



Dalston Neighbourhood Plan

Steering Group Meeting

Number 26

14th April 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]; Cllr. Ann Byers (DPC Vice Chairman) Jill Faux [JF]; Garry Legg (CCC) [GL]

Minutes

1. Apologies for absence

None

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

No comments. Deferred to next meeting.

3. Policy Workshop considering draft of NP (v4.3)

PD introduced Garry Legg and then introductions went round the table.

CD by way of introduction, briefly stated how far the Plan had got and detailed the main issues that residents had raised in the Dalston Visions survey and that these drove the main aims for the steering group.

They were considered in two sections.

The residents of Dalston Village;

- Do not want any further large scale housing development.
- If housing development is allowed, it should be small (less than 10 houses), use of infill, change of use conversion of existing building and brown field sites.
- Development must not be detrimental to the rural nature of the village.



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There is pressure from developers to build in Dalston Village.

The considered solution to give an element of management to further the aims of Dalston Village residents, is the use of a Defined Development Boundary (DDB). The proposed DDB closely follows the existing “Habitat Boundary” with some exceptions which will allow future development where appropriate.

The residents of Dalston Parish;

- If housing development is allowed, it should be small (less than 10 houses), use of infill, change of use conversion of existing building and brown field sites.
- Development must not be detrimental to the rural nature of the Parish.
- Preference should be given to first time buyers who live and work in the Parish.

CD asked what would be the Dalston Parish share of any quotas within The Local Plan? See below.

GL introduced the overall strategy as laid down by National Government, this being a strong push to build as many new homes as possible.

The targets set in the Local Plan are a minimum requirement and this is considered as plan a. Development in The district will be monitored and if development is not on target plan A (The Local Plan), will be considered as failed and Carlisle District Council will need to find more development sites. The policies within the Local Plan will not apply and this would need to be revised.

There needs to be a contingency in The Plan to allow for this.

There then followed a discussion about the “Roadmap” to completion of The Plan where GL thought that our NP would have to go to CCC Planning councillors for ratification.

CD & RA disagreed with this as they thought that there was no political input to this process as it was conducted under The Localism Act. After agreement with the local planners that it was a sound plan, and public consultation had taken place, the Draft Plan was offered to inspection by an independent examiner.

Following a positive result from inspection, the plan would go to public referendum.



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If a majority vote for The Plan is returned, it is then considered as passed and becomes part of the local planning legislation.

GL to check with CCC Legal Department to confirm the process.

Action: GL

GL went on to say that the Local Plan has allocated enough land to meet the current targets for the District. Included in this is reliance on 100 dwelling “Windfall Developments” per annum across the District.

Dalston Parish does not have any allocations due to the large recent development meeting any quota that would have been due in the Parish.

In conclusion GL made the point that any restrictive policy in The Plan, will be over-ridden if the District allocations fall short or the “Windfall Developments” do not happen. Therefore, there needs to be flexibility built into The Plan to allow for the above situation.

The discussion then went on to look at The Draft Plan.

Please read this with reference to all the attached notes from GL and RW

Policy 4

The main points were;

- Taking the Local Plan design policy, SP 6 and add specific, distinctive attributes of the village.
- Use the “Dalston Design Statement” and “Conservation Area Appraisal” as “robust” evidence to support this policy.

It was discussed that this policy could be moved to the front as a stand-alone policy as it would be applicable to other forms of development beyond housing.

Policy 3

This policy needs to be more explicit about what is required. See GL notes.

Policy 2 (Change or integrate into Policy 1)

Re-write this policy. LP policy HO 6 would be the default policy if a proposed development is outside Dalston Village or any of the named hamlets. Therefore,



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we need to consider every hamlet by name and its area of development. See GL notes.

Sustainability. Some of the hamlets could be considered to be in a cluster supporting the services in Dalston Village.

Policy 1 (combining and expanding draft policy 1 and policy 2)

See GL notes.

1. Housing:

Removal of the indirect reference to the Storey development. See GL note.

Combine various housing objectives. See GL notes.

Move Housing Objective 2, “maintain a green zone to the north of Dalston” to be a key development principle as it is intended to apply to any form of development and not just housing. See GL notes.

Move Housing Objective 5 to be a key development principle as it goes beyond simply housing and therefore a generic development principle. See GL note.

Safeguarding Land. A proposal to identify “Safeguard Land” which could be used for development under certain criteria. See RW notes.

It was decided that the next meeting of the group would solely discuss the issues raised and debated at this meeting.

CD will attempt to implement these suggestions into a new Draft Plan v4.4.

Action: CD

It is essential that this policy writing process is moved on very quickly otherwise, with all the further processes to achieve we will not reach the point of referendum by Autumn 2016 as planned.

Please read these notes and consider how to go forward before the next meeting.

It is intended, within two weeks of the next meeting we will hold another steering group meeting to discuss any further changes necessary or sign off Housing.

4. The date of the next meeting.

25th April 2016 7pm @ Forge Green

The meeting closed at 21.30.