

The Gill

Sponsored by Hethersgill Parish Council for everyone in and around Hethersgill.
Issue No. 10 Summer 2009

Wind Farm Proposals for Stone Chest, Black Knors and Mossgrove

Banks Developments is currently promoting three wind farms in the Carlisle area:

Stone Chest - up to 10 turbines,
Black Knors - up to 20 turbines and
Mossgrove - up to 10 turbines



This could provide up to 80 MW of renewable electricity, or enough for up to 40,000 homes, this is 90% of the households in the Carlisle district. This electricity will be generated from a renewable energy source with no carbon dioxide emissions.

Turbine dimensions of up to 125m in height are currently being considered to achieve the optimum balance between energy production and visual impact. Banks Developments say "We are at a very early stage in the development of these projects and we are keen to hear feedback from the local community." For further information about our proposals please contact Emily Hooson, community engagement coordinator on 01740 658500 or email emily.hooson@banksdevelopments.com.

At the Annual Meeting of Hethersgill Parish Council on 12th May that followed the public scoping exhibition in Hethersgill Village Hall, Phillip Dykes and Emily Hooson on behalf of Banks Developments, reported that about 130 people had attended. Mr Dykes said that the company was at the beginning of the process of planning and consultation. It would be about 18 months before the submission of any planning applications. The following issues emerged from discussion:-

Hazard to low flying aircraft using Spadeadam - both the physical hazard and radar pick-up of rotating turbines - discussions will be held with the RAF.

- **The effect on property values** - noted to be an issue for a lot of people attending the exhibition and the presence of wind turbines would make properties less attractive when put up for sale.

Genuine consultation - the company will listen to specific problems and redesign the placement of turbines where possible.

- **Management of the sites** - Banks Renewables will rent the land, own and manage the turbines and sell the electricity generated to Eon

Concrete foundations for the turbines - approximately 1000 metric tonnes would be needed for each turbine.

- **Site access and damage to single track roads in the area of Mossgrove** - this will be investigated within the scoping exercise

Funds for community projects - Ms Hooson confirmed that once the sites were built the Company would contribute funds to be administered by local panels. About £24000 would be available for each of the 25 years of expected turbine life. Presently a community fund was also available to groups within the area of a site. Details are available from the Clerk.

The Chairman in thanking Mr Dykes and Ms Hooson for their attendance concluded that there was likely to be much concern by residents in this quiet part of Cumbria. Contacts had been made and communication processes would be established.

Stop Crime, call – Crime Stoppers 0800 555 111

POLICING - PC Alasdair Wright reports -

There has been a noticeable shift in emphasis towards Neighbourhood Policing recently which is good news for me and for the communities I serve.

One of the BIG things now is "The Policing Pledge" which sets out a series of 10 statements outlining what you can expect from us as a service. This covers how you will be treated, response times to calls for service, how you can contact us, how you can complain about us and so on.

For me the most important part of the Pledge is *"Cumbria Constabulary will support law abiding citizens and pursue criminals relentlessly to keep you and your neighbourhoods safe from harm"*.

To achieve this we need your help to tell us what is going on, so please ring in when you see something suspicious or have any information on criminal activity or antisocial behaviour. It doesn't have to be a crime, we are here to help and want to help so feel free to get in touch. Thank you, Alasdair

Finally, there was a time when the mobile police station used to pop round. Is this something you would like to see again and would use? If so what day would suit best? How frequent? And where? Please reply direct to me or via Clive Moth, Clerk to the Parish Council.

Contact - Emergency - 999. 24/7 non-emergency 0845 33 00 247. My mobile (duty time only) 07980 747 406. PC1564 Alasdair Wright, Longtown Police Station, Graham Street, Longtown, CA6 5NR
email - aldasair.wright@cumbria.police.uk Also www.cumbria.police.uk - which now has monthly updates on crime in your area.

Parish Hall - new supper room

Fantastic news - Cumbria Waste Management has recently granted £7000 and the Hadfield Trust £2000 to help fund the supper room extension. Work should now start in late summer.



Highways

It's important to ring the Hotline 0845 6096 609 or Cllr Heaton 01228 675328 if you see things that need attention

The Parish Council – April, May and July meetings report

The 7th April meeting followed a public meeting about proposals to renovate Kirklington Hall to provide residential accommodation and a further plan to build a farm complex at Dikenook (Rigghead). The notes of the public meeting are included as supplement to the Gill.

The Parish Council resolved:-

Kirklington Hall - "Hethersgill Parish Council is favour of a sympathetic restoration of Kirklington Hall but has concerns in regard to the size of the development. This reflects the view of the majority of local people at a recent public meeting who were cautious in their agreement and concerned about the impact of the development.

Of particular concern to the Council is the impact on traffic. Approximately 200 HGV's per day pass Kirklington Hall on the C1005. The road twists and is narrow. There have been many minor incidents and there is noticeable damage to the road edges and grass verges. The Area Engineer of the County Council is personally aware of the difficulties. The issue is one of overall road safety including speed, driver care and vehicle size. Two HGV's have a problem passing in the vicinity of the Hall's entrance - to move the entrance does little to help ease the situation. Residents fear that the extra traffic volume from the development without alteration to the road adjacent to the entrance will increase the hazard.

A second concern relates to drainage and utilities. The Council wishes to be satisfied that appropriate sewage plant and adequate electricity and water supply is available to avoid difficulties for nearby residents and damage to the environment, namely water courses through the site.

Finally the Council is of the view that consideration be given to low cost housing in accordance with local planning guidance. Such a development would ordinarily include an element of affordable housing. The Council recognizes that the position of the Hall and the development proposals are possibly unique but asks that due consideration be given to off-site provision of affordable housing."

Dikenook (Rigghead) - "Hethersgill Parish Council is of the view that the development of a replacement farm and associated buildings on the Dikenook site near Rigghead is unnecessary.

It was informed at meetings concerning the Holiday Complex Development that Rigghead Farm was no longer viable. At the public meeting on 7th April all were told by Mr Rol that the Farm was now viable. This to many suggested that the Rigghead Farm should be developed as the more economic opportunity for the owners.

The Council views Dikenook whilst only 300m from Rigghead, as a new site. It is aware that a farm existed on the site some 150 years ago but considers that in planning terms the site must be considered as new.

Dikenook is known to be unsatisfactory, low production land, swampy in places and currently home to a range of wild life including Newts. It is also thought that the site may be of archaeological interest.

The Parish Councils welcomes the view that Rigghead (Dikenook) Farm be sold as viable unit however it is not in favour of a solution that excludes the existing Rigghead Farm complex"

At the time of going to press we understand that the Kirklington Hall proposal will be considered at an August meeting of the City Council's Development Control Committee. There is no news about the Rigghead plans.

In addition to the discussion about Wind Farm proposals (headline report) the Council received a report at the May 12th from County Cllr John Mallinson about Highways -

- **U1087 The Scare, Hethersgill** - There is no drainage outfall at this location of which there was a previous estimate of £36,000 to install. Levels will be taken to see if the carriageway can be re-profiled to minimize this problem.
- **C1005 Dubwath** - This was the scheme that was removed from the 2009/10 programme, should this scheme not be reinstated with the additional capital monies, more permanent patching will have to be carried out before next winter.
- **C1005 Drainage Low Dubwath** - at this location a wagon has gone into the roadside ditch and an order is being placed with Amey to install 30m of pipe at this location which should be completed by April/May this year.
- **C1005 Standing Water Brookfield** - a short length of filter drain will be installed which will remove this ponding.
- **C1005 Far High Dubwath**- a new headwall will be instructed at the site of these temporary barriers, which should be complete April / May
- **U1081 Prior Rigg collapsed Culvert** - the culvert has been undermined at the downstream headwall and requires rebuilding. A road closure will be obtained and the works programmed.

The next meeting of the Parish Council will be on the 22nd

September 2009 - why not come along - the agenda allows for the public to talk about items on the agenda.

The role of the Councillors is to represent your views and concerns to the Parish Council and to other public bodies.

Your Councillors are:-

Cllr A Dalgleish - 675388

Cllr N Elliott - 675336

Cllr J Falder - 675690

Cllr F Heaton -675516

Cllr H Kay- 675910 (Chair)

Cllr M Kay - 675910

Cllr P L Nichol - 675383

Cllr A Sisson -675378

Cllr G Sisson - 675101

The Parish is also served by City Cllr Jonathan Devlin and County Cllr John Mallinson

Meetings scheduled for 2009 will be held on:-

September- Tuesday 22nd

November -Tuesday 10th

Draft minutes of meetings are published on noticeboards.

Comments about the Gill We welcome comments about the newsletter or any topic - please contact:- Clive Moth, Clerk to the Council 01228 675328

Supplements to this issue of the Gill

1. Notes of the public meeting 7th April 2009
2. Hethersgill Parish Council Annual Report and Accounts 2008/09
3. Walking Group Programme Summer/Autumn 2009

"Really Useful information"



Mobile Post Office

The van visits Hethersgill every Weds morning between 10.45am and 11.00 am.



Recycling

For information ring 01228 817200

NHS DIRECT 0845 4647

Citizens Advice Bureaux - Carlisle 01228 63390

Age Concern - Carlisle 01228 536673

Supplement 1 to the Gill - Summer 2009

Planning applications for Kirklington Hall and Dikenook (adjacent to Rigghead)

Notes of a public meeting held on 7th April 2009 in the Parish Hall, Hethersgill

Present

Chair - Cllr H Kay, Chairman Hethersgill PC

Mr R Maunsell, Development Control Officer, Carlisle City Council

Mr P Rol of Rol Design, Carlisle

Mr Eric Telford - representing ERB Properties (Owners of Kirklington Hall)

Members of Hethersgill and Kirklington Middle Parish Councils

42 residents from the Hethersgill and Kirklington Middle parishes

Mr C Moth, Clerk to Hethersgill Parish Council

Introductions

The Chairman, Cllr H Kay introducing speakers, said that the meeting had been called by Hethersgill Parish Council to hear the views of local people about planning applications for Kirklington Hall and also for further proposed developments at Rigghead Farm. Mr Pieter Rol was the Architect for each development - both of great public interest. Cllr Kay also welcomed representatives from the neighbouring Kirklington Middle Parish Council.

KIRKLINTON HALL - Restoration of the Hall and provision of residential accommodation totalling 22 units with car parking and landscaping

Referring to drawings on display, Mr Rol said that he was aware of previous failed attempts at the long term development of Kirklington Hall. He had been asked by ERB Properties to develop a proposal for

residential accommodation. Initial discussion almost three years ago had highlighted the high cost of restoration and thus an "enabling development" was proposed to allow for a successful and economic development.

Mr Rol said that it was important to retain the present style of the buildings and site. There would be a grand entrance and three storey buildings surrounded by landscaped grounds and a hidden garage/parking area for 47 vehicles. New buildings adjacent to the present hall would follow the same architectural pattern with one or two small exceptions.

Open session -the following is a summary of issues raised

Ownership - A former use of the Hall involved Club Membership by local people, what was now the position? Mr Telford on behalf of ERB Properties explained that at the time of purchase the title to the Hall was a clear ownership with no other interests apparent. He thought it possible that people had subscribed to the management company rather than the ownership of the property.

Low Cost Housing - in answer to a question about the inclusion of low cost/affordable housing as part of current City Council policy Mr Maunsell said that the policy required affordable housing to be on or near present housing sites. This did not apply to the Hall development.

Mr Rol stated that although discussions had not taken place on the issue to date there would be no low cost housing on the site and that any further development was unlikely.

Utilities and services - Mr Roll said that the proposals for the Hall satisfied sustainability criteria in regard to services and drainage. Mr Maunsell said that with such a unique development as that proposed with emphasis on redevelopment, sustainability was always going to be an issue.

Size of the development - many of those present were seriously concerned about the size of the development. Some were concerned

about parking and others the change of use proposed for the Orangery. 22 units of expensive accommodation would mean a lot of residents. The number of cars likely to be owned could exceed the 47 estimated which together with service traffic could cause safety problems on local roads.

The issue was not volume but overall safety for road users. About 200 HGV journeys a day had been recorded adjacent to the Hall's entrance on the C1005 which was not wide enough for two heavy vehicles to pass safely. Consequential damage to the road edges and grass verges was of serious concern. There was concern that moving the entrance to the Hall would make little difference and that casual parking would add to the problem.

Mr Rol said that the high cost of the development could only be justified by the building of the "enabling" development of the new wing. There was no market for converting the Hall into apartments. He envisaged about 50 trips per day by residents. The entrance was to be moved because the present one was not wide enough and parking on site followed the County Council guideline of 2 vehicles per property. The Orangery was to be part of the residential development to aid economic viability.

Mr Maunsell stated that there would be consultations with the County Council who would look at access and traffic volume.

Mr Telford for ERB said that the property had previously been authorised for commercial use and any such use in the future could mean more traffic than for residential use

There was a discussion about traffic volume in the area which whilst not related specifically to the proposed Hall development, nevertheless demonstrated local concern about road safety and strain on local roads particularly in the vicinity of Kirklington Hall. **Cllr Kay reaffirmed the Parish Council's wish to closely monitor the mix of local and HGV traffic in the area.**

Bus service – it was noted that a recent request about change to the present bus service to all residents via the Gill had produced no response.

Lighting – Mr Rol said that most of the site's lighting would be low level, movement activated and therefore of little nuisance to those living nearby.

In conclusion all present were agreeable in principle to the restoration of Kirklington Hall but that there were concerns in regard to size and impact of the proposal on the area.

RIGGHEAD – proposed Farm housing, Farm Buildings, Machinery/feed/crop store, all to replace an outdated Rigghead complex

Cllr Kay emphasised that views were being sought only in regard to the proposal to develop replacement farm buildings at Rigghead farm. The meeting was not concerned with the Holiday Complex previously approved.

Mr Rol said that he had been asked to look at an alternative location for farm buildings for Rigghead in order to sustain a viable farm of just under 150 acres. Dikenook had been the site of farm buildings about 150 years ago. The land was about 300 metres away from the Rigghead complex and of poor quality. The proposal was for a farm House and adjacent farm buildings. The buildings would be of white painted, roughcast finish. Vehicle passing places proposed as part of the Holiday complex would be constructed with this scheme.

Open Session

A number of those present were critical of the need for the development as in regard to the Holiday Complex proposals it had been said that Rigghead Farm was not viable, whereas now the farm was viable. Mr Roll said that the Rigghead farm buildings rather than the farm were not viable but there was disagreement with this view.

Few could see the need to build another set of farm buildings when the original Rigghead Farm was now classed as viable - something that most people had thought all along.

As to the Dikenook site this had been chosen because it was unproductive rough grazing land and had been a farm in the past. Mr Maunsell, though not the Development Officer responsible, commented that in general once a building had been demolished use ceased for the original purpose. It may be also that the applicant was looking at the impact on the holiday complex.

Mr Rol said that it was the owner's intention to gain planning permission and sell a viable farm, there being no family interest. However he had heard that Archaeologists wanted to undertake a dig on the proposed site which might make it less attractive.

There was a general discussion about the wisdom of the proposal in the light of present buildings being used for stock accommodation and the possible adverse impact on the holiday complex, if it went ahead. The site proposed was also a wildlife habitat.

No one spoke in favour of the scheme.

The Chairman, in closing the meeting said that the views given about both projects would be considered by the Parish Council and reflected in the responses to the City Council. He thanked everyone for attending.

The meeting closed at 8.25pm