



Dalston Neighbourhood Plan

Steering Group Meeting

Number 28

11th May 2016, 7pm @ Forge Green

Present:

Cllr. Chris Drouet (DPC) [CD]; Cllr Pauline Dalton (DPC) [PD]; Cllr. Ronnie Auld (DPC Deputy Chairman) [RA]; Cllr. Oliver Rickerby (DPC) [OR]; Zoe Sutton (CCC) [ZS]; Liz Auld [LA]; [AB]; Cllr. Bryan Craig (DPC) [BC]; Jill Faux [JF]

Minutes

1. Apologies for absence

Richard Woods (CCC) [RW]; Cllr. Ann Byers (DPC Chairman)

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

Noted.

3. Consultation – Agents/Landowners/Developers opportunity to present their views to the Group.

PD introduced the purpose of this section of the meeting. CD said that the Steering Group was not considering allocating any sites in Dalston Parish but as part of the consultation process for the Plan, this was an opportunity for developers/agents to pass on their views and future plans for land use. These views would be taken into consideration when policies for the Plan were drafted.

PD asked those present to identify themselves and give a brief comment of what their presentation would be about.

The following individuals attended;

Oliver Rickerby

Observing for The Jackson Trust

Rachel Lightfoot (PFK

representing Unknown resident



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Alex McLachlan (Savills) representing Church Commissioners

Jonathan Coulthard (Owner) concerning Ellers Mill

David Gray (Developer) Observing

Jonathan Coulthard [JC] – Ellers Mill

JC spoke of the long history of the original buildings and how, with their more modern counterparts, are becoming unsuitable for future use as his business goes forward in new directions. That coupled with the constraints of the location, road access quite restrictive for large lorries, he is contemplating to move the business to more modern and appropriate premises.

His plans for Ellers Mill would be to keep the historic value of the building and make it become an asset to the village. This could involve an arts and craft centre, hold community activities such as Yoga classes, a café, become an historic attraction. He sees all these as an asset to the village attracting visitors, providing jobs for local people and boosting the local economy. He currently employs 15 people who are mostly from Dalston.

This scheme would preserve the beautiful building whilst giving it a new lease of life, changing its use away from industrial to public use and tourist attraction.

PD asked was the building listed. It is not.

ZS said that Carlisle City Council, as part of the outcome of their Local Plan, they are considering producing a “Local Asset List” for buildings that don’t warrant “National Listing” but are enjoyed and loved by residents.

RA asked what was his vision for the future.

JC said that to continue with new green technologies (Hydro-power) that was becoming the greater part of his business, he needed to re-organise its location. His plans to put a Hydro-Electric plant in the river Caldew, by the weir were a priority for his business.

The 1950s brick structures would probably be demolished and his preferred option would be to move to a purpose build premises alongside the River Caldew behind Ben Hodgson’s garage.

RA asked about whether he had any intention to apply for infill housing permission around the factory or adjacent to Rookery Cottage.



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JC said this was not a priority for him at the moment, although he did suggest that there was part of the original “Rookery Cottages” gardens that was available for developing another dwelling.

Access to Ellers Mill was described as difficult but JC did say that access from Mitchel Brow direction could be achieved with some road development in the fields belonging to the Mill nearer to the white bridge.

Access to his proposed move behind Ben Hodgson’s garage was discussed and JC suggested one possibility would be to take an access road down the southern side of the garage in return for providing some additional parking space on his land for the Car business.

Concerns were voiced with his proposed new factory was in a green-field site in a particularly sensitive and much loved area of the village.

JC was thanks for his candid response to the invitation to speak to the Group.

Rachel Lightfoot[RL] – Proposal DNP002

RL stated that her client proposed to build 5 to 6 single storey or chalet style houses, one for his own occupation. See DNP002D1.

This was an aspirational proposal and she did not have any further information to offer.

There was some discussion concerning the flood plain in this area. RL stated that any development on this site would be out of the Zone 2 flood zone although development was permitted in this zone.

RL also commented that although there were local concerns about the suburbs of Carlisle joining up with Dalston, losing its rurality, in her opinion she thought that most unlikely in the next 20 years.

RL agreed that there was a balance to be maintained between allowing some growth in Dalston Parish but not damaging its rural nature, its most popular feature.

As a planning consultant, RL raised the issue that small sites didn’t contribute to the cost of services, schools and transport. In her opinion, if a number of small developments were allowed, they could cause issues with capacity of service provision for which they would not be financially responsible. However, larger developments would, under section 106 contribute to the extra services that their development would require.



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David Gray [DG] – Observations

DG said that he would have preferred Dalston to stay smaller. He considered some of the building in the last 20 years has taken away some of the rural charm that existed in Dalston village.

He also said that in his opinion future development in Dalston Parish should consist of small developments spread over a number of years, thus not conflicting with the rural nature of the Parish.

JC added that as a resident, he wanted Dalston village to stay as a village.

Alex McLachlan [AM] – Proposals DNP003; DNP004; DNP005.

AM said that the above sites were only indications that they could be considered if there was a need expressed in the Parish for development. The Church commissioners were responding to our general invitation (advertisement in The Cumberland News) for developers, land owners or agents to contribute to the Neighbourhood Plan process by indicating their views of land use in the Parish in the next 15 years. They currently do not have any definite plans for development in the Parish but have indicated possible sites that they would consider.

ZS said that Gaitsgill was not included in the rural master-planning exercise. In accordance with the NPPF villages and hamlets could be considered in clusters supporting in each other.

There was also some discussion over Rose Bank Farm which AM said was operated by a tenant but the buildings were not in use directly for the farms operations.

Oliver Rickerby[OR] – Proposal DNP 001

OR said that he had nothing to add to what had already been said and that his proposal was a response to the public invitation from the Steering Group, indicating what site The Jackson Trust would wish to promote for housing development and bring it to the attention of the group. He had no further information to add.

This was the end of the consultation section with Developers. They were all thanked by PD and then left the meeting. (approx. 20:00)

4. Review of DNP draft plan v5.2; (housing policies only)



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The latest notes from RW concerning the Plan (received mid-afternoon of 11th May 2016) were briefly commented on.

ZS suggested that there were few alterations but more comment on the implications of what was drafted so far.

However, all agreed that these notes needed to be read carefully and would be discussed in full at the next meeting.

PD agreed to integrate Richard's suggestions into a new draft and present this asap to all to read prior to the next meeting.

Action: PD

All agreed to read Richard's paper, previously sent, and make their comments ASAP to PD to allow them to be incorporated. Also all to come prepared to discuss this at the next meeting with a view to finishing this section.

Action: ALL

PD said that given time, it is hoped to discuss the next sections of The Plan at the next meeting so please could all members please read these in the next draft and attend prepared to comment and or agree the policies as written.

Action: ALL

5. Project Timetable

ZS spoke briefly about the process of the draft plan being considered by CCC before it goes for referendum. Currently this is with CCC Legal Department for a view.

CD said that he was trying to be in a position to hold the consultation with the parishioners in late summer so be able to make the arrangements for "drop in" meetings around the Parish, a final draft must be finished late June, early July.

If this is achieved, a referendum in February 2017 would be possible.

CD also mentioned that Zoe had brought to his attention that more funding was available to help bring a NP to completion. All agreed CD should apply for this.

Action: CD

6. The date of the next meeting.

Thursday 19th May 2016



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The meeting closed at 20:50