



Dalston Neighbourhood Plan

Steering Group Meeting

Number 39

6th December 2016, 7pm @ Forge Green

Present:

Cllr. Chris Drouet (DPC) [CD]; Cllr Pauline Dalton (DPC) [PD]; Cllr. Ann Byers (DPC Chairman) [AB]; Richard Wood (CCC) [RW]; Zoe Sutton (CCC) [ZS]; Cllr. Ronnie Auld (DPC Vice Chairman) [RA], Liz Auld [LA];

Minutes

1. Apologies for absence.

Cllr. Oliver Rickerby (DPC) [OR]; Cllr. Bryan Craig (DPC) [BC]; Jill Faux [JF]

The meeting was advised that OR had agreed not to attend due his conflict of interest with items in this agenda.

2. Consultation Comments received and our reply to them with any actions required (Developers' Agents)

The comments from each of the developers' agent were taken one by one and discussed to agree a reply to add to the "Statement of Consultation, (SoC)". These comments and replies would be added to the SoC.

Action: CD

In addition, the comments from residents of Stockdalewath were discussed in detail. The primary concern was that development of housing in this area would be severely restricted by the local topography and risk of flooding. The Steering Group agreed with these views and decided to remove Stockdalewath from the Plan in Policy DNP-H2.

Action: CD

The Group considered the issues raised by one developers' agent, that support is given in the Plan for Raughton Head, Stockdalewath (see above) and Gaitsgill for future development whereas, Hawksdale, Buckabank and Bridgend being "a functional whole" are not supported in the Plan. After some lengthy discussion, it was agreed that Hawksdale is not sustainable, it doesn't work as a cluster with Buckabank and Bridgend, and does not have any employment prospects. Raughton Head and Gaitsgill provide their respective residents, mainly young farming families, with community services such as a church, village hall, and school which is



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evidenced in the Rural Master Plan. Finally, it was agreed that “There is positive pressure for development in Raughton Head and Gaitsgill but nowhere else”.

There was further discussion concerning communication with the parties who sent in comments during the Pre-Submission consultation. CD said that in the NP process it is not normal practice to send out acknowledgements to those who made comments. This is covered in the SoC. However, members thought it appropriate that each of the residents of Stockdalewath should be informed about the decision to not include this hamlet in Policy DNP-H2 as a potential site for small development. As most of these respondents did so by post it will be necessary to reply to them in writing by post. Whilst he has a budget to cover this expenditure, CD does not have the time to carry out this task. Therefore, for this work to be done volunteers are required from the group.

Action: RA, LA, JF, BCD, AB, PD

RA raised his concern that CCC would, later attempt to alter or remove parts of the Plan. RW assured the meeting that the only issues, which were all minor suggestions, were included in their comments and these had been addressed by the Steering Group. RW also stated that CCC had not found any legal or procedural issues that would require amendment and that they found the Plan acceptable. This was signed off by the appropriate Portfolio Holder in Planning. The next test would be the inspection by the independent Examiner and then the public referendum.

RA raised the issue of timescale as some developers were beginning to raise plans or apply for development in recent months as the Plan was not finished. CD suggested that this had come about because of the Draft Consultation Plan becoming public as part of the Pre-submission Consultation process. CD advised that the next tasks were to produce the Statement of consultation, (SoC), a Statement of Basic Conditions (SoBC) and add these to the Primary Evidence Base. This does involve a great deal of work collating all the required information to be assessable to the Independent Examiner. The time estimate for this, assuming all the comments received are agreed, is two months, allowing for limited resources to become available and the intervention of the Christmas holiday. The timetable does then need to consider the necessary timescales for notice of inspection, Inspection period, public notification of and running the referendum. If there are no further additions to the programme suggested at the last minute, it is possible the referendum could be mid to late summer.



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3. AOB - Local List of non-designated heritage assets, ZS.

Housing Associations consultation, RW.

ZS not supporting DNP in the future.

PD offered a new Vision Statement for the Plan.

ZS distributed information on the above to those who have responsibilities in this area.

There was a brief discussion about whether the various housing associations that operate within the Parish should have been directly consulted with the Consultation Draft NP. After the meeting RW e-mailed to say that the following organisations were sent a letter updating them on the consultation on the 9th September so they were aware and this should be sufficient.

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ZS informed the meeting that due to her role in CCC being re-designated, she would no longer be assisting with Neighbourhood Plans. PD thanked ZS for all her work on DNP over the years and wished her well for the future.

PD presented a new Vision Statement for the Plan which was accepted by all present. RW commented that it addressed the comments from CCC.

4. The date of the next meeting.

12th January 2017

The meeting closed at 21.15.