copy to send to PD for action and CD for recording in the "Evidence Base".

Action: ZS

6. Consider the first draft of NP (v4.0)

Due to time pressures this item was deferred to the next meeting.

All members to read v4.0 of the Plan and be ready to discuss at the next meeting.

Action: all

7. Date of the next meeting.

Wednesday 16th March 2016 at Forge Green, Dalston.

The meeting closed at:

21.30