



Dalston Neighbourhood Plan

Steering Group Meeting

Number 24

16th March 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]; [AB]; Bryan Craig (DPC) [BC]; Stella Eggleston (Neighbourhood Planner, Riverside) [SE]; Rebecca Kenvyn (Project Manager, Riverside) [RK]

Minutes

1. Apologies for absence

Cllr. Ann Byers (DPC Vice Chairman) Jill Faux [JF]

2. Note previous minutes (PD)

PD briefly went through the previous minutes observing the following;

- **The Dalston Visions Survey**

All members need to produce their own analysis of The Dalston Visions Survey as requested at previous meetings to allow this part of The Evidence Base to be completed. Several members said they were progressing with this. CD said anyone who needed the relevant data files re-sent to them need only to contact him.

Action: All

- **The small parcel of land at Barras Lane Industrial Estate.**

RW said he had found a copy of the original planning permission for BLIE and sent it to CD. After the meeting CD checked his records and confirms this document was sent to all members on 24/02/2016.

However, CD confirms that there are planning conditions detailing tree screening required and this included the small parcel of land.

- **Action: Closed.**



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- **Cumberland News Advert for potential Developers.**

CD confirmed there had not been any further replies.

All further actions were included in the agenda for this meeting and would be dealt with during the rest of the meeting.

3. **Meet with Stella Eggleston, Neighbourhood Planner and Rebecca Kenvyn, Project Manager for “Riverside” to discuss their involvement in Dalston and consideration of The Dalston NP.**

SE introduced herself and her colleague to the meeting and they both gave a brief description of their roles in “The Riverside Housing Association”.

Riverside consider Dalston as one of their top locations due to its minimal issues and relative ease of management.

SE produced a map detailing the 39 properties that Riverside own in Dalston and this was discussed in greater detail with questions from members. They also lease some small parcels of land that have garages on them but it was made clear that Riverside are not responsible for the structures. Riverside currently do not have any land in Dalston that would be viable for development. However, they do own some small plots of land which will be kept as “community green space amenities”, and also some very small plots which they intend to offer for purchase to the owners of adjacent gardens.

Discussion then went on to consider Barras House and its various premises.

LA started a discussion about the history of Barras House and some of its more prominent residents, in particular Frank Todd and Bob Roberts who worked on the gardens and community involvement involving the residents and local organisations, schools etc. LA also mentioned all the gardens competitions that had been entered by the Barras House residents and that there should be many certificates in the common areas showing all their achievements. These should be preserved and or displayed for future generations to realise this important part of Dalston’s history.

LA also commented that there should be some lasting memorial to these residents and their achievements on behalf of their community, perhaps a feature in the landscaped gardens which Riverside intend to create as a community asset.

- **Action: RK to liaise with RA & LA**



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Riverside are going to develop 14 units (mainly one bedroom self-contained apartments) available for “general needs accommodation” at affordable rents. These will be available Spring 2017. The intended market is thought to be young professionals starting out on the housing ladder. Letting will be via Cumbria Choice.

There was some discussion about a “Local Lettings Policy”, which SE thought it might be possible, and would investigate this and report back to Dalston PC. There could be a system of offering the accommodation to people with a Dalston connection or already living in Dalston, for four weeks before being advertised to the wider area. There is a plan to hold a consultation event to announce the facility (Barras House) in due course.

Action: SE

SE and RK expressed an interest in coming to the Annual Parish meeting.

Action: RA

RA said Dalston Parish Council would like to be involved as a partner with Riverside and invited SE to contact The Clerk at Dalston PC.

Action: SE

CD noted that this development by Riverside would count towards some of the housing needs identified in the Dalston Housing Need Survey 2013. This had shown that over a five-year period, there was a need for 26 properties available as affordable homes

SE described their current work in Botcherby and Longtown which included, minimising the turn-around time for properties when vacated, helping potential tenants who need to take advantage of the affordable rents offered by Riverside and dealing with issues such as rent arrears, anti-social behaviour, maintaining the standards of the accommodation etc.

SE then went on to describe that to achieve all of the above, they worked closely in partnership with the Local Authority, Parish Councils and the Police.

Finally there was a discussion concerning Riverside’s interest in new development that might have land allocated to it by The Plan. RK said that they would be, but admitted the initial cost in Dalston would be high and this might prevent them from being involved. RK did say that Riverside was involved with 9 affordable properties on the new Story estate.



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CD thanked SE and RK for attending the Steering Group meeting and giving us a lot of useful information which would contribute to the Plan.

SE & RK left the meeting.



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4. DNP-DV Survey; Members' analysis. (As requested in recent e-mail; 11.01.2016.)

As mentioned above. Some members said they were working on it.

Action: All

5. Consider draft of NP (v4.1)

This draft, also designated v4.0 was discussed.

It was agreed that at this stage only a general layout and formatting would be used as only content was under scrutiny. Only at the final stages of development would these issues be addressed.

It was also agreed that any general spelling and punctuation errors would be scanned for when the draft was nearing completion.

Various amendments were agreed from Page 1 to page 11, (Section 1 Housing – Housing Objectives). All of these amendments were recorded by PD. PD would undertake to revise the draft up to this stage and present it to CD, ahead of the next meeting (#25), to be included on the agenda.

Action: PD

RA suggested that the group should consider the current proposed route of the Southern bi-pass for Carlisle with a view to its possible position within Dalston Parish and its effect on The Plan and its management of future development. Whilst this was a relevant issue which could need to be included in policies within The Plan, from discussion with RW, it was unlikely that construction of this new road would not take place until many years after the life of this plan.

However, it was considered that The Plan should address this issue, if only to identify that it could happen, sooner rather than later. Also it would be prudent to lay the foundations to include this issue in future neighbourhood plans.

RA to consider what issues should be addressed by any relevant policies.

Action: RA

RA raised the mention of 30 Mb/s broadband being included in a policy in The Plan. After some discussion it was decided that this would remain but with some areas not covered by an adequate Broadband service this was probably a long term aspiration that was beyond the scope of The Plan.



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RW mentioned a developer wanting to discuss his plans with the group concerning Ellers Mill. He passed contact information to CD. It was agreed to invite the developer's agent, Sam Greig to the next convenient Steering Group meeting.

A discussion followed concerning the ramifications for this development and other planning applications that would result from it.

It was decided that until the group were aware of the full extent of this development and anything connected to it, we shouldn't meet with this developer. This matter should be discussed again at the next available meeting, probably when we have had the "Policy Making" workshop.

On a similar matter, CD raised the issue of sending out letters of introduction to local land owners inviting them to state their agreement to their land being shown as potential development in the Parish.

After some discussion, it was decided that it would be better to wait until after we have had the "Policy Making" workshop. CD said he will still try to find out the ownership of some of the land that was identified but will not make contact with any owners at this stage.

BC passed some information concerning land near Glebe Close and also agreed to find out the field number and provide (electronically if possible) a large scale site plan.

Action: BC

6. Dalston Village DDB Map – further discussion

V3.6 of the Dalston DDB map was discussed with a view to correcting some errors in the marking of Green Space Amenity Areas. These amendments were agreed.

Action: CD

7. The date of the next meeting will be 30th March 2016, 7 pm @ Forge Green, Dalston.

The provisional date for the "Policy Writing" workshop will be the 14th April 2016. This is subject to availability of Gary Legg.

The meeting closed at 21.30.