Agenda Item No:

INFRASTRUCTURE OVERVIEW AND SCRUTINY COMMITTEE

Committee Report

Public

Date of Meeting: **29 July 2004**

Title: **FUTURE OPTIONS FOR FUSEHILL STREET COMMUNITY GARDENS**

Report of: **HEAD OF PROPERTY SERVICES**

Report reference: **PS 14/04**

Summary:

The Council has a number of options to consider in regard to the future use and ownership of an area of open space. The choice concerns whether to retain the land for open space or dispose of part of it to enable the development of a medical centre and retain the remainder for open space. The issues have attracted polarised public interest both for and against development. This report seeks a view from this Committee before being referred back to the Executive at an appropriate time.

Recommendations: It is recommend that:

1. The Committee scrutinise the report;
2. The Committee provide feedback and advice to the Executive about whether to retain all the site for open space or dispose of part of it for development as a medical practice.
3. The Committee consider whether further consultation is required.

Contact Officer: David Atkinson **Ext:** 7420

Note: in compliance with Section 100d of the Local Government (Access to Information Act 1985 the report has been prepared in part from the following papers: PS 09/03; PS 06/04; PS 11/04

FUTURE OPTIONS FOR FUSEHILL STREET COMMUNITY GARDENS

1. INTRODUCTION

1.1 There is a scheme to develop land owned by the City Council for a new medical practice in the St Aidan's ward of the City.

1.2 Objections and public petitions have been received by the Council which have taken various forms. Individuals have written in; there have been public petitions both in favour and against the scheme; also, there have been formal objections to both the planning application and as a consequence of a statutory process in relation to the disposal of land.

1.3 Planning permission for the scheme has been approved, but as landowner, the Council is free to decide whether to sell the land for development or retain it as open space.

1.4 The view's of this Committee are sought before referring the matter back to the Executive for a final decision.

2. BACKGROUND

2.1 A medical practice at 46 / 48 London Road have outgrown their existing accommodation and have been searching widely for new premises over a number years. The practice wish to remain in the locality in order to give their best service to patients and have identified, through their developer, a site at Fusehill Street which could match requirements.

2.2 The site is located approximately half a mile south from Carlisle City Centre. The surrounding area contains a mix of late-Victorian terraced housing, community uses such as schools and various small shops and business uses. It is the only area of public open space with a play area in the immediate locality.

2.3 This land is known as Fusehill Street Community Gardens. The gardens are separated into two distinct areas by a high security fence. There is a children's play area where access is only possible from Bowman Street or Grey Street. The remainder of the area, that being proposed to be sold, is fenced with iron railings. This front part of the gardens has been the subject of vandalism. The children's play area has facilities which need upgrading.

2.4 The site is shown on the attached plan. That area which might be sold is shown hatched.

2.5 The scheme proposed is in two parts:

(1) A development of a medical practice. The developer intends to build the scheme and lease it to the medical practice, following appropriate National Health Service procurement guidelines.

(2) The upgrading of the adjoining playground facilities, partly funded by the development, which would be retained by the City Council as a children's facility, with the remaining funding coming from the sale of land which has just been completed at Rydal Street.

2.6 The freehold title to the site is held by the Council under a conveyance dated 22 May 1891 between the Mayor, Alderman and citizens of the City of Carlisle, (known as the Corporation) and the then Town Clerk.

2.7 The land was conveyed in the Council's municipal capacity. Once the Council took the conveyance of the land it resolved, under the powers of the Recreation Ground Act 1859, to dedicate it as public recreation ground.

2.8 This 1859 Act was available for Local Authorities to facilitate the granting of land to be made near populous places for the use as sites for the recreation of adults and as playgrounds for children.

2.9 Having taken Counsel's advice on the matter, officers report that Carlisle City Council is able to sell the land providing it follows the relevant procedures set out in the Local Government Act 1972 in respect to its disposal. This being: that the land should be sold for no less than the best consideration that can be reasonably achieved and that a statutory advertisement process be administered in order to ascertain whether there are any objections to the sale because it is open space. The Council then needs to consider such objections as part of its decision making process.

2.10 The Council has followed the procedures, including advertisements, and the matters were reported to the Executive on 17 May when both formal objections to the disposal and a public petition were received: the resolution (report PS 06/04) was:-

(1) That the Leader will arrange for a meeting between relevant Members of the Executive and Officers with representatives of the petitioners to discuss the issues involved in the future use of this land and a report be submitted to a future meeting of the Executive on the outcome of these discussions prior to a final decision being made.

(2) That the report be referred to in the Infrastructure Overview and Scrutiny Committee for their input as to the preferred use of land.

2.11 Since that meeting, public petitions in favour of the scheme have been received and this has also been reported to the Executive at a subsequent meeting on 19 July.

2.12 The medical practice wish to remain in the immediate vicinity to meet the needs of the local patients. It has the support of National Health Service funding. The practice serves a patient list of over 8,000 people. They currently occupy limited space at 46 / 48 London Road, premises which are inadequate to meet patients' needs. The new development would provide a modern facility in the locality. Planning permission for the development was approved by the Development Control Committee. The development scheme envisages the City Council retains adjoining land for a children's playground – with an investment proposed of about £61,000.

2.13 The alternative is to retain all the land for recreational purposes. The land has been held for this use since 1891. The area is most certainly no less populous than at that time but over the years, the gardens have suffered a proportionally higher level of vandalism compared to other open spaces. One reason for this is due to the buildings on site which are unused and a magnet for anti-social behaviour. If the land were to be retained, the buildings need to be demolished and the area landscaped although the cost of this is not significant if it is just to be grassed.

2.14 The capital receipt from the disposal could be used for other Council priorities – however it is not strictly necessary as the receipt position is good from other sales under the Council's surplus land policy. No income would be lost from the sale.

3. PLANNING POSITION

3.1 Planning permission has been approved at the Development Control Committee on 21 November 2003 and the Permission issued on 24 December 2003.

3.2 This followed the production of a Site Appraisal required under the Council's Code of Conduct and included in the Development Control Committee Report, which concluded that although the matter was finely balanced the benefits of allowing the development of the medical centre was considered to outweigh the loss of the open space.

3.3 Many of the public objections relate to whether the Council should or should not have approved planning permission in accordance with its various policies. The Site Appraisal concluded that on balance, the benefits that could be brought by the development of a community facility on the site outweigh the loss of open space bearing in mind its long term neglected state and the potential improvement to the adjacent children's play area.

3.4 The statutory process for obtaining planning permission was followed, including public consultation.

3.5 The details of the approved scheme, including architect's plans, and the Site Appraisal are attached at Appendix A.

4. PUBLIC OPEN SPACE POSITION

4.1 Many objections have been received relate to the loss of what local residents consider to be an important piece of green open space in this densely developed area of Carlisle.

4.2 This is an obvious conflict to the proposed development. Importantly, the Council has just agreed its new priorities at full Council on 1 June 2004 and these include:-

- ★ Manage our environment responsibly:-

  Target improvements in residential areas and green spaces for community use.

4.3 This area is one of only a handful of open spaces in an area of housing that do not have gardens and therefore is of high importance as an amenity area as it acts as a green lung for the local residents. However, this area also attracts a larger amount of vandalism and other antisocial behaviour compared to areas of a similar size with hypodermic needles found on a number of occasions.

4.4 The Council keeps no formal records of acts of antisocial behaviour or vandalism, although the police will log all incidents/complaints if the public report them.

4.5 When the site changed from a bowling green to the proposed garden some years ago, a public meeting was held to try to gain support for such a garden. Although reasonably well attended, nobody was interested in using it as a true community garden. Since then, the Council have tried various initiatives including working with the former hospital and community support to try to get schemes off the ground, all to little avail.

4.6 The existing budget of £1,300 is still within the overall park's budget and will be used if the area remains open.

4.7 Therefore, the City Council has on a number of occasions tried to develop and promote the role of neighbourhood green spaces to meet the different and changing needs of the local community.

4.8 Perhaps the focus of the community shall be channelled into establishing a group to use the area as a green space as a possible outcome of the proposed development scheme if it were not to proceed.

4.9 No details have been drawn up as it would likely be a design and build open space scheme, and there would be no point until the finance has been secured.

4.10 Details of the public petitions for and against the scheme are attached at Appendix B.

4.11 Before the Council can dispose of any open space, Section 123 of the Local Government Act 1972 provides that the Authority must give notice of its intention to dispose of the land in two consecutive weeks in a local newspaper and then consider any objections which may be made.

4.12 The proposed disposal of this particular piece of land was advertised in the Cumberland News on 23 and 30 January 2004. Members have a duty to consider the objections that have been received before deciding whether or not to dispose of the land.

5. LAND DISPOSAL PROCEDURE

5.1 The Council has a surplus land disposal policy that was reviewed and adopted in 2002.

5.2 A number of sites were identified and have been successfully sold since then which have resulted in both new development for the benefit of Carlisle generally and a good flow of additional capital receipts. The Fusehill Street site was not identified in this review.

5.3 The medical practice approached the Council direct in order to acquire the land in question.

5.4 Consequently, a valuation has been placed on the site by an independent Chartered Surveyor in accordance with appropriate professional guidance under the Royal Institution of Chartered Surveyors. The District Valuer has also approved the valuation for the NHS. It is therefore considered that the Council would achieve best consideration.

5.5 The proposal is that the site would be disposed by means of a lease for 125 years with a user clause intended for the purposes of a medical centre incorporating a pharmacy and related uses. Therefore, in addition to the substantial capital receipt, the Council will be able to control future uses on the site if the situation changes during the term of the lease.

5.6 Members should also note that the Council has agreed to sell a nearby piece of open space, namely Rydal Street playground. In this case, a public petition was received by the Council to resolve antisocial behaviour issues reported by the local community. Capital raised from the Rydal Street sale is intended to be used to upgrade the Fusehill Street facilities – and this could be done on the land to be retained as a children's playground. The Rydal Street case is also now subject to a further petition against the sale, although it is in fact sold.

6. CONCLUSIONS

6.1 The issue is a polarised one: the Council has a decision about whether to retain all the land for open space as it was originally intended in 1891 or dispose of part of it as a new medical practice according to the approved planning decision and retain the rest for improved children's playground facilities (using the receipts from the sale of a nearby piece of open space to pay for the improvements).

7. OPTIONS

7.1 The Committee is recommended to consider its preference for the following options:-

Option 1 Retain the whole site for public open space and try and involve the community in running it again.

Option 2 Dispose of part of the site as a new medical practice and retain part of it for a children's play facility.

8. CONSULTATION

8.1 This report is written in the public part of the Committee's agenda. The proposed disposal was advertised in the Cumberland News in January 2004 and objections were received. Public petitions in favour and against the scheme have been received by the Council. The medical practice has undertaken its own consultation for the scheme as part of the proposal. The planning process followed the statutory consultation procedures. Meetings have been arranged with representatives of the petitioners on more than one occasion for and against the scheme prior to this Committee meeting.

8.2 Details of the objections for and against the scheme are attached at Appendix B.

8.3 The Committee is asked to consider whether there should be further consultation about the potential loss of open space in the area.

9. RECOMMENDATIONS

9.1 The Committee scrutinise the report;

9.2 The Committee provide feedback and advice to the Executive about whether to retain all the site for open space or dispose of part of it for development as a medical practice.

9.3 The Committee consider whether further consultation is required.

10. REASONS FOR RECOMMENDATIONS

10.1 To provide advice to the Executive about whether to retain land for open space or dispose of part of it as a medical practice and retain the remainder for open space.

11. OTHER IMPLICATIONS

- ***Legal*** Before the Council can dispose of any open space, Section 123 of the Local Government Act 1972 provides that the Authority must give notice of its intention to dispose of the land in two consecutive weeks in a local newspaper and then consider any objections which may be made. This process has been followed and objections have been received which are attached to this report. Members have a duty to consider those objections received before deciding whether or not to dispose of the land.

- ***Corporate:*** The Head of Culture, Leisure and Sports Services, Head of Legal and Democratic Services, Head of Planning Services have all been consulted in relation to this report.

A8 refers

APPENDIX

A

Planning Site Appraisal

And

Approved Layout Plan

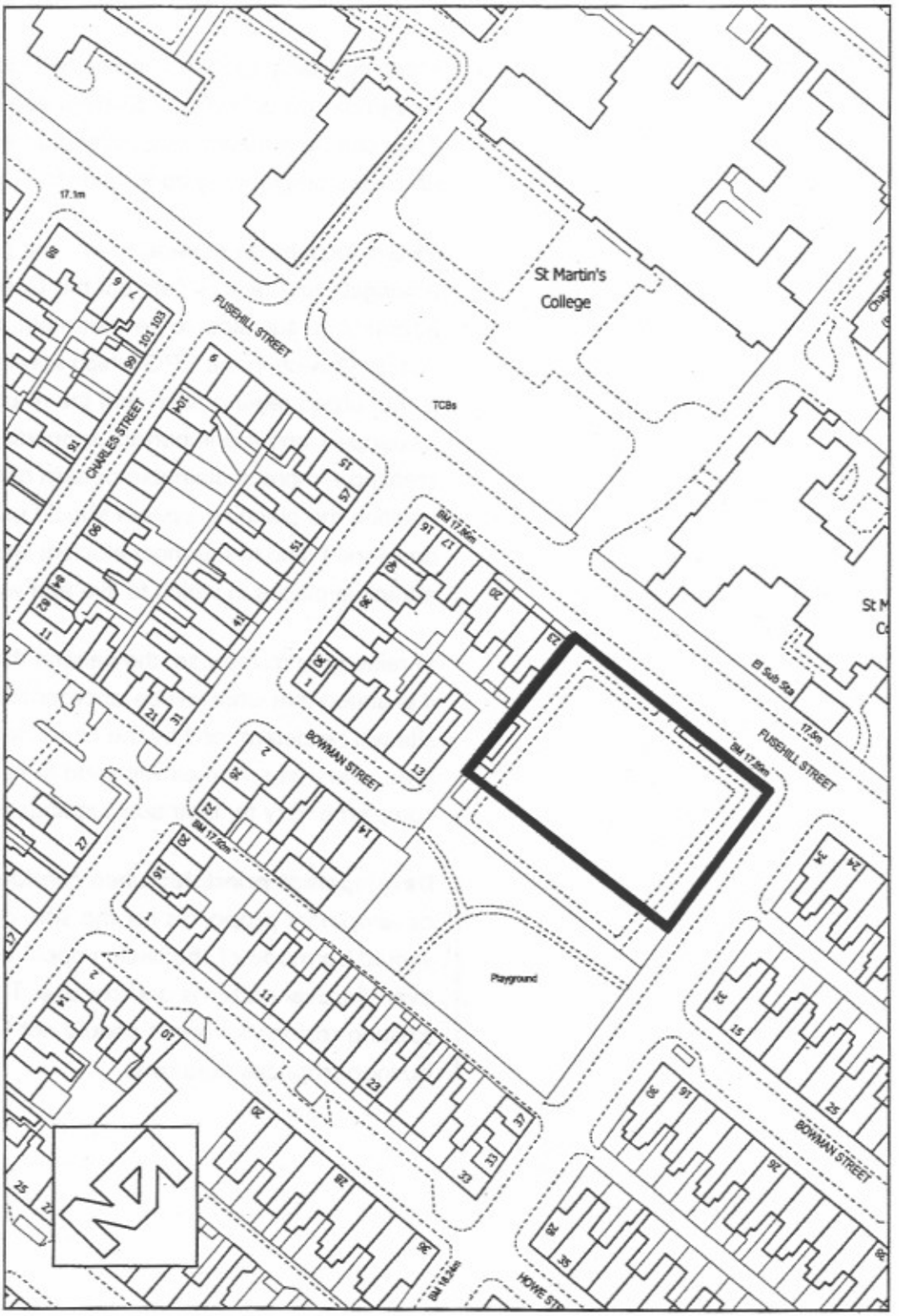
Site Appraisal: Planning

for City Council land at Fusehill Street community gardens

CARLISLE
CITY COUNCIL

www.carlisle.gov.uk

Site at Fusehill Street



SCALE 1:1250

The third theme of design states that good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development, improve the quality of the environment, and reinforce civic pride and sense of place.

Development principle: applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals. As a minimum they should provide a short written statement setting out the design principles adopted as well as illustrative material in plan and elevation. The wider context should be shown and not just the development site and its immediately adjacent buildings.

The site is identified on the Local Plan Proposals Map as being within a Primary Residential Area. **PPG 3** deals specifically with planning for housing. It states that the Government is committed to maximising the re-use of previously developed land in order to promote regeneration and minimise the amount of greenfield land being taken for development. However, there is no specific advice that is relevant to small sites such as this where the current or previous use is public open space.

PPG 17 sets out advice on planning for open space, sport and recreation. It states that open space underpins people's quality of life, and that local networks of high quality, well managed and maintained open spaces can help deliver various Government objectives including supporting an urban renaissance, health and wellbeing and the promotion of social inclusion and community cohesion.

Development principle: the development of the site will be subject to a legal agreement that the developer will provide a sum of money to invest in the improvement and maintenance of the adjacent play area to be of benefit to the local community.

The PPG sets out brief advice on development within open spaces, and states that when considering planning applications either within or adjoining open spaces local authorities should weigh any benefits being offered to the community against the loss of open space that will occur.

Development Plan Policy

The Development Plan for Carlisle District comprises the Cumbria and the Lake District joint Structure Plan, 1991-2006, (currently being revised and has reached post deposit stage) and the Carlisle District Local Plan, 1997. Relevant policies from these plans are attached in full at Appendix A.

Under Section 54A of the Town and Country Planning Act, all new development must be in accordance with development plan policy, unless material considerations indicate otherwise.

The deposit Structure Plan contains Policy L53 which relates to leisure and recreation spaces. It states that leisure and recreation spaces provide a valuable resource in urban locations, and reiterates the advice in PPG 17 that local authorities should carry out assessments of needs and audits of existing open space. Where facilities are required by the community it is important that they are protected from development.

gardens to development and the potential improvement to the children's play area.

There are a number of attractive semi mature trees around the perimeter of the site. These trees provide an important green focal point in this heavily built up area.

Development principle: if the site is to be developed, a significant number of these trees should be retained to provide immediate structural landscaping.

Potential uses / current interest in the site

A local medical practice have outgrown their current premises and have identified a clear operational need for the development of a new medical centre. Their site search has lead them to identify part of Fusehill Street community gardens as suitable for such premises. Informal plans have been submitted for discussion, which indicate that the proposed development would be located towards the Fusehill side of the site, and that as part of a trade off the development would provide investment to secure the remodelling, improvement and enlargement of the adjacent play area.

Policy L18 makes provision for the establishment of branch doctors' surgeries, and states that such development will be acceptable subject to certain criteria. Criteria 3 states that there should be no significant detriment to the amenities of nearby residents. Whilst the reasons/explanations to the policy state that new build or conversion of existing retail and residential units or council houses may all be suitable for branch surgeries, it does not make reference to development of open space.

Conclusions

With no clear policy stance on the proposed use of the site the best focus for a policy steer is the advice in PPG 17 which states that where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by capital investment to secure improvements.

The PPG sets out brief advice on development within open spaces, and states that when considering planning applications either within or adjoining open spaces local authorities should weigh any benefits being offered to the community against the loss of open space that will occur.

On balance, the benefits that could be brought by the development of a community facility on the site outweigh the loss of the open space, bearing in mind its long term neglected state and the potential improvements to the adjacent children's play area.

However, it is considered that these are exceptional circumstances, and that the development of the site for non-community uses would be unacceptable.

- avoiding the loss of, or damage to, important conservation features, including nature conservation interests, landscapes, buildings, archaeological sites, historic parks and gardens and visually important public and private open spaces,
- ensuring high standards of design including siting, scale, use of materials and landscaping which respect and contribute to the distinctive character of townscape and landscape,
- using energy efficient design and the use of recycled materials and renewable energy technology,
- promoting good practice in the efficient disposal of waste water and sewage particularly the provision of sustainable drainage systems,
- avoiding reductions in air or water quality and avoiding the loss of the best and most versatile agricultural land,
- ensuring development is within environmental, infrastructure, community and service constraints, including the road and transport hierarchy and water supply, or that these can be satisfactorily overcome at the developer's expense without an adverse effect on the environment,
- reducing the risk of flooding within the development and elsewhere by a choice of location in the following order of priority:

a sites with little or no flood risk, followed by

b. sites with low or medium flood risk, and only then

c. sites in areas of high flood risk subject to a design which minimises or mitigates any risk,

- making proper provision for access by pedestrians, cyclists, people with restricted mobility and people with special needs, and

- satisfactory access and appropriate parking arrangements can be achieved.

Proposals for uses other that residential will not be permitted in Primary Residential Areas other than where they do not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. Such schemes falling within the scope of this policy will be considered against the above criteria as well as other policies of the Plan appropriate for the proposed use.

Policy H16 - Design Considerations

High standards of design in new housing sites and dwellings will be required. Matters to be considered include: the layout of roads and buildings, footpaths and cycleways; the retention of existing trees and hedgerows; planning out crime; the provision of public open space; and the relationship to adjacent development.

Policy L18 – Branch Surgeries

Proposals for the establishment of branch doctors' surgeries within established or proposed urban neighbourhoods or rural settlements will be acceptable provided that:

- appropriate car parking standards can be achieved;
- the proposal has a satisfactory relationship to the highway network;

A8 refers

APPENDIX

B1 :

Petitions and Background Papers
in Favour of the Scheme

Carlisle and District NHS
Primary Care Trust

Wavell Drive
Rosehill
Carlisle
CA1 2SE

Direct Line: (01768) 245336
Direct Fax: (01768) 5326
E-mail: Ramona.Fleming@ncumbria.nhs.uk

Our Ref: NW/RF

16 July 2004

Cllr Mike Mitchelson
Leader of Carlisle City Council
Civic Centre
Carlisle

Dear Mr Mitchelson

RE: PREMISES DEVELOPMENT – LONDON ROAD SURGERY CARLISLE

As you will be aware the London Road Surgery have for some time now been seeking to relocate to more modern and accessible premises for the benefit of their patients and have submitted a planning application to Carlisle City Council for approval.

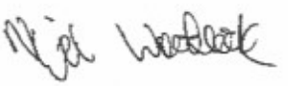
I am writing on behalf of Carlisle and District Primary Care Trust who have the statutory responsibility to identify the health needs of the local population and develop appropriate services to address them. We fully support this application and believe this will lead to a significant overall improvement to the primary care provision for the patients of London Road Surgery and have great concerns about what the potential impact of the failure of this scheme would have on patients and their health status.

The last surgery inspection highlighted the current sub standard facilities and the urgent need for them to be addressed. This is not a new issue and the practice have examined almost 30 options during the last 8 years and regard their current proposal before you as the only practical means of providing improved health care services for their patients.

Continued…

In conclusion, I am writing to formally express my serious concern if this scheme is not approved because of the adverse consequences this undoubtedly will have for the patients. I strongly urge you as a key local community partner to support the practice and the local NHS in seeking to improve the quality and provision of services for local patients in Carlisle.

Yours sincerely



Nigel Woodcock
Chief Executive
Carlisle & District Primary Care Trust

my leisurewear n Gap.

value for money.

Debenhams. I like looking round there.

fit really well and they're not too expensive.

my Frost, 47, of umont

Allison Craig, 36, of Hensingham

Jessie Easton, 78, of Whitehaven

Lynne Weir, 40, of Parton

19/7/04

Punishment? Karl Osgood, pictured taking part in a charity event, escaped jail despite his conviction for violence and, inset, last Tuesday's front page

contribution is made to restoring the damage to society, efforts are made to change future behaviour. If successful there is much to commend the sentences.

Whether the sentences you reported on were right in the particular circumstances is a matter for the court but, once such sentences are made, the Probation Service will impose with rigour the element of punishment and with skill the need to seek rehabilitation.

MIKE MADEN
Chief Officer
The Probation Service

VIOLENCE DEBATE

Muddied waters

I'M glad Bill Goldsmith (Letters, July 15) is no longer one of our local magistrates. His letter was confused, knee-jerk and at times contradictory.

Mr Goldsmith says "any acts of violence should be treated with a custodial sentence". He seems to take pride in never bothering to look at the circumstances surrounding a case.

What if people were acting in self-defence against the kind of thugs that went on the rampage in Currock recently?

TIM BARNETT
Fusehill Street
Carlisle

RYDAL ST PLAYGROUND

A healthy move

MARION Smith complains about the loss of the Rydal St playground (*News & Star*, July 14).

I would like to clarify a few points.

At the time, residents complained about the foul language used by youths who continually used it.

The lady says the houses have already been built on the playground, in fact they have only got the foundations down.

With regard to Fusehill Street, it seems to me the objectors to a doctors' surgery have got things a little bit mixed up.

They said a playground would be dispensed with when in actual fact it will be enhanced and cameras put up to keep a watch at all times.

Traffic increase will be another problem, they said. Fusehill Street and Grey Street have always been busy and I cannot see the surgery making it anymore so.

As for a proven link between the lack of open spaces and anti-social behaviour – oh come on!

Anti-social behaviour has been with us since time began and I think a good youth centre would be a solution. And surely a doctors' surgery is better than a garden that has locked since very shortly after it opened.

GEO P EWINGS
South Henry Street
Carlisle

CLIMATE CHANGE

I want diaries

I NEED help. I need shed doors, desks and diaries.

No, I'm not a collector of random junk but a researcher studying how nature is responding to our climate.

Over the centuries people recorded the dates of a variety of seasonal events – the first cuckoo of spring, the first ivy flowering or even the last time they cut their lawn.

Now, the Woodland Trust and the Centre for Ecology and Hydrology are collecting a history of the past few hundred years of observations.

We particularly need those covering more than decade. In the late 1940s scientists stopped recording nature's vital statistics and we have a 50-year gap to fill.

PHIL CROXTON
Woodland Turst
c/o CEH Monks Wood
Abbots Ripton
Huntingdon
Cambs PE28 2LS

W John Leslie's love lif
latest update on Pr
Diana, the papers were spoilt fo
Oh, and in case you missed it, C
Bush has set his sights on "libera
now that Iraq is all sorted and 8(
schoolchildren burnt to death in
children's headteacher has been
To be fair *The Sun* ('I've dumpe
Leslie' – pages 1, 4 & 5) were on
and conveyed the full extent of t
tragedy. There just probably was
more to write than a dozen wor
27. The newly-serious *Mirror* has
with tittle-tattle any more, so dic
on Leslie's love life. No, they reve
shock news someone is making a

'The *Mail* was so full of r couldn't find space for a about 80 dead schoolchi

programme about Diana. I've set
Surely the middle market – the
all the is good and decent about
country – would do better.
The *Express* not only found spa
page 23 for the school fire, but a
ten more dead kids than the *Sun*
The *Mail* was so full of news th
couldn't find space for a single w
Indian schoolchildren, presumabl
as they were only young, they we
only *potential* immigrants and th
had little impact on house prices.
We live in a time when it takes
comedian to make people realise
might not be the champion of fre
says he is and where people react
shock when the BBC reveals those

'The distrust of foreig means many people d really care if they live o

old patriots at the BNP might not
like those black folks very much.
As a journalist, far be it from m
the first stone – the fact is serious
doesn't sell, particularly if it happ
anywhere south of Dover. A cock
blind-drunk celebrities and blind
is a much more heady brew.
The media-driven distrust of for
means far too many people don't
care if they live or die and our mo
popular newspapers thrive on fric
us about the evil masses living be
borders plot to control our lives.
That, more than phantom asylu
and laughable misrepresentation
EU, is the really scary thing.

Disagree with Anthony? Call our Talkback line with your views 01228 6
letters@cumbrian-news

URGENT

DR. A.R. HORNE
DR. R.J. LIGHTFOOT
DR. C E ASQUITH
DR. C L HUGGINS
DR.G M U JAYAWARDENA

48 LONDON ROAD
CARLISLE CA1 2EL
TEL 01228 527559

15 SCOTLAND ROAD
CARLISLE CA3 9HR
TEL 01228 533872

15 OCT 2002
ANSWERED

Ref. AH/EL

Mr A Ross
Asset Development Surveyor
Dept of Environment & Development
Property Services
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

14 October 2002

Dear Mr Ross

NEW SURGERY DEVELOPMENT PROPOSAL – FUSEHILL STREET

Thank you for your letter of 19 September. We do appreciate all your efforts in this regard. However, we are at the point of desperation and would very much appreciate it if a way could be found for us to secure the site without it going on to the open market. We understand that our developers are willing to purchase the site at a market value which would be mutually agreed.

For your information, I enclose a document which details our case for our need to develop new surgery premises. In addition please find enclosed a copy of a letter from the PCT confirming their support for our development and also a copy of a letter to the PCT showing our intention to close our practice list due to the problems we are facing in our present building.

Yours sincerely

E. Laycock

pp DR A R HORNE

c.c. Mr Simon Harrison, HGBP Limited

A case for a new surgery development at The Community Garden Site, Fusehill Street, Carlisle

Background

There has been a medical practice at 46/48 London Road for more than 100 years. The present practice premises have served the partnership and our patients well. However, it has been clear for more than 6 years now that the partnership has outgrown the building. This is due to:

a. a steadily increasing list size, presently standing at 8284 patients. This includes a high elderly population, a very large proportion of under 5s (including a significant proportion of families with social and psychological problems) and an increasing student population. We have a locally high deprivation index.

b. more clinical staff employed than ever before – 5 doctors, 4 Practice Nurses, a phlebotomist, 2 Health Visitors, 4 District Nurses, plus outside staff who come in to provide specific primary care services (a Diabetic Chiropodist, Chiropody Assessment, Drug & Alcohol Worker, Midwife, Counsellor, Dietician, Dermatology Specialist, Smoking Cessation Facilitator).

c. a commitment to provide improved medical services to patients.

In addition, there is an increasing pressure on primary care services as the long-term government plans for the NHS come about. These include an increasing commitment to move the emphasis of patient care away from secondary care (hospitals) and back towards primary care. The government also recognises that this will require a major development of primary care facilities.

We are currently using a building which provides only 3 consulting rooms at ground floor level and 1 on the upper floor and 1 treatment room. We have one GP (full time) who has no room of her own and there is no second treatment room for nursing consultations. Given the current recruitment problems within general practice we are lucky to be able to provide an adequate service at all. The reception/filing room is extremely cramped and results in terrible working conditions for our staff. The waiting room is inadequate for our patients' needs and is frequently crowded despite our best efforts to stagger surgery times. We are unable to provide any area where patients can discuss sensitive matters privately and frequently have problems accommodating patients who wish to see a particular doctor but cannot go upstairs. There is only a single toilet for patients' use. Staff facilities are equally lacking; there is no adequate meeting room or education room; there is no room to develop a minor surgical unit or a separate room for the practice manager (she currently shares with other staff). Staff morale is suffering throughout the practice.

We currently occupy a floor area of only 313m² whereas the minimum working area should be 836m². This is based on the current NHS requirements for primary care facilities as laid down in Paragraphs 51 and 56 of the Statement of Fees and Allowances: Revision of Schedule Cost and Space Limits (amendment dated 3.7.02). Our present location offers less than 40% of a working area we actually need. Expansion of this magnitude at 48 London Road is impossible.

In the past we have extended the buildings on our present site to a point where there is no more room for adequate and appropriate expansion. Some 4 to 5 years ago we commissioned a local architect to assess our premises and draw plans for major internal reconstruction to try and provide extra rooms. However, it was clear that this would be a costly scheme that would not work as a permanent solution. It could not provide extra waiting, filing space or sufficient consulting rooms to accommodate our increasing clinical commitments. We also knew that we would run into difficulties over any planning application due to the fact that the building is listed and any scheme could not comply with regulations particularly with regard to disabled access. Even with unlimited funds it would be impossible to create enough working space in our present premises to cover our existing needs, let alone develop the services we offer.

We have also investigated the possibility of purchasing adjoining buildings with a view to expansion along Woodrouffe Terrace. Our former senior partner worked hard in this regard but our best efforts were refused.

Today, we are in a position where GPs and other clinical staff have to share rooms, clinic times are staggered to accommodate this which results in difficulties with communication between members of the team, and the introduction of new services is impossible. Parking is increasingly difficult; we have no local dedicated parking for doctors on call for emergencies, for District Nurses carrying sensitive items or even for the disabled. The Ambulance Service, in particular, has problems when we need to call them in an emergency. We recognise that we cannot keep pace with NHS reforms and demands to provide improved services in our present situation. These reforms are not optional; we are expected, and wish, to embrace them. For some considerable time now we have realised that the only viable option would be to develop a new primary care facility.

We are subject to regular inspection by the local PCT (and formerly by the Health Authority). Our need has long been recognised by these bodies and we are assured of their full backing in our proposal to relocate to a new purpose built medical centre. We are also aware that the District Valuer and our local MP support our cause. We are aware that financial support, from within the NHS, for this is extremely limited and practices are encouraged, both locally and nationally, to consider PFI as the way forward.

Locating a new medical centre

Over the past 5 or more years we have spent a lot of time and effort looking at prospective sites for the development of a new medical centre. From the outset, our requirements have been:

Location	to be sited within ¼ mile of our present location
Size	to be adequate for our immediate needs including new services and with room for future expansion
Access	to be easily accessible to our patients especially the disabled whether travelling on foot, by car or by bus (and to provide easy access for the Ambulance Service)
Parking	to provide good local parking facilities and at least disabled parking and some staff parking on site

We have looked at many sites in this time, all of which have been eliminated for various reasons: they fell too far short of our requirements; were too expensive being based on retail costings; our offer for purchase was rejected and, most recently, we were outbid. This has, at times, been extremely frustrating.

The case for the purchase of the Community Garden Site

We firmly believe that this site is ideal for our purposes for the following reasons:

1. There are no other suitable sites in the locality. The option to relocate elsewhere would be detrimental to the area and our patients and is an option we strongly oppose.

2. The long established medical services would remain in the locality continuing to serve the practice population.

3. It is on a bus route and the site is generally easily accessible.

4. A new medical centre would provide a long-term investment in the area and shows a continuing commitment on the part of the practice.

5. The government is committed to an improved NHS and the development and improvement of primary care premises and services is a priority.

6. We believe that, by redeveloping this site, we would have strong support for these plans both publicly and politically. We understand that the area is subject to repeated vandalism and that the garden is regularly kept locked as a safety measure.

7. The site can provide us with enough space to build a medical centre to meet all our requirements and provide space for future expansion. Such a building would, of course, comply with all regulations regarding disabled access and the site itself would provide good parking facilities and general access. See comparisons above.

8. We envisage that the security measures we would install (CCTV) could provide surveillance cover for the neighbouring play area. It may also be possible to help revitalise this play area.

9. Having a new purpose built facility would allow immediate improvements to the services we offer including increased specialised clinics, improved access to contraception and sexual health clinics for young people, a nurse practitioner and a greater range of minor surgery procedures.

Conclusion

We understand that the disposal of this site is not part of the Council's present plans. However, we would ask that you seriously consider this proposal. We firmly believe that this is our only option and that it will be nothing but of great benefit to the area and community.

Pamela.
Copy to LITTLE pls.
MG

DR. A.R. HORNE
DR. R.J. LIGHTFOOT
DR. C E ASQUITH
DR. C L HUGGINS
DR.G M U JAYAWARDENA

48 LONDON ROAD
CARLISLE CA1 2EL
TEL 01228 527559

15 SCOTLAND ROAD
CARLISLE CA3 9HR
TEL 01228 533872

Ref: AH/EL

Mr David Atkinson
Head of Property Services
Carlisle City Council
Civic Centre
CARLISLE
CA3 8QG

DEPT. ENV & DEV
PROPERTY SERVICES DIVISION
14 MAY 2004
FILE 4195
PASSED TO DMP
ANSWERED

13 May 2004

Dear Mr Atkinson

RE; 3PD MEDICAL CENTRE DEVELOPMENT, FUSEHILL STREET, CARLISLE

Further to our recent letter concerning the forthcoming City Council Executive Committee meeting please find enclosed a copy of a letter received in the mail today which would seem to indicate some local support for our proposal. Unfortunately, it is not signed and gives no indication of the actual level of support but we would be very grateful if the contents of this letter could be borne in mind during the meeting.

Yours sincerely

DR A R HORNE

To: Dr. Horne & partners.

I am writing on behalf of many residents in this area to SUPPORT your application for a medical centre to be built in Enselhill Street.

I attach a photo of the Gardens which shows the disgraceful state of it. It has never been used as a community garden for years because of the vandalised state of it. I can assure you most of us in the vicinity would welcome it to be changed to a medical centre.

Yours sincerely,
on behalf of residents of Enselhill Street & Glen Street.

Fusehill Street Community Gardens

DR. A.R. HORNE
DR. R.J. LIGHTFOOT
DR. C E ASQUITH
DR. C L HUGGINS
DR.G M U JAYAWARDENA

48 LONDON ROAD
CARLISLE CA1 2EL
TEL 01228 527559

15 SCOTLAND ROAD
CARLISLE CA3 9HR
TEL 01228 533872

Ref: AH/EL

Mr David Atkinson
Head of Property Services
Carlisle City Council
Civic Centre
CARLISLE
CA3 8QG

DEPT. ENV & DEV
PROPERTY SERVICES DIVISION
12 MAY 2004
FILE 4/195
PASSED TO
ANSWERED

07 May 2004

Dear Mr Atkinson

RE; 3PD MEDICAL CENTRE DEVELOPMENT, FUSEHILL STREET, CARLISLE

We understand that the City Council Executive Committee will consider our application to purchase the Community Garden Site for the purposes of developing a new medical centre at a meeting to be held on 17th May.

We would like the opportunity to apprise the members of our current position and also to remind them of some relevant points which are already a matter of record.

Since the planning application was approved in December both HGBP and the practice have moved the preparations for this scheme on at a rapid pace to the point that everything is in place for building work to proceed in July or August 2004.

We would respectfully draw the Committee's attention to the door to door survey carried out by the practice in May 2003. This was suggested by City Councillors at a meeting in April 2003. Over a period of two weeks we distributed 665 leaflets and received 177 replies (26.6% response). Of the replies received 96.6% were in favour of our proposal

In October 2003 we conducted a survey over two weeks of all patients attending the surgery for their views on the proposed site and received 550 signatures of support. This was submitted to the Council along with the planning application. Our patients know only too well the shortcomings of our present premises and the urgent need for better facilities.

In addition we have received a letter of support from the Chairman of Carlisle & District PCT, a copy of which is lodged with the Council. The Officers of the PCT are all too aware of our need for new facilities. The failure of this development will have a far-reaching effect on this practice and our ability to provide new and improved services to our patients. These are now contractual requirements under the new GP contract which came into being on 1st April 2004,

continued

continued

From the outset we have done everything asked of us in the appropriate manner. We are looking forward to moving the matter to its conclusion and being able to improve and develop the services to patients which are now long overdue. We firmly believe this scheme is for the greater good of the community as a whole.

Yours sincerely

DR A R HORNE

21 Fusehill St,
Carlisle,
Cumbria,
CA1 2HE

PLANNING SERVICES
REF 03/1100
14 MAY 2004
Copy to David Atkinson

13/05/04

Planning Services,
Civic Centre,
Carlisle,
CA3 8QG

Dear Richard Maunsell,

m writing to show my horror when I was faced with an rtical in the News + Star featuring our community garden n Fusehill Street. I am calling it a garden in the loosest of erms, as I view it more as a health hazard. It is a place where graffiti has taken over, broken glass + rubbish has een scattered around the ground. The design of the garden as created a perfect hide away for youngsters therefore ttracting gangs of youths that are using it for their own devises which as a whole are not good, for example etting fires. The garden has become a blot on our ommunity and I find it laughable that people have anaged to collect 150 signatures to save such a lace. I apolagise for my ramblings but I basically ant to put forward the other side of the argument and give my support for the building of the health centre.

Many Thanks

Joanne Shand.

DR. A.R. HORNE
DR. R.J. LIGHTFOOT
DR. C E ASQUITH
DR. C L HUGGINS
DR.G M U JAYAWARDENA

48 LONDON ROAD
CARLISLE CA1 2EL
TEL 01228 527559

15 SCOTLAND ROAD
CARLISLE CA3 9HR
TEL 01228 533872

LEGAL & DEMOCRATIC SERVICE
FILE
24 JUN 2004
PASSED TO SH
ANSWERED
MAIL LOG

TOWN CLERK & CHIEF EXECUTIVE'S OFFICE
FILE
23 JUN 2004
PASSED TO
ANSWERED ✓

Ref: AH/EL

Chief Executive
Carlisle City Council
Civic Centre
CARLISLE

22 June 2004

Dear Sir

RE; PROPOSED NEW MEDICAL CENTRE, FUSEHILL STREET, CARLISLE

Please find enclosed a petition of some ~~421~~ 472 names gathered in support of our proposal. This represents the views of our patients who are fully aware of the urgent need for new premises so that the practice can improve and extend services and meet standards required in Primary Care. This petition endorses a similar survey carried out in October 2003 lodged with the City Council prior to the Planning Application approval.

We respectfully ask that this petition be received into record to enable discussions to continue and to assist the Executive Committee to reach a decision.

Yours faithfully

DR A R HORNE

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
CHRIS BIRD	24 EDEN PARK CRES	
SID BIRD	"	
JOANNE SMITH	BOWNESS STREET	
J. HARKNESS	14 RAVENSTONE WAY	J Harkness
M Massey	39 Charlotte St	Carlisle
L. Armiger	THE COTTAGE CARLETON	L Armiger
B FEARN	128 Petteril St CA1 2AW	
E. S. Towers.	20, Eden Park Crescent	E S Towers
S Craig	14 Holywell Cres. CA1 2TD.	
J.P. WARD	27 RAVENSTONE WAY	J.P. Ward.
R Cairns	78 OAKLANDS DR	
K McCafferty	48 ENNERDALE AVEN	K McCafferty
D Kelly	10 Eden Park Cres	
I Mackay	3. Wentworth dr	I Mackay
P. Sydney	11, RYE CLOSE BLACKWELL	P. Sydney
E. Ryeroft	48 LUND CRES	E Ryeroft
C GRAHAM	5 WEBSTER CRES	C Graham

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
M SCOTT	DEER BIELD 20 THE GREEN HOUGHTON	
M HALL	60 LIGHTFOOT DRIVE	
A M Small	11 CARTMEL DR. CARLISLE	
F Wilkinson	64 CURRAN CLOSE	
B. DRINKWATER	29 CUMBERLAND ST	
D. Francis	80 Guilford Gres.	
D. Tyers	48 Winscale Va	
J Barrie	56 Ullswater Rd	
J. Newth.	92 Currock Rd.	
K.J. Gundry	33. Mayfield Ave	
R.W. CARTER	98 HURLEY ROAD.	
T.H. LITTLETON	TANNERY FARM	
G G LINTON	287 London Rd	
A CRONIE	8 Woodside North	
C. Small	139, Richardson St	
M. Harrison	1, Longdyke Dr Carlisle	
A Denwood	61 BRISCO Meadows	

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Cyclina	71 Harrison St	C Peters
H Taher	3 Mill Bank	[illegible]
Karen Murtough	40 Flower St, Carlisle.	K Murtough
L M SHIELD	23 Blackwell Rd	L M Shield
M. D. Richardson	31, Close St	M D Richardson
G E Harrington	51 Upperby Rd.	G E Harrington
D.H. LEIGH	18 Montgomery Court	[illegible]
M. Irvine	31. Howard place.	M. Irvine
H Stanger	126 Durdar Road	H Stanger
J. Whitfield	32 Durdar Road.	J Whitfield
Mrs Joan Whitfield	32 Durdar Road	Joan Whitfield
Dorothy Bowe	3. Borders Close.	D. Bowe
E Oliver	7 Greenpath.	E A Oliver
F TODD	16 BOWER ST	[illegible]
C. Stevens	14, Wansfell Ave	C Stevens
J TOLSON	75. OSWALD ST	J Tolson
D. LINDSLEY	68 DURDAR ROAD	D. Lindsley
K. BRYANT	44 SCOTBY VILLAGE	K Bryant

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
LISA CLAPERTON	1 SKIDDAW Rd	
A HUGGEN	38 PARKLAND AVE	
J. FRIEL	21 Ridgemount Road	
J. THOMPSON	CENTA, WETHERAM PASTURE	
G DIXON	30, MARGERY ST	
D. Rankine	54, HILLHOUSE AVE	D Rankine
M Maher	7 TREVOR ST	M. Maher
J Davison	55 HOLYWELL CR BOTCHERBY	J Davison
A. FREEBAIRN	6 SCALEGATE RD	A. Freebairn
D BONDEN	4 BISLAND COURT	
T. GREEN	122, ELLESMERE WAY	
W. EMERSON	140 BURNETT RD	W. EMERSON
C. Bowen	61 Croft Rd.	
J. Hydes	475 Warwick Rd.	J. Hydes
S. Shovlin	5 Holly Drive	S.
E Carruthers	8 RYDAL PLACE	E Carruthers
J. CARRUTHERS	" "	J. Carruthers

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
E. Ruddick	55 South Henry St	E Ruddick
A. Binnie.	8, Hether Dr	A Binnie
[illegible]	128 Petteril	[illegible]
G. Nesbitt	11 Oswald St.	G. Nesbitt
J. Caven	82 Peel St.	J. Caven.
[illegible]	1 Lamb St	[illegible]
G. Maxwell	79 Castlesteads Drive	[illegible]
J Fisher	2 Redbank Terrace	[illegible]
M. Thom	6H Meadow View.	M. Thom
M. Mallinson	18. Grasmere St.	M. Mallinson
D Graham	15 Barrock S	D Graham
S. [illegible]	43 Crosshill	S. [illegible]
J Bowen	17 High Meadows Belle Vue	J Bowen
[illegible]	Margery St Carlisle	
[illegible]	31 Mallyclose Dr	[illegible]
E Mellish	"	E Mellish
R Moody	40, Crossways	R. Moody

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
H.J. TINKLER	87 GREYSTONE RD	H.J. Tinkler.
I CARTWRIGHT	24 RAVEN NOOK	I. Cartwright
A. KAVANAGH	13 LEDIARD AVE	A. Kavanagh
J. Macleod.	RYDAL STREET	J. Macleod
Stacey Sullivan	27, Raffets AV	S. Sullivan.
S. Mason	10 school RD.	S. mason.
L. NOTMAN	28 CAVAGAN [illegible]	[illegible]
B. GROOTENDORST	66, MILLHOLME AV. [illegible]	B. Grootendorst.
W. BROWN	3 Regent ST	[illegible]
E.A. PATON	192. LAWKY HILL Rd.	E.A. Paton
S CARRUTHERS	18 ESTHOR ST.	[illegible]
R.J. McKINNEL	30 BOTCHERBY AVE	R.J. [illegible]
FIONA ARMSTRONG	3 ST JOHN'S COURT CLOSE ST	Fiona Armstrong
ANNE ARMSTRONG	" "	Fiona Armstrong
M. Eland	Cindledyke Carlisle	[illegible]
R.J. Culley	66 Pinecroft, carlisle	Jane Culley
A JESSAMINE	52 Briar Bank	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
D BLACKLEY	20 GREENSIDE RD	D Blackley
M BLACKLEY	20 GREENSIDE RD	M Blackley
M HUDDART	39 FLOWER ST.	M. Huddart
S GLENDINNING	94 CHARLES ST	
MARK JONES	19, CHESTNUT HILL	M. Jones
J.A. Glenninger	1 LILAC SQUARE, SCOTBY	J.A. Glenninger
[illegible]	1 LANSDOWNE COURTS	[illegible]
S BUCHANAN	36 GREENGARTH	S Buchanan
B. Brauner	51 Bannisdale Way	B. Brauner
J SLEE	1 SHAP GROVE	
R TAYLOR	6 BRUNSTOCK CL	R Taylor
M BELL	86 Eaton Pk Cres	M Bell
P. Thorpe.	150, Kingston Road	P. Thorpe.
I. MACLEOD	52 RAVEN NOOK	I. Macleod
[illegible]	26 Broomfalls Rd.	H.S. TAYLOR
S M Steel	140 CHESTERWOOD	S Steel
Robert A Little	42 SEATOLLER CLOSE	ROBERT A. LITTLE

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
V THOMPSON	'CENTA' Wetheral Pasture, Carlisle	V Thompson.
E. STORDY	49 Sark Close, Lowmoor Carlisle	Elizabeth A. L. Stordy
C MCMURRAY	77 BOWER ST	MRS C MCMURRAY
O BLACKLOCK	13 Sunnyrig Ct	O Blacklock
T. Bracken	5. Chertsey Bank	T Bracken
B Reed	28 Percy Rd	B Reed
C. Doherty	59 Vasey Cres,	
R. Lomas	59 VASEY CRESCENT	R. Lomas
S. Spence	10 Maitland St	S. Spence.
J. Cork	1 Sheehan crescent	J Cork.
D. NEWSOME	43 FARLAM DRIVE.	D Newsome.
R LENNOX	267. Blackwell	R E Lennox
A.C. WILSON	SUNNYCROFT CARLETON	A.C. Wilson
J. Marshall	1 Besland Court	J. Marshall
Carr.	22 SCALEGATE RD	A. CARR
I. SPROAT	138 HARBORN AVE	S Sproat
J. Patton	52 HERBERT. ST CARLISLE	

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Champa Sadler	25 Lodore Dr Carlisle.	C Sadler
HOODLESS	423 LONDON ROAD	[illegible]
M.E. WATSON	3 ALEXANDER ST. CARLISLE	[illegible]
W. LITTLE	GREYSTONE HOUSE, CARLISLE	W. Little
I. J Thompson	30 Brisco Rd.	I. J Thompson
[illegible]	95 LINDISFARNE ST	[illegible]
R.P. Hall	33 HAYTON RD	R.P. Hall
A.J. PARSONS A J Parsons	159, Tribune Dr. Houghton	A J. Parsons
J. BOWDEN	4, BISLAND COURT	J Bowden
G. Green	2 St Mellion Close	G Green
M. Thompson	16 ETTRICK ST	M. Thompson
F. Dacherty	15 Walkmill Crescent, Carlisle	[illegible]
C Shepherd	23 [illegible]	[illegible]
M Brattle	138 NEWLAITHES	M Brattle
L Britton	46 Brooks St	
W McDicken	28 Cant Cres	W McDicken
A McDicken	37 Cant Cres	A McDicken

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
A. White	4 Blackwell Rd	A White
D Dunne	34 London Rd	D Dunne
M. Kenworthy	13, Chatsworth Sq	M Kenworthy
S Hind	10 Brunton Cres.	S Hind
A Reay	19 Carnoch Drive	A Reay
M Jones	17 Moorfield Dr. Sth	M Jones
A. Warwick	50 Chertsey bank	A. Warwick
P. Winder	28, Esk Road	[illegible]
D Conein	30 Fuzze Strub	D Conein
T Ennis	30 Hillcrest Gve	T Ennis
S. Wood	3-5 closestreet	S. Wood
L. Glendinning	94 charles st	L Glendinning
A Smith	64 Alexander St.	A Smith
R. Barwick	43 Walkmill Cres	[illegible]
A. Thompson	30, Wentworth Drive	A. Thompson
J Millington	42 Hebden Avenue	J Millington
P. Koelle	59 Dundee Rd	P. Koelle

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Wilson Briggs	2A Chorley Avenue	
Jones	34 Freer Street	
N. Lamming	28 Crowlands.	N. Lamming
D Graham	7 Mayfield	D Graham
S. High	2 The Square Cummersdale	
C. Dickson	18. Manor Rd	C. Dickson
R Thompson	Carlisle	R Thompson
Coli Pain	27 Garden St Carlisle	Coli Pain
M. Seymour	2. Kirkhorne.	
D. Bulman	40, Senell Rd.	D. Bulman.
M Crabtree	15 Rosecourt	M Crabtree
S McLaughlin	7 Boston Avenue	S McLaughlin.
H Garraway	21, Barrock Street	Hazel Garraway.
N Jones	227 Houghton Rd	N. Jones
J Morris	10, Garden St	
E Balmer	54 Broome Court	E. Balmer

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
A Crozier	129 Upperby Road	A Crozier.
M Duncan	465 London Rd.	Muriel Duncan
I.M. Meredith	61 Hurley Road, Little Corby	I. M. Meredith
D. Smith	Watson St	[illegible]
[illegible] Aketh.	Kelvin Grove.	[illegible] Aketh.
A Nyfugee.	14 St Georges, Stanwix	A Nyfugee.
K Lowry	13 Gilford Cres	[illegible]
H Simpson	47 Weardale Rd	H Simpson
A Simpson	47 Weardale Rd	a J Simpson
D Simpson	47 Weardale Rd	
L Simpson	47 Weardale Rd	
C. Chester	47 Weardale Rd	
R. Bowman	47 Weardale Rd	
K. Carruthers	47 Weardale Rd	
C Carruthers	47 Weardale Rd	
E Berry	101 Bower Street	
A.J. Foster.	276 Harwich Rd	A.J. Foster.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
V. Foster.	276 Norwich Rd.	V. Foster.
P. B. Foster	276 Norwick Rd	P B Foster.
P HARRIS.	53 Lediard ave	P HARRIS.
P Threlfeld	101 Lund cresent	P Threlfeld
M. Cleary	9 garden St.	[illegible]
J. STEWART	18 LINDISFARNE ST	[illegible]
J. Key	228. Greystone Road.	J. Key.
C WINDSOR.	23. Riverside way	CA. Windsor
KAIC SCHOFIELD	70 ALNWRY HILL RD	[illegible]
Rme Innes	359 PENNINE WAY	Rme Innes
A BROOKS.	31. ESDALE AVE.	A. I. Brooks.
G.E. Clark	THE HOLLENS WINSTOCK CA6 4PY	G.E. Clark
M. Riss	68, Meadow View	M. Riss
L. Kirby	FARLAM DRIVE	K. S
A Bell	2 Woodend Drive.	A Bell
A Barrson	8 Ellerby Scaur	[illegible]
S Blough	20 HERBERT ST	

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J. Smith	18, Oakleigh Way	J. Smith
J Donald	48 Broadoaks Grange	J Donald
Simon Smith	18 Oakleigh Way	
P. Stewart	23 Summerhill	
D Welsh	4 Bishop Close	Dorothy Welsh
S. GRAHAM	15 LINDISFARNE ST	S. Graham
J. JOHNSTONE	2A HILL HEAD SLOTBY	J. Johnstone
K.L. MILNER	33 Lund Crescent	K.L. Milner
H BOCHARD	67 Ogden Rd	
[illegible]	22 DALEGARTH AVE	
J FERGUSON	17 SOUTH WISSHANTON	
F MACK	45 Rowsame Close	
N JONES	66 HERIARD AVE	N Jones
C Jones	3 Sybil ST	C Jones
E. WALKER	21 Linton St	E. Walker
M Rawes	195, Whernside	M Rawes
J McCann	55 Welsh Rd	

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J JESSIMAN	ARNSIDE RD	[illegible]
D. A. GUNVALD	62 CURROCK ROAD	D. A. Gunvald.
K. HAWKESSON	53 Larch Drive.	K. [illegible]
R E ROSS	Hanaby Grove	[illegible]
b Francis	80 Gillford cresent	b Francis
R Francis	80 Gillford crescent	R. Francis
M Gouldy	25 HARRIS CRESCENT	M Gouldy
L Longley	13 GILLFORD CRES	L Long
b A Nicholl	52. MERITH AVE CA12TP	b A Nicholl
D. NUGENT	37 LONGDYKE DRIVE	D. Nugent
J. ARMSTRONG	157 CASTLESTEADS DRIVE	J Armstrong
J. Reed	61. Mayfield Av	J. Reed
M. Steer	40 ST A. DANS RD.	Michele Steer.
MRS. Stoddart	39. Ruthella St	E. Stoddart
C Sellers	32 Beaumont Road	C Sellers
C. Ingleton	3. Broadoaks Cott.	C. Ingleton
E. Dawson	89 Oswald St.	E. Dawson

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
michelle Piercy	45 corney street carlisle	MPiercy
Mat HENDERSON	20. WHINSMOOR DR HARRABY	M Henderson
R. Kenyon	28. Edgehill Rd	R. Kenyon
J. Alderton.	16 Barrack St.	J Alderton
SR Williams	228 Wharnscale	SR Williams
S. Cingelis	3 Colville terrace	S. Cingelis
D Drew	" " "	D Drew
J Jackson	46 Wansfell Ave	J Jackson
A PICKTHALL	66 Cumrew Close	A Pickthall
J. Green	158 Edgehill Road	J. Green
M FRANCIS	41 Oswalds St	M Francis
G WILSON	15 WINTON CRES	G Wilson
J MCNEIL	11 WOLSTY CLOSE	J L McNeil
M IRVING	16. ELDRED ST.	M. Irving
S Blackadder	8 Deepdale Dr.	S Blackadder
C ETHERINGTON	3 Mawbray Rd. Mawbray.	C Etherington
L. TAIT	3 Hugh Little Garth	R Tait

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Wendy Bowman	45 Edgehill Rd Carlisle	W. Bowman
Gordon Bowman	148 Edgehill Rd	G Bowman
S ROBSON	30 DIGGLE Rd.	S Robson.
H Duncan	26 Connsburg Cit	H Duncan
D YOUNG	25 Harold Street	D Young.
M. Kelso	27. Cammock Cres	M Kelso.
DAVID HOWSS	29, BANNISDALE	
T. MILLS	9 LANCASTLE AVE. CARLISLE	
E.B. CROFT	15 Walkmill Crescent	E B Croft
Ian BUCHANAN	36 GREENGARTH	Ian Buchanan.
Margaret Buchanan	36 GREENGARTH	M Buchanan
J Middleton	19 Broomo Court	J Middleton
J H Milner	33 Lund Crescent	J H Milner
S J NORTH	MORTON PARK 17 BANNISDALE WAY	S J North
F. Davidson	65 Linden Wem	F. Davidson
M JOHNSTON	25 SPRINGFIELD RD	M Johnston
A JONES	49 VICTORIA RD	A Jones

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
[illegible]	50 Bowness St	[illegible]
T. Dannin	76 Coledale Meadows	T. Dannin
D G Wilson	28 Currock Park Ave	[illegible]
B. McMurdo	6 Westville	R McMurdo
S. McCormick	53, Meadow View	S. McCormick
C. Lichtblau	29 Dale Street	[illegible]
D. Oates	16 Boustead Close	[illegible]
J. Workman	26 Upperby Cr.	J Workman
A Odams.	17 Holme Head Way	A Odams
J.M. Barnes	12, Avon Close.	J M Barnes.
I.T. Barnes	" " " "	I.T. Barnes
J. Lee	28 Mardale Road	J Lee
L Barlow	41 Hulany Grove	L Barlow
D Morris.	40 Marina Cres	D Morris.
N. Bills	52 Millholme Avenue	N. Bills.
G. Bunting	31 Raven St, Carlisle	[illegible]
AL GIBSON	5 LINDEN TERRACE	AL Gibson

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
SBurrell	8 Wooton Way	S Burrell.
J Kerr	49 Brisco Road	J Kerr
T Lowden	Currock	T Lowden.
L. Worrall	Harraby.	L Worrall.
U. Lowden	11 Orton Road.	U.M. Lowden.
D HARDING.	25 LOW MEADOW.	[illegible]
E GAUNTHROP	7 HOLMEHEAD WAY	E Gauthrop
D. Cameron McIntosh	36. Brookside.	D. CAMERON-McINTOSH
[illegible]	32 Colville Terr.	[illegible]
W. WOODS	73 ASHLEY ST	[illegible]
K. WOODS	73 ASHLEY ST	[illegible]
G. WOODS	10 KELD RD	[illegible]
C WOODS	10 KELD RD	[illegible]
R. Graham	15. Barrock St	R. Graham
J HARDING	107 Cant Cres.	J Harding
JUDITH TWENTYMAN	Spindles Rockcliffe	J Twentyman.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
A Homer	57 HARRISON ST	A Homer
M Hetherington	86 WINSCALE WAY	M Hetherington
H. Skrzos	86 Newlaites Ave	H. Skrzos
S. Patrick	4 Faustin Hill	[illegible]
[illegible]	105 South Stanwix St.	[illegible]
Linda Parkin	105. [illegible]	[illegible]
[illegible]	76. [illegible] RD	[illegible]
[illegible]	20 Hebert St	[illegible]
G. Hope	Border close	George Hope.
G SAYLE	51 CASTLERIGG	[illegible]
F. WHELAN	146 Greenacres Wetheral, Carlisle.	[illegible]
MR A HAGES	35 SEWELL ROAD CARLISLE	[illegible]
Linda Varty	3 Westville, Carlisle.	L. Varty
K. Howlieson	53, Larch Drive	K. Howlieson
G Howlieson	53 LARCH DRIVE	[illegible]
[illegible]	14 Birchdale Road	[illegible]
L BARLOW	16 BROW NELSON	L Barlow

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
M. CARR	27. WALKMILL CRESCENT	M. Carr
A. CARR	" " "	A Carr
P. MILLER.	5, BLACKBURN DR.	P. Miller
B GRAHAM.	7 Arnside Road.	B. Graham
L Miller	24 Lister Court	[illegible]
A KELSO	53 WHINSMOOR DR	A m Kelso
C RICHARDSON	7. WATSON ST	C Richardson
A. LONG	6 ELLESMERE WAY	A Long
S Gillespie	81 SOUTH HENRY ST	S Gillespie
D. Simpson	52 South Henry St	D. Simpson
C McAllister	68 Newlaithes Ave	C McAllister
N. Stevens	2 The Pack Northend Burgh By Sands	N. St
J Stewart	10 Woodruffe Ter.	J. Stewart
M. Robson	10, Melbourne Rd.	M. Robson
S. Thompson	3a Antonine Way	[illegible]
C. Atkinson	1, Middle Close, Lowry Hill	C. ATKINSON
PAT SCOTT	46 Greengarth	P. Scott

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J Brownell	13 GRANVILLE R	J Brownell
A JACKSON	95, LINGMOOR WAY.	A Jackson
S. GRACEY	7 DIGGLE RD	S Gracey
C. Lockhart	391 Pennine Way	C. Lockhart
Y WATSON	241, DUROAR RD	Y W
D. COUPLAND	14 WILLOW PARK.	D Coupland
J Holmes	12 Sealegate	J Holmes.
L. Goodall	26 ADELAIDE ST	L Goodall
M. E. M. Polaylock	16 Threave Ct	M.E.M. Polaylock
M. GREENHOW	14 Beverley Rise	M. Greenhow
P. BUTROID	13 ST PETERS DRIVE	P. Butroid.
M. BUTROID	13 ST PETERS DRIVE	M. Butroid.
B Little	38 YORK GARDENS	B Little
D FERRY	188 CHESTERHOLM	D
J.D. Claxton	8, THE WILLOWS, Dunclair	J.D. Claxton
S. DEANS	22 Baird Rd. Harraby	S Deans.
M. DEANS	1 THE CRESCENT CUMMERSDALE	M. L Deans

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J. Cowen	33, YORK GARDENS off UPPERBY RD	Jennifer M. Cowen
R. TILLEY	25 CAMMOCK AVENUE ULLERBY, CARLISLE	
M Beck	51 Jubilee Rd, Currock Carlisle	M Beck.
[illegible]	60 Aglionby St	[illegible]
[illegible]	5 Knave Rd Stanwix.	[illegible]
A. Parkin	11. Toronto Street Carlisle	A. Parkin
M. Sanderson.	8 Quebec Avenue	M Sanderson.
G. McVittie	56 Jubilee rd	Gary McVittie
C Gray	5 Harraby St	[illegible]
B Makepeace	14 Warwick Square	[illegible]
S. Gilchrist	146 Greystones Rd	[illegible]
G. Jackson	202 BLACKWELL ROAD	G. Jackson
S. HEAD	48, Newlaithes	S Head
A McKean	Parkhouse West	A McKean
E. MOXON	9A RICHARDSON ST	[illegible]
S. Appleton	2 Brindale Rd	[illegible]
J. DOCKERTY	49 EDWARD ST	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
D GRAHAM	29, Stewart Crt	
P BALL	WARWICK Rd	
F M Green	Warwick Road	F M Green
S. ROBSON	16 ARNSIDE ROAD	S. Robson
R Blegard	100 Durdar Road	R Blegard
D A Smith	106 Whornside	
A.R SMITHSON	50 BROOMFALLEN RD	
L. LAHEY	130 Longmoor Way.	Linda Lahey
J. WILSON	10 CROSSHILL DR	Jean Wilson
L BROOKS	61 BUCHANAN RD	
S McALLISTER	42 CUMMIN CL	
W. ARMSTRONG	27 YORK GARDENS,	
J ASKINS	56 HENDERSON RD	
KIDDO		
Lynn Wightman	3, Bright St.	
J. BOND	HOUGHTON	J Bond.
Sheila Bond	Houghton.	Sheila Bond.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
G.A. STAPLES	52, CUMWHINTON RD	
CN COWX	7. Coupatyracks MOORHOUSE	
M. Mackenzie	6 woodcutter TERRACE	
K. Sims	73. Dundee Rd.	K. Sims
J. McKINNEL	30 BOTCHERBY AVE	
T. McKINNEL	" " "	T. McKINNEL
S LONGCAKE	6 WETHERAL PASTURE	Shangcake.
(A.L. Winthrop 22, Rydal Street Carlisle.)		
A.L. Winthrop for MIS A Dalton	15, ST Cuthberts	Court, Carlisle
B IRWIN	54. HIGHWOOD	CARLISLE.
D. SOMERBY	94 LDALE, RD.	CARLISLE
MH Williams	228 Wharnside	MH Williams
B NIXON	42 BOUNDARY RD	
H. Koelle	38 Brisco Meadows	
C. Koelle	38 Brisco Meadows	C. Koelle
J.T. CAIRNS	14 GRIERSON PD	

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
E JONES	33 FARIFILED	E Jones
P. IMMING	16 SUTTLE CLOSE	P. Imming
J Nugent	45 Esther St	J Nugent
M. McGrapple	24 Kingstown Rd	M McGrapple
L J. HUNTER	32, FINN AVENUE	L J Hunter
M CULLY	15 DALSTON ROAD	M. Cully
A MORROW	ROSE COTTAGE CUMWHINTON	A Morrow
J McAuley	59 Keld Rd, Belle Vue	J McAuley
J. Jones.	30, Adelaide St, Carlisle	J. Jones.
N Harrison	40 Gilford Cres	N. Harrison
A McGINERON	14. TARNSIDE	
J. KEITH COWPER	6 Knowefield Ave.	J Keith Cowper
E E Cowper	6 Knowefield Ave	E E Cowper
D Bowman	1 CHEVIOT RD	D Bowman
T. Dunnian	76 Chedale Meadows	T. Dunnian
K. Hodgson	53 LARCH DRIVE	K. Hodgson
C. MASP	20 BROOME COURT	C Masp

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
GAVIN SCOTT	53 CURROCK PARK AV	
FIONA SCOTT	"	F SCOTT.
CAMILLE HARKNESS	67 SKIDDAW ROAD	CAHarkness
IMRAN SADIQ	81 London Road	
[illegible]	"	[illegible]
Jane Whitehead	28, Durdar Rd	J. Whitehead
Maureen Carrigan	39, Rashdall Road	M Carrigan
W Carrigan	39, Rashdall Road	W Carrigan
D. Cameron	75 Oswald St	D. Cameron
J Barlow	11. High Green Croft	J Barlow
B Armstrong	127 Wharnside Carlisle	B. Armstrong.
L. Zegveldt	8, Montreal St, Currock	
M. Lancaster	42. Beck Road	M. Lancaster
T. McKinnel	30 Botcherby Ave	T.C McKinnel
R.J. McKinnel	30 Botcherby Ave	R J. McKinnel
C A Johnson	51 Ennerdale Ave	C. Johnson
C Johnston	59, Pennine Way	C Johnston.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Amanda Linden	1 Boston Ave, Carlisle	A. Linden
M Cameron	45 Ryder St	M Cameron
K Blackadder	21 Aglionby Street	K Blackadder
E. Armiger	99 Currock Park Ave	E Armiger
R Robson	28 Conley St	R Robson
D. Huddart	49 Blencowe Park	D Huddart
N. Goodwill	146 Houghton Rd.	N. Goodwill
J Irving	87 Longmoor Way	J Irving
R Johnson	2 Eden Mount	R Johnson
C Ashworth	55 Nelson St	C Ashworth
D. Coull	39 Adelaide St	David Coull
D. McKenzie	56 Mount Pleasant Rd	D McKenzie
H. Norman	7, Mayfield, Blackwell.	H. Norman
R Sanderson	8 Victoria Rd	R Sanderson
J K Cell	31 Holyrood	J Cell
H. Watson	6, Dalton Avenue.	H. Watson
H Deans	1 The Crescent	H Deans

Penningtons Newsagents
45 Fusehill Street
CARLISLE

LEGAL & DEMOCRATIC SERVICE
FILE
24 JUN 2004
PASSED TO
ANSWERED
MAIL LOG
SH

TOWN CLERK &
CHIEF EXECUTIVE'S OFFICE
FILE
23 JUN 2004
PASSED TO
ANSWERED ✓

Chief Executive
Carlisle City Council
Civic Centre
CARLISLE

Tuesday, 22 June 2004

Dear Sir

I am the proprietor of a newsagent shop in Fusehill Street and a resident of St Aidans Ward. As such, I am very interested in local topics. In particular, I feel very strongly that the London Road Surgery's plan to develop a new medical centre in the Fusehill Street Gardens should be approved. I know from many conversations with my customers that I am not alone in this view.

I have gathered a petition of my customers, who are mostly local residents, which supports the surgery's plan. Most people who have signed have said that a new surgery would improve an area that is an eyesore and is repeatedly vandalised as well as providing a community facility. I know there has already been a petition against this proposal and I hope this shows that not everyone thinks the same way.

I would be pleased if you could take this petition into consideration when you are making your decision about the plan.

Yours faithfully

J A Carrick

Mrs Judith Carrick
Proprietor

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
D Armstrong	Sybil St	D Armstrong
M MULVEY	GREYSTONE RD	M Mulvey
B MULVEY	"	B MULVEY
S Shenton	5 Greystone Rd.	S Shenton
P. SHENTON	" "	P Shenton
M. SHENTON	" "	[illegible]
I Smithson	"	I Smithson
A. Fisher	Market Breighton Yorks	A. Fisher
[illegible]	Petteril St Carlisle	[illegible]
K Hickey	33, Raven St,	Carlisle
M NEE	42. Greystone Rd.	Mary Nee
MR LELLIS (Rev)	36 BORLAND AVE	[illegible]
M R Beal	6. Furze St	M R Beal
J. Foster	18, Adelaide St. Carlisle	J Foster
[illegible]	15, [illegible] Rd.	[illegible]
R. Rohakumar	43A Brook Street	R [illegible]
Katie	22 Linton Street	K. Given
J. L. Newstead		
A. Hewitson	28 Margery St.	A. HEWITSON
A Glass	23 FURZE ST	CARLISLE
M. J. Glass	23 FURZE ST	CARLISLE

pto

NAME	ADDRESS	SIGNATURE
NICOLA GRAHAM	31 OSWALD ST	N Graham
H. SCOTT	60 BROOK ST	H Scott
Val Hall	35 RANGI ST	V Hall
M. Bright	64 Margaret Creighton	M.A Bright
N TATE	43 FURZE ST	N A Tate
H M Graham	55 Vasey Crescent	H.M. GRAHAM
S. Mannix	55 Vasey Crescent	S.C. MANNIX
J LUNN	11 MARCETTY ST	J Lunn
G. NESBITT	11-OSWALD ST.	G. Nesbitt
J. NUGENT	Alexander St.	J Nugent
C Jones	3 SYOK ST	C Jones
SM COHOM	55 SYDIL St	CARUSO
K. Prescot	Melbourne.	K Prescott
K. MALLABURN	RIVERSIDE	K Mallaburn
N. ELLWOOD	5, MELBOURNE RD	N Ellwood
D. GOODFELLOW	79 GREYSTONE RD	D Goodfellow
D. Smith	20, FURZE ST	D. Smith
N Smith	1 Greystone Rd.	N Smith
J. Bohdanuk.	1 Greystone Rd.	J Bohdanuk
N. Dougherty.	57, Margaret Creighton	N Dougherty
J. Weeds.	2, Roseville Terrace,	J. Weeds.
A JAMIESON	24 FURZE ST	[illegible]
C. [illegible]	12 GREY ST	C. MILLAR

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
CERRITH MOORE	39 FUSEHILL STREET	
D MATTHEWS	51 SYBIL ST	D Matthews
I. DOHERTY.	BARROCK ST	
A MARLOW	12, LINTON ST	
C. BELL	56 SYBIL ST.	C Bell
G. SUMMERSE	248 WARWICK RD	
[illegible]		
F KENNEDY	17 WATSON ST	F Kennedy
E BOLB	47 Fusehill St.	[illegible]
O WHITE	41 CLOSE ST	[illegible]
E. Henderson	9. NOOK ST.	
P FISHER	2 AELIONBY ST	[illegible]
J Zanelli	5 VASEY CRESCENT	Carlisle
D. Little	47 Raven St	D. Little
F Moscrop	33 Greystone RD	[illegible]
D Mellor	15 Merith Ave	D Mellor
E Haylor	Thomson St.	E Haylor
S.M. Ward	10, KNOWEFIELD CLOSE	S.M Ward

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE, ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
MRS J. HILL	24 HOWE ST.	J. Hill
P WATSON	12 LINTON ST	[illegible]
B. WISE	37 Fusehill St	B. Wise.
S. Chalenger	53 Melbourne Rd	S Chalenger
W Thompson	47 BROOK ST	W Thompson
[illegible]	[illegible]	
BULLOCK	HOWE ST	B Bullock
HUNTER	"	J Hunter
E. WALKER	21, LINTON STREET	E. Walker
G. SULLIVAN	" " "	G. Sullivan
J. CAVEN	16, LIGHTFOOT DRIVE	J. Caven
[illegible]	20 Adelaide St	[illegible]
H.M GRAHAM	Vasey crescent	[illegible]
S MANNIX	" "	S C Mannix
A. Doyle	" "	[illegible]
M. MCDONNELL	" "	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
H Simpson	13 Sybil St	H Simpson
P Gallagher	22 Charles.	P Gallagher
M. Rawson	14, Short St	M Rawson
K Rawson	14, Short St.	K Rawson
R O'Hall	36 Adelaide	R O'Hall
B Hogarty	38 Raven Nook	B Hogarty
D. Cook	21 Scotby Gdns	D Cook
A Thompson	12 Sybil Street	A Thompson
S. Watt	25 Raven St.	S. Watt
S Allan	31 Brunton Ave	S Allan
B. Wearing	17 Shefield St	B Wearing
C. Crangle	17 Sheficid St	C. Crangle
P. Williams	27 Thomson St	P Williams
C. Scott.	7 Gilsland Rd	C. Scott
M Hickey	33 Raven St	M. Hickey
J. Jones.	30 Adelaide St.	J. Jones.
S. Wood	27. Raven St.	Carlisle

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
D. Mills	16 Lindisfarne St	D. Mills
E. IRVING	16. ELDRED ST	E. [illegible]
E Graham	Eldred Street	E. Graham
B Styth	11 Melbourne Rd	B. Styth
BOB STYTH	11 MELBOURNE RD	[illegible]
T. PACKSTRAW	11 MARGARET CREIGHTON	Packstraw
S. Oliver	21 whimbrel Drive	S. Oliver
P Nelson	Threave Court	P NELSON
B. NELSON	— —	B. Nelson
ROSINA SCOTT	44 FURZE ST CARLISLE	R Scott
ISABEL Armstrong	44 Sybil Street	I Armstrong
I. Alston	28 JACKSON ST.	I. Alston
E Harper	36. FURZE ST	E Harper
E. Zinky	16. Adelaide Street	E. Zinky
G. Johnston	62. Greenlaw Road	G. Johnston
J Bamber	9 WATSON ST	J Bamber
L. Stubbs	29, Westmorland ST	S. [illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
S. M. Ryans	31, Furze St	S. M. Ryans
Sten Hamson	52, MGT Creighton Gdns.	[illegible]
J. BECK	[illegible]	15 NOOK ST.
A. BECK	15, NOOK ST.	A Beck.
R. O'Hara.	48 Lindisfarne St	Rachel O'Hara.
R Driver	17 Delaporte St	R Driver
I MACLEOD	52 RAVEN NOOK	I. Macleod
M. Nixon	13, Lismore St.	[illegible]
R. Woodcock	10 Nook ST	[illegible]
M Scott	60 BROOK ST	M Scott
MR SCOTT	60 BROOK ST	R Scott
A. Sanderson Fox	13 Raven St.	[illegible]
MRS J. JOHNSTONE	35 Hunton Street	[illegible]
MISS E. Osborne	9 St Augusta view	E Osborne.
V. Hogarth	55 BROOK ST	V Hogarth
L Windsor	Heron Drive	L Windsor
D Wallace	24 BOWMAN ST	D. Wallace

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
Gary Chandler	21 Mabrook St	[illegible]
C Lewis	50 Fusehill St	[illegible]
D. LITTLE	47 Raven St	Dawn Little
L Bell	92 Brook St	L Bell.
D Bowes	53 M C GDNS	D Bowes
James Tagart	8a Vasey Cres.	[illegible]
D Storey	21 WATSON ST	[illegible]
S Walton	18 Eden Park Cres	S Walton.
E Alston	45 Howe St	E Alston
A Irving	82 Greystone Rd.	Anne Irving
K. Creighton	43 Raven St	Kathleen Creighton
L Hewson	70 Sybil St	L. Hewson
A. Wilson	69 Vasey Cres.	A. Wilson
M. MURRAY	19, MARGERY ST	M. Murray
M. Blaylock	61 Howe ST	M. Blaylock
L. ROUTLEDGE	19 SYBIL ST	L. Routledge.
C Peterson	1 VASEY CRE.	C Peterson

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
M. CARR.	27. WANKMILL CRES.	M. Carr
A. CARR.	" " "	A Carr
C. HARPER	36 FURZE ST	[illegible]
C. THOMPSON.	48 MELBOURNE ROAD.	C. Thompson
D HORNSBY	27 RAVEN ST	D Hornsby
PAUL EVANS	65 GREYSTONE ST	[illegible]
L. Foster	45 Vasey Crescent	L. Foster
A Scott	8. Mag. Cres Gdns	A C. Scott
L Roby	10 NEWLANDS RD	L Roby
K. Ingledew	7a BOUNDARY ROAD	K. Ingledew
K OWEN	50 GREYSTONE RD	K. Owen
A HALL	3 FURZE ST	A Hall
ME MCKECHAN	6 MARGERY ST	[illegible]
I Joyce	86 THOMSON ST.	I Joyce
N. [illegible]	15 LINDON STREET	N. [illegible]
J DIXON	67 HOWE ST	J D
I JOHNSON	3 GREYSTONE RD	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
MRS S WELLD	54 OSWALD STREET CARLISLE	S Weld
A DIXON	Melrose Tce	A DIXON
I MESSENGER	SYBIL ST	I Messenger
C Russell.	Margery St	C Russell.
E.P. WHYTE	Petteil St	E P Whyte
P. HEALY	ARTHURS St	[illegible]
J MILNE	Greystone Rd	[illegible]
C. Black	Greystone Rd.	[illegible]
Eurian Metcalfe	Sybil St.	E. Metcalfe.
L. metcalfe.	Sybil St.	L. Metcalfe.
V. Rodger	POWMAN ST	V. RODGER
I. RICHARDSON	7. WATSON ST	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
A BRILEY	5 ADELAIDE ST	A Briley
M. ATTICEN	19 MELBOURNE RD	M. Attic
J LEWIS	Woodville Carlisle	J Lewis
P. ROE.	7 [illegible] ST, [illegible]	[illegible]
M Gelbric	5 Margaret Cro	M Gelbric
[illegible]	20 MARGERY ST	[illegible]
[illegible]	32 BOWMAN	[illegible]
STUART MOFFAT	174 BORLAND AVE	S. Moffat
KERRY RICHARDSON	24 HOLLYWELL CRESCENT	[illegible]
B BARKER	22 BOWMAN ST	B Barker
S. USHER	56 BOWMAN ST	[illegible]
K Wilkinson	33 [illegible] DR	K Wilkinson
AM HOWES	Dentonholme Carlisle	AM Howes
M. PASKIN	112, Graysonne RD	[illegible]
J PEARSON	6 RAVEN WOOK	[illegible]
MH Jackson	43 Thomson Street	MH Jackson.
P. Jackson.	43 Thomson Street	P. Jackson.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J. HARE	38 FUSEHILL ST	J Hare.
E MACLAGAN	29 EIDRED ST	E Maclagan
S. Loade	15 FUSHILL ST	S. Loade
J. BOWDEN	4 BISLAND COURT	[illegible]
[illegible]	59 Vasey Cres,	[illegible]
L. OSBORNE	49, BROAD ST	L Osborne
A. Fawcett	41 Linton St	A Fawcett
S ROUNDEDGE	River ST	[illegible]
S. Turner	82 - Charles ST	S. Turner
S. Ramden	63 Greystone Rd.	[illegible]
MACFADYEN	CUMWHITTON HOUSE	Cumwhitton
PARKINSON	MELBOURNE ROAD	[illegible]
J TASSARI	23 HART ST	[illegible]
[illegible]	6 Vasey Cres	[illegible]
B. ROME	WARWICK RD	[illegible]
S Myers.	48 Greystone Rd	S. Myers.
N. Lunowsus	34 Furze St.	N. Lunowsus

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

21/6/04

NAME	ADDRESS	SIGNATURE
J Laird	10 Grosvenor Hse Carlisle CA1 1LB Warwick Sq	Jean Laird
MR W Scott	8 FIRLANDS STANWIX	W Scott
E. Moffett	39. LANGRIGG RD MORTON.	E. Moffett.
M McCourty	3. Barrack St.	M. McCourty
A. Taylor.	49, Pennine Way.	A. Taylor.
K W Beck.	3 Forest Hill Carlisle	K W Beck
V. Forster	77 Upperby Rd Carlisle	V. Forster
M. Carrigan	39, Rickdale Rd	M Carrigan
J. E. Green	25 north Dentin Holme	J. E. Green
G Calder	36 South St Carlisle	G Calder
MRS B Osborne	6 York Gardens	B Osborne
MRS M. Mullen	28 STANHOPE ROAD	M. Mullen
Mrs L Thomlinson	8 Marina Crescent	L Thomlinson
Y Swanston	19 South St.	Y Swanston.
Mrs Pat Gladdumy	68 LIGHTFOOT DRIVE.	P Gladdumy
Mr M. Wheatley	19. Arnside Rd	M. Wheatley
Mr. M. Otto	81 Carlisle Rd	[illegible]

Mrs M. Leighton 42 Edgehill Heaton [illegible]

21/6/04

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
M KIRKPATRICK	25 RYDAL ST	M Kirkpatrick
I KIRKPATRICK	25 RYDAL ST	I Kirkpatrick
A. CARLILE	23 RYDAL ST	[illegible]
S. SMITH	18 RYDAL ST	S Smith
S. Routledge	18 Rydal St	S. Routledge.
B. WHEADON	24 RYDAL ST	B. Wheadon
MR. G. Wade	26 RYDAL ST	D. Wade
MRS. D. Wade	" "	D. Wade
MR. MRS. W WADE	15 FUSEHILL STREET	[illegible]
M. S. Stacey	31 RYDAL ST	M. S. Stacey
E Blanchard	33 Rydal St	E Blanchard
MISS A.L. WINTHROP	22, RYDAL STREET,	A. L. Winthrop.
Veronica Rowell	49 Rydal St	Veronica Rowell
[illegible]	47 RYDAL	[illegible]
Mr W Edgar	57 Rydal	W H Edgar
M J Rowlands	59 Rydal St	M Rowlands
Mrs N McVittie	25 Rydal St	N McVittie

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

20/6/04

NAME	ADDRESS	SIGNATURE
A. McKINNON	203 WHERNSIDE	A. McKinnon
D. Rae	20 Dalston Rd	D. Rae
H Fallon	7 St Cuthberts Ct	H Fallon
J Jaterine	5 St Cuth Court	Jas J Jaterine
D. Richardson	4 ST CUTHBERTS CT	D. Richardson
A. Harkness	8, St Cuthberts	Court, Carlisle
F Lowry	10 St Cuthberts Ct	Carlisle
S. Latimer.	1, St. Cuthberts Ct.	Carlisle.
M. Steele	2 St Cuthberts Court	Carlisle
T Stoy	Bidston Park Road	Scotby
JOHN WELCH	3 ST CUTHBERTS COURT	J Welch
V Martin	6 " "	V Martin
S.A Walters	9 St. Cuthberts	S.A Walters
A. Jackson	11 ST CUTHBERTS	A Jackson
M Thompson	14 St Cuthberts	Carlisle
S. Martin.	16 ST. Cuthberts Ct.	S. M. Martin.
K McGrellis	17 ST CUTHBERTS'S CT	K McGrellis

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

21/6/04

NAME	ADDRESS	SIGNATURE
Mr & Mrs. S. O'Donohoe	54, South Henry St	S. O'Donohoe
J. Dalton	50, South Henry.	J. Dalton
J BELL	69 SOUTH HENRY ST	J. Bell
H Thomas	73 South Henry Street	H Thomas
E FOSTER	45 SOUTH HENRY ST	E FOSTER
H FOSTER	45 SOUTH HENRY ST	H FOSTER
S Richardson	83 South Henry St	S Richardson
M. GALLAGHER	89 South Henry St	M. Gallagher
K GALLAGHER	91 South Henry St.	K Gallagher
Ann J DRUMMOND	85, South Henry St.	A J Drummond
J. DRUMMOND	85 SOUTH HENRY ST.	J. Drummond
E.M. Carruthers	87 SOUTH HENRY ST	E.M Carruthers
Mr. J.S. CARRUTHERS	87. SOUTH HENRY ST	J.S. Carruthers
M BEATTIE	93, SOUTH HENRY ST.	M Beattie
W. Armstrong	95 "	W Armstrong
E. Armstrong	" "	E. Armstrong
Anonymous	16 Orchard St	Anon.

PATRICIA BEATTIE 117 SOUTH HENRY ST P Beattie

FLORA NOBLE 113 SOUTH HENRY ST F Noble

111 SOUTH HENRY Capolif de Bosoker

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

20/6/04

NAME	ADDRESS	SIGNATURE
D A Ingram	Carlisle St Cuthberts Court	D A Ingram
A. Winckler	19 " " "	A Winckler
DF Goodhew	21 St Cuthberts Court Carlisle	D.F. Goodhew
A M Mason	24 St Cuthberts St.	Anne Mason
[illegible]	25 ST-CUTHBERTS	[illegible]
R Mackay	26, St Cuthberts Ct.	R. Mackay
[illegible] George	27 St Cuthberts Ct	[illegible] George
E. WARDLOW	32, ST CUTHBERTS CT	E Wardlow.
A HORSLEY	30 ST CUTHBERTS CT.	A. Horsley
H. Heatcalfe	23 St. Cuthberts Court	H Heatcalfe
C. McManus	16 Orchard St	[illegible]
R PORTHOUSE	105 SOUTH HENRY ST	R Port
G.B. Forster	115 SOUTH HENRY ST	G.B. Forster
MR & MRS Posth	119 South Henry St	R Posth
M BYERS	60, South Henry St	M Byers
M SLEIGHTHOLM	57 SOUTH HENRY ST	M. Sleightholm
E Carr	58 SOUTH HENRY ST	E. Carr

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J. BRoughton	25, South Street	J. Broughton
S.J. Doyle	25 South Street	S J Doyle
B. Ferguson	21 South St.	B Ferguson
A Thompson	15 South St	A Thom
J CURRIE	13 SOUTH	J Currie
M BELL	18 SOUTH STREET	M Bell
Mr Mrs	IVAN SHORT	I SHORT
SHORT	18 ROSE COURT	Short
D Murphy	16 Rose Court	D Murphy
M Cattrine	15 Rose Court	M Cattrine
EW TURNER	14 ROSE COURT SOUTH ST	E W Turner
S Chan	2 Rose Court	S S Chan
A F. Bulman	4 Rose Court	A F Bulman
S. ARMSTRONG	1 Rose COURT SOUTH STREET	S. Armstrong
E. LOVE	10 FURZE ST CARLISLE	E. Love
M. LIGHTFOOT	24 SOUTH ST	M Lightfoot
J Armstrong	28 South St	J Armstrong

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
MRS A LITTLE	34 South St Carlisle	A. Little
MRS CARRUTHERS	1 RYDAL PLACE	M. Carruthers
MRS J. MCKIE	3 RYDAL PLACE	J. McKie
Mrs. Hill	2 Rydal Place.	E. Hill
J. BEE	4 RYDAL PLACE	J M Bee
J GREEN	5 RYDAL PLACE	Joan Green

DR. A.R. HORNE
DR. R.J. LIGHTFOOT
DR. C E ASQUITH
DR. C L HUGGINS
DR.G M U JAYAWARDENA

48 LONDON ROAD
CARLISLE CA1 2EL
TEL 01228 527559

15 SCOTLAND ROAD
CARLISLE CA3 9HR
TEL 01228 533872

Ref: AH/EL

Chief Executive
Carlisle City Council
Civic Centre
CARLISLE

LEGAL & DEMOCRATIC SERVICE
FILE
06 JUL 2004
PASSED TO SH
ANSWERED
MAIL LOG

05 July 2004

Dear Sir

RE; PROPOSED NEW MEDICAL CENTRE, FUESHILL STREET, CARLISLE

Further to our letter of 22nd June enclosing a petition of patients' signatures in support of our proposal, please find the enclosed additional sheets. This brings the total number of signatures gathered to date to 619.

I also enclose further sheets of signatures gathered by the proprietor of Pennington's Newsagents, Fusehill Street, Carlisle. These were handed to us recently. I understand that this brings the total gathered in that petition to something in the region of 370.

I can confirm that I will attend the next Executive Meeting on 19th July to address the Committee on this subject.

Yours faithfully

DR A R HORNE

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
N HENDERSON	31 Bowman St	N Henderson
R. Haueyman	Fusehill Street	Raymond Haueyman.
R. Reher	Oxnam Hall Newca.	R. Reher
S FARISH	19 FUSE HILL ST	S Farish
P MAXEY	23 Bowman ST	P Maxey
M THOMPSON	120 DOLT CERBY AVE	M Thompson
Amy ALSTON	22 Adelaide St	a. alston
Doreen Mitchell	19, Rivet St.	D. Mitchell
G. Sullivan	21 Linton St	G.S
K Gillespie	163 Beverley Rise	K Gi
Katie	22 Linton St	K. Green
Rebecca	12 Linton Street	R Dinley
Mark Wilson	11 GRACE ST	M Wilson
Nicola	9 watson st	N Bamber
C. Reed	5 Millbank Low Hesket	C. Reed
L. Jackson.	13 South St Carlisle	L. Jackson

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J SNOWLING	32 ADELAIDE ST	J Snowling
J. Ing	113. GREYSTONE RD	J. Ing
K Phillipson	128 Borland	K Phillipson
J H MUDIE	6 London Road Terrace	J H Mudie
M TEDHAM	81 GREYSTONE ROAD	M Tedham
L CLEFTON	21 HOLYWELL	L C
G GOAD	46 AGLIONBY ST	G Goad.
E BETTS	47 FUSEHILL ST	E Betts
J. GRIFFIN	" " "	J. Griffin
F Goldie	18. Walkmill Gdns	F Goldie
S AMES	3, FALCON MEWS	S Ames
S. Kirkwood.	3 HAROLD ST	S Kirkwood.
L. BURNS	5 Heron drive	Lorna Burns
C. MUIR	139 Greystone RD	C. Muir
K. RUSSELL	22 OSWALD ST.	Kerry Russell
E Paisley	32 M.E. Gardens	E. PAISLEY
A. Shannon	35 Bowman St.	A. Shannon

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
H Routledge	45 ALMERY DRIVE CURROCK, CARLISLE	H. ROUTLEDGE
R Smith	26 PEEL CARLISLE	R Smith
M. Barnes	77 LINDEN TERRACE CARLISLE	M Barnes
E. Richardson	18 Baird Road	E Richardson
J. BRoughton	25 South STreet	J. Broughton
J. Scott	6 Boustead's grassing	J E. Scott
T. Scott	" "	T. SCOTT
N. Scott	" "	N.A. Scott.
N. SCOTT	" "	N.D. Scott
H C McLACHLAN M M Lawler	81 Whitehaven Rd	M M Lawler
H. maxwell Hayley maxwell	22 Beverley Rise	H. maxwell
M E Lancaster	20. Aglionby Street	M.E Lancaster
J Wilson	37 Chiswick Street	J Wilson
A. Singleton	Bewick House Rochcliffe	Singleton
P.M. Wilson	37 Chiswick Street	P.M Wilson
C Park	10 whitfell Ave	C Park
M. Appleton	6 Brunton Ave	M. Appleton

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
B. OWENS	THE SPINNEY, MEADOWFIELD, HARKER ROLENDS, CARLISLE	B. O
D. WILKINSON	11 TREVOR ST. CARLISLE	[illegible]
J. Scaife	3 Rose Court.	J Scaife.
L. MCCALL	200 BLACKWELL ROAD	L MCCALL.
M Tweddle	18 The Cummerdale Carlisle	M. Tweddle
K Sherman	12 BRIERY Grove	K Sherman
[illegible]	12 BRIERY GROVE	[illegible]
D P WADE	30 BEVERLEY RISE	Dennis P Wade
A. NUGENT	61, Newbiggin Ave.	A. Nugent.
F MULLINS	93 VASEY CRES	[illegible]
MARIA CARR	36 Lund	M CARR.
L. MUNN	29 LUND	[illegible]
M. TAYLOR	67. WOODSIDE NORTH	M. Taylor
J. Henderson	2A Central Avenue	J. Henderson
C Dalin	14, Gillford Crescent	[illegible]
K Hendal	20 Welsh RD	K Hendal
J. BURBAGE	14, HANOVER COURT	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
HENRY STORDY	49 SARK CLOSE	Henry Stordy
THOMAS SHEPHERD	23 WATSON ST	T. Shepherd
RG	48 EGLM DRIVE	RG
SIMON RESLOP	7 Meadow View	S. Reslop
MARY MACDONALD	5 NEWTOWN CLOSE	M. MacDonald
W MILNE	CURRACK	W Milne
S Hurst	9 BEECH GROVE	S Hurst
M D Moffat	19 Idan 9 St	M Moffat
Doris Snell	42 Meadowview	
Margaret Bolaylock	16 Threave Ct	M.E.M. Bolaylock
J MURRICH.	67 BRANTWOOD AVE	
Bob Pathi	13 Caird Av, Carlisle	
JOAN CLARKE	10 NEWTOWN RD	J Clark
D.E. MCGARR	22 WILLOWHOLME GDNS	D.E. McGarr
J. Scott	8 Coledale Meadow	J. Scott
M BYRNE	136 BONNYMOUNT CRESC RD	
Jean Whitfield	32 Durdar Rd	J W

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
J. Whitfield	32. Dundas Road	J. Whitfield
S. Dugdale	22 Alexander ST	[illegible]
NJ Beattie	59 Greystone Rd	NJ Beattie
G. Hunter	2 PRIORY ROAD	G. Hunter
C. Fletcher	Richerby Cottage Richerby	[illegible]
W. Milligan	185 BLACKWELL RD. CARLISLE.	[illegible]
J. Whitfield	32. Dundas Road	J. Whitfield
D. Collins	104 Blackwell Rd	D. Collins
A HARKINS	12 CHESTNUT HILL	A Harkins
M. Wallace	Lund Cres Currock	M. Wallace
Nick Wilson	37 Chiswick Street	N. Wilson
P.R. Peverall	1A ALTON STREET	[illegible]
E. Collins.	16. Petteril Ter.	[illegible]
E. HSIREY.	26 Blackwell Road.	[illegible]
D. RATSEY	18 ADELADE ST	D. Ratsey
L. Maxwell.	18 Westmorland ST	[illegible]
M HULSE	30 ennerdale	M HULSE

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
R Murray	25 PRIOR RD	R [illegible]
M Gowda	25 HARRIS CRESCENT	M Gowda
D. Richards	13, GARDENIA ST CARLISLE	D.M. Richards
J. AHMAD	55, EAST NORFOLK ST	A.J. Ahmad
F. AHMAD	55 EAST NORFOLK ST	[illegible]
S. HARDING	55 ALEXANDER ST	S.H. Harding
E ATKINSON	32 BEECHWOOD AVE	E Atkinson
E Oliver	7 greencroft upperby	E Oliver
S. Quine	51 SKIDDAW RD	S. Quine
L Jackson	3 Empire Road	L S Jackson
M. Anderson	18 Empire Road	M Anderson
K Jackson	3 Empire Road	K Jackson
A. McFee	65 Beech Grove	[illegible]
S. Matthews	41 Seatoller Close	S. Matthews
J Gibson	13 Hollywell Cres	J Gibson
S KIRBY	25 Gilsland Rd	S Kirby
[illegible]	7 LINTON ST	[illegible]

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
ANITA FAWKES	16 AVON CLOSE MORTON	D. A. Fawkes
Jacquie McGiveron	114 TARNSIDE UPPERBY	Jacquie McGiveron
Sheena Brockbank	1 MARINA CRES CURRIOCK	S Brockbank
Geoff Brockbank	1 MARINA CRES CURRIOCK	G. Brockbank
MICHAEL TURNER	114 LARCH DRIVE	M. Turner
Paula Nanson	Summerson Drive	P Nanson
S McShane	31 BRUNTON AVE	S McShane
J Johnston	347 London Road	J Johnston
R Henshaw	1 HART Street	R Henshaw
Carolie Lee	15 NORTH ST,	Carolie Lee
Lesley Wind	2 Bramerton Orchard	[illegible]
T Simpson	153 LYND CRES	T Simpson
M Robson	46 Thirlwall Gardens	Carlisle
R. H LEE	78 LINDEN TERR	R H Lee
T McGonigle	48 Beaumont Rd	[illegible]
J SIMPSON	47 RYDAL ST	J Simpson
A PHILIP	CUMBERLAND INN	Alex Philip

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
K. READ.	61 MAYFEILD AVE	K. Read.
C. WRIGHT	28 KIRKSTEAD RD	
C.A. MURRAY	43, ETTERBY LEARD	
G.D. NEWTON	2. ROSEHILL DRIVE	
G TORDIFF	80 CHESTERHOLM	G Tordiff
M Wilson	11 GRACE ST	M Wilson
S. Kenyon	2 Longdyke dr	Sheryon
C. COOKSON	54B ROADOAKS GRANGE	C Cookson
D. INGRAM	185 C. Cuthberts Court	D Ingram
T. G. POTMAN	284 WARWICK RD	
[illegible]	24 [illegible]	[illegible]
J. Davison	22 Botcherby Ave	J. Davison
S.R. Fell.	12 RUPCHESTER CL	S.R. Fell.
G. Falder	46 Linden Terrace	
R. SMITH	116, LONGHOLME RD	
M A BRADFORD	RIVER ST. CARLISLE	
S Baty	21 Dowbeck RD	S Baty

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
D. UTTLEY	115 Helbden Ave	D Uttley.
L. Wheatley	32 Tait St.	L Wheatley
K Turnill	87 Graysonrigg	K Turnill
S FARMER	35 Norfolk St	S Farmer
W J Eden	4 BRAMERTON CRESC	W J Eden
A BROWN	26 Scotby Road	A. Brown
I HOPE	113 C PA CARLISLE	I Hope
J D Hope.	" " "	J D Hope.
R. BURNS	15 Silloth St.	Rachel Burns
T SMITH	175 Tribune Drive	Thomas Smith
A GOODFELL	26 ADELAIDE	A Goodfell
L Wood	22 Highwood Cres	L Wood
A Wood.	22 Highwood Cres	A Wood.
S. Jackson	96 Scalegate Rd	S. Jackson
J WARDLE	16, WOODSIDE NORTH	J. Wardle
D. Elliot	14 Brunton Cres	D. Elliot
J. ELLIOT	30 BRUNTON CRES	J. Elliot.

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

NAME	ADDRESS	SIGNATURE
A N THOMPSON	3 WAUGHLEY ROAD	Alan N Thompson
AJ SHORT	18 FURZE ST	A Short
B JOHNSTONE	11A EDWARD ST	B Johnstone
S. Syrle	13 Beaumont Rd	S Syrle
MIS CMCMURRAY		
Janet Lochrane	Applewood close	J Lochrane
G.P.J Riddell	Applewood close	G.P.J Riddell
A. FRAME	62 VALLEY DRIVE	[illegible]
U Moorhead	16 theirlmere St	U Moorhead
A. IRVING	216 theirlmere St	A Irving
G E Green	25 North St.	G E Green

PETITION IN FAVOUR OF A NEW MEDICAL CENTRE ON THE FUSEHILL STREET GARDENS SITE

We the undersigned support the proposal to build a medical centre on the site of the Fusehill Street Community Gardens. This will improve the neighbourhood and benefit the whole community.

21/6/04

NAME	ADDRESS	SIGNATURE
T.R. Kavanagh	35 RYDAL STREET	T.R. Kavanagh.
M V Addison	2 Athol Grove	M V Addison
R. ADDISON	2 ATHOLL GROVE	R Addison
C.A. MERCER	20, RYDAL ST CARLISLE	C A Mercer.
MRS J DOUGLAS	28 RYDAL ST CARLISLE	J Douglas
J. Scott	8 FIRLANDS STANWIX	J Scott
M Murray	3 Rydal Street	M Murray
M. Thomson	43 Rydal street	M. Thomson
Mr + Mrs Steele	5 rydal St	M Steel
Allison Stone	7 Rydal st	Allison Stones
MRS Connie POTTS	9 RYDAL ST CARLISLE	Connie Potts
JOHN GIRRUTHER	11 RYDAL ST CARLISLE	[illegible]
V. KELLY	6 RYDAL ST CARLISLE	V Kelly
R. & M. Ostridge	12 Rydal St.	R. Ostridge M. Ostridge
R. Hounslow	16 Rydal St.	R. Hounslow
M Murphy	39 RYDAL ST	M Murphy

A8 refers

APPENDIX

B2:

Petitions and Background Papers
Against the Scheme

CARLISLE CITY COUNCIL

LOCAL GOVERNMENT ACT 1972 SECTION 123(1), (2A)

LAND KNOWN AS FUSEHILL STREET COMMUNITY GARDEN

DISPOSAL OF PUBLIC OPEN SPACE

Notice is hereby given that the Council of the City of Carlisle of Civic Centre Carlisle CA3 8QG intends to dispose of land having an area of .22 hectares or thereabouts and known as Fusehill Community Garden Fusehill Street Carlisle which forms part of an open space and is to be used for the erection thereon of a Medical Centre.

Objections to the intended disposal must be made in writing and addressed to:

J M Egan
Head of Legal and Democratic Services
Carlisle City Council
Civic Centre
Rickergate
CARLISLE CA2 8QG

by no later than 20 February 2004.

Dated the 19 day of January 2004

J M Egan
Head of Legal and Democratic Services

19 FEB 2004
ANSW
MAIL LOG

27 Grey Street,
Carlisle,
Cumbria
CA1 2JP
19.02.04

J.M. Egan,
Head of Legal and Democratic Service
Civic Centre,
Rickergate,
Carlisle,
Cumbria

Dear Mr Egan

Disposal of Public Open Space

I am writing to object to the above proposal regarding the DISPOSAL of the COMMUNITY GARDENS in Fusehill Street.

As you might be aware I am one of the campaigners to stop the building on this site, but we were overruled at the planning meting due to the fact of the microphones not switched on when our representative was called to the stand.

We are appalled by the sheer audacity of the council to even put a planning of this building in our area. According to the report from the doctor's surgery, it states that our area is already below the amount of land per person, so where do the council propose to put more land for the people in our area.

When this first came about, we as a community were expecting a PUBLIC MEETING regarding the building as it was of such a monumental development for the area. But the only 'Public Consultation' we received was the application for planning pinned to the gates of the area to be developed.

I now bring to your attention the fact that the community has got more that 15 against the development, this was suppose to have come out at the planning meeting. We did try to appeal against this; we have been up against the council, press and the media. We have actually got a petition with approx 152 names on.

Linda Mc Neil
Very angry resident.

20 FEB 2004

43 Edward Street,
Carlisle,
Cumbria
CA1 2JF
19.02.04

J.M. Egan,
Head of Legal and Democratic Service
Civic Centre,
Rickergate,
Carlisle,
Cumbria

Dear Mr Egan

Disposal of Public Open Space

I am writing to object to the above proposal regarding the DISPOSAL of the COMMUNITY GARDENS in Fusehill Street.

As you might be aware I am one of the campaigners to stop the building on this site, but we were overruled at the planning meting due to the fact of the microphones not switched on when our representative was called to the stand.

We are appalled by the sheer audacity of the council to even put a planning of this building in our area. According to the report from the doctor's surgery, it states that our area is already below the amount of land per person, so where do the council propose to put more land for the people in our area.

When this first came about, we as a community were expecting a PUBLIC MEETING regarding the building as it was of such a monumental development for the area. But the only 'Public Consultation' we received was the application for planning pinned to the gates of the area to be developed.

I now bring to your attention the fact that the community has got more that 15 against the development, this was suppose to have come out at the planning meeting. We did try to appeal against this; we have been up against the council, press and the media. We have actually got a petition with approx 152 names on.

Chris Berry
Very angry resident.

C. Berry

Dr David Cross
10 Red Gables
Chatsworth Square
Carlisle, Cumbria CA1 1HE
Tel. 01228-525964
email: d.a.cross@durham.ac.uk

DEPT. ENV & PROPERTY SERVICES
07 JUL 9
FILE
PASSED TO
ANSWERED

26.6.04.

PLANNING SERVICES
REF
28 JUN 2004
RGM
ACTION

Dear:
Chief Planning Officer
Carlisle City Council.

Dear Sir,

re: Fusehill Street Garden

This letter is overdue but none the less passionately felt! As a new Carlisle resident with some experience of public amenities elsewhere in the UK I was appalled and aghast to learn that planning permission was being sought to build a doctors surgery on a rare public amenity in that part of Carlisle. May I express in the strongest possible terms my sense of outrage that the children and old people of Fusehill St. and area are likely to be deprived of a modest garden — indeed a green space or lung

valuable now
for recreation purposes.

Of course, doctors need new premises from time to time but I am staggered and utterly breath-taken by the temerity of the doctors concerned that they have even considered this project. Equally it is reprehensible that Carlisle C.C. should even consider selling this valuable and attractive amenity. It could be likened to the deprivation of children's nutrition. Such spaces should be sacrosanct — as John Ruskin believed.

Please accept this letter as a protest in the strongest possible terms against this proposed development which is, I other, coming up for review.

Yours faithfully, David A. [illegible]

OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE, 3rd June 2004.

ISSUE OF THE WEEK THE ENVIRONMENT

Lack of parks cause children's poor health

CHILD asthma, obesity, social alienation, early death: blame it all on a worsening environment that is causing the public sector increasing concern.

Dangerous, inhospitable inner cities are driving children indoors, affecting their health and mental wellbeing, says a report from the thinktank Demos and the charity Green Alliance, reports **Regeneration and Renewal** (May 28).

Children born in wealthy rural areas can expect to live almost ten years longer than children born in poorer urban areas, says the report, *A Child's Place*. It blames a lack of quality play spaces, combined with fears over bullying, traffic, terrorism and kidnapping, for keeping the children of low-income families trapped indoors.

In a separate report, the Institute for Public Policy Research says that lack of access to clean air and green spaces can exacerbate respiratory diseases. It adds that children living in poor urban areas are five times more likely to be killed by a car, says *Regeneration and Renewal*.

Access to green spaces may not be helped by a Whitehall push to build on the Green Belt. **Inside Housing** (May 28) says that a report published by the Department for Environment, Food and Rural Affairs calls for a review of the Green Belt, saying it "needs to be critically examined, otherwise there is a danger that development is pushed to less sustainable locations beyond it".

The future for traditional urban green spaces is not looking so rosy either, says Dr Anna Jorgensen, a Sheffield University landscape lecturer, in **New Start** (May 28).

She says that spaces such as Victorian parks suffer from "inadequate budgets, a deskilling of the workforce and oversimplified management regimes that have led to a gradual degradation".

She adds: "Many now consist of standard trees set in mown grass with a few token flower displays around the entrances. As they lose their appeal they become the setting in which a number of social problems are played out, making them even more unattractive."

It could be worse. The **British Medical Journal** (May 29) says steady climate change will bring myriad diseases including mosquito-borne infections such as dengue fever and encephalitis. Excessive rainfall can lead to "large numbers of micro-organisms entering drinking water", it says, adding that "climate change presents a formidable challenge for the health sector".

PAT HANNAGAN

"If only we could play football in a real park, not a car park"

Don't take away kids' play area

Your bills could tell us that you're lying about living alone.

[illegible]

TARGETING BENEFIT FRAUD

We're on to you

DWP

CARLISLE City Council is planning to lease the land known as Eusehill Gardens to a medical centre and pharmacy on London Road and Scotland Road (*The Cumberland News*, October [illegible]).

This will be the second children's area that the council has disposed of.

The first was Kidd Street Park, where there is now a planning application to build seven terrace houses.

I find it hard to believe that there is no other land that the medical centre and pharmacy could be built on.

Did the developers know the area?

If they knew, why behind closed doors to the direct [illegible] since some of the residents will come up with some ideas, such as the old Dog's Home, Borchgrave, the site beside Carlisle Cross on Crown Street, the site beside Bendals off London Road and the site on Lowther Street, opposite St John's Church.

Now, I know that these sites are probably not for sale or lease, but there are other alternatives in the area.

Do the developers and the council realise that there are a large number of children, students and pensioners living in the area?

We already have a problem with increased traffic since the St Martin's Gallery has generated.

Students know that the parking meters have hours, the residents zones, so why shouldn't they?

They park outside the zones, on the corners of the streets, making it difficult for mums, strollers and people in wheelchairs to turn corners, as well as pedestrians to cross the road.

We need help in stopping this development now.

LINDA MCNEIL,
Grey Street,
Carlisle

PW – copy plan to Ld Planning

27 Grey Street,
Carlisle,
Cumbria
CA1 2JP
13.5.04

DEPT. ENV & DEV
PROPERTY SERVICES DIVISION
17 MAY 2004
FILE
PASSED TO
ANSWERED

Dear Mr Atkinson,

Development of Fusehill Gardens

Please find my objection for the proposal to sell the land known as Fusehill Street Community Gardens, and the proposal to build a Medical Centre on the site.
I am one of the objectors who signed a petition and feel that I should bring a few points to your attention.

1. The Land according to the site appraisal page 15 states that this is the 'only piece of open space' – Policy L53 says 'protection of development in an area where a shortfall can be demonstrated or that the space contributes to the quality of the built environment' THIS IS NOT A PREVIOUSLY DEVELOPED LAND
2. On the schedule B(03/1100) grid ref. 340920 555450 – Housing proposal H2 (page 479) clearly states – 1. Existing area of open space and other amenity areas are safeguarded. 4. Satisfactory access and appropriate parking arrangements can be achieved. Page 480 – excessive traffic generation will not be tolerated

As a parent of two children (one of whom has already been knocked down by a car on Brook Street whilst playing football) I cannot see how the proposal to build on this area can be justified. The excess of traffic alone generated by the students who attend the college can sometimes be unbearable. When my children were younger we used to go to the Community Gardens or the 'frog park' as it was known then, we

would walk around, smell the flowers and sit and relax. The local play group from the Salvation Army used the gardens also.

I could go on about the Community Project scheme that I was involved in where I met representatives from the council to discuss what to do about the park, we came up with a solution, to take down most of the trees to create an area where the children could kick a ball, throw a ball and hit a ball in safety. We also need an area where pensioners, disabled people and mothers with toddlers could walk round and sit in a picnic area. This never came into force.

Yes I know we have a park on Melbourne Park, but my son of 12 is not allowed to go there after he went with his fishing rod, licence and tackle, he came back wet, his rod in pieces and no tackle!
He has been chased and set upon by youths and their dogs when he went to the play area on Botcherby side.

WE NEED A SECURE PLACE WHERE OUR CHILDREN CAN PLAY AND BE SAFE. PLEASE HELP US.

Yours truly,

Linda Mc Neil

DEPT ENV & DEV
PROPERTY [illegible] DIVISION
1 APR 04
FILE 4/195
PASSED TO
ANSWERED

Ref: FSCG 080404/1 DA

8th April 2004

53 Rydal Street
Carlisle
CA1 1SQ

Mr David Atkinson
Head of Property Services
Civic Centre
Carlisle

Dear Mr Atkinson

Further to our telephone conversation today.

Please take this letter as a formal objection to the change of use of

FUSHILL STREET COMMUNITY GARDENS

to land with any new building upon it.

I wish to register my strong belief that this land is best used as a peaceful green site in the surrounding primary residential area.

Yours sincerely

Marian E Smith

DEPT. ENV & DEV
PROPERTY SERVICES DIVISION
13 MAY 2004
FILE 4195
PASSED TO
ANSWERED

EXECUTIVE MEETING 17TH MAY 2004

FUSEHILL STREET COMMUNITY GARDEN

The Fusehill Street Community Garden (FSCG) green site amenity already has Planning Permission. It is therefore reasonable to assume that disposal of the land by the Council would lead to loss of the green site amenity and the building of the proposed medical centre.

This document is for your consideration, in accordance with Carlisle City Council's Code of Conduct for Members, March 2002, page 387, Lobbying of Councillors 5.7. It puts forward some points for retaining the green site amenity as Council property and for assessing the value of the proposed building development in terms of whether its advantages could be considered to outweigh the substantive loss of amenity in the Primary Residential Area (PRA) of Botchergate.

CONTENTS

PART 1 Page

1. CHANGE OF LAND USE. 1.
2. AVAILABLE INFORMATION. 2.
3. IS LOSS OF AMENITY OUTWEIGHED BY ADVANTAGES OF THE NEW DEVELOPMENT? 3.
4. THE EFFECT OF BROWN SITE USAGE. 4.
5. SUBSTANTIVE LOSS OF AMENITY AND IMPACT. 5.
6. THE NEED FOR RETENTION OF AMENITY. 7.
7. CONCLUSION 9.

PART 2

REFERENCES.

Agreed
JME spoke on this.
Are we satisfied procedures for
a best price achieved.
Informal process followed
& that "I was happy best price achieved

11 May 2004 MS/FSCG/EXEC

Relevant References

FUSEHILL STREET COMMUNITY GARDENS

1. CHANGE OF LAND USE.

1.1. The advice received from the independent solicitor to the Council in response to the query "are the Council entitled to dispose of the land on the basis that it will be put to a new use" states that..

> "(13) The trusts declared in the 1891 conveyance were trusts for "sanitary purposes as defined by the Public Health Act 1875 namely for Public Walks and Pleasure Grounds". In my opinion this must be taken to be a reference to the power in *Section 164 of the 1875 Act* for an urban authority to "purchase or take on lease lay out plant improve and maintain lands **for the purpose of being used as public walks or pleasure grounds" and the trusts would have required the Corporation and their successors in title to hold the land for those purposes.** However no other trusts were declared in the conveyance and I am thus of the opinion that **the trusts would be limited to the purposes specified in Section 164 of the 1875 Act.**
>
> (14) I am thus of the opinion that if, as I anticipate, freehold title to the material land is vested in the City Council, they are entitled to dispose of it free from trusts in the 1891 conveyance provided that they observe the provisions of Section 123 of the Local Government Act 1972 in doing so. This means that:
>
> 14.1. Except with the consent of the Secretary of State, they would not be entitled to dispose of the land otherwise than by way of a **short tenancy for a considerations less than the best that could reasonably be obtained;"**

1.2. The proposal (1.17. Report to the Executive) is that "the site would be disposed of by means of a lease for **125 years** with a specific user clause intended for the purposes of a medical centre…"

1.3. Can **125 years** reasonably be considered a short tenancy?

Report to Executive, A1. PS 06/04 1.14.

1.4. If the medical practice were unwilling to pay the going rate for other sites and therefore missed, they say, alternatives over a period of **8 years**, it seems probable that they are now paying considerations less than the best that could reasonably be obtained. As a matter of public interest and concern, the amount offered now should be disclosed.

1.5. We are currently seeking advice from the Environmental Law Centre who are renowned for a keen interest in retaining green sites and we will communicate when more is known.

2. AVAILABLE INFORMATION

2.1. Has sufficient information been made available to the Executive to enable them to come to an intelligent and objective decision on the proposed disposal of the green site?

Carlisle District Local Plan (CDLP) T7 - T11.

2.2. The **Highways Report** was awaited. Has it now been delivered and made available for the Executive and public to view?

2.3. Is the **proposed lay out plan for the Grey Street playground** available so that consideration may be given to the full impact of the loss of amenity in the Inset Map area?

CCC Code of Conduct for Members, March 2002

Corporate Plan draft 2004 ~ 2007

2.4. Likewise, has the Local Authority provided the necessary **Open Space Audit** so that a full assessment on this Primary Residential Area can be made? There is a requirement to produce an **Open Space Strategy**, too, but the least information needed to come to an objective decision would be the Audit.

Code of Conduct

Town and Country Planning Act 1990, Section 54 A

2.5. The **sum of money offered** for this particular site is critical regarding the right of the Council to sell the lease for building without Secretary of State permission - according to the advice from the independent solicitor. Therefore the sum should be made public.

2.6. If council is minded to adopt the assertion from Rol Designs Architects in Pieter Rol's letter of 19th November 2003,

Town and Country Planning Act.

Planning Policy Guidance (PPG) 17

"6. Loss of Amenity - This has already occurred prior to this application, due to aggravated vandalism…." then effectively, it is to treat the site as derelict in which case there is an obligation to monitor the site for a 12 month period. If this has been done the **results of the monitored 12 month period** should be made available to all.

CDLP H2

2.7. The Site Appraisal discusses lack of reference to open space under L18 and PPG3, however, open space is dealt with under H2.

Code of Conduct

Town and Country Planning Act

Deposit Structure Plan Policy

Policy L53

2.8. To come to a decision on the very sensitive issue of disposal of green sites against statutory policy without adequate knowledge would place the members in a position where they were negligent of their duty and where they might bring their authority into disrepute.

3. IS LOSS OF AMENITY OUTWEIGHED BY GAIN OF NEW DEVELOPMENT?

Deposit Structure Plan Policy - L53. PPG 3.

3.1. As the medical practice that moved from Warwick Road to Port Road has already demonstrated, it is quite feasible for a medical practice to relocate successfully.

CDLP - H2

3.2 There are at least 17 doctors practising around the vicinity of this Primary Residential Area currently. So this area has no shortfall of doctors but it does have a shortfall of green space.

PPG 17

3.3. Botchergate used to be a slum area. By creating green sites, Carlisle City Council upgraded it very successfully in the 1980s. Loss of green space amenities where there is already shortfall would be to invite a return to slum area. This could be regarded as a sad waste.

Draft Corporate Plan 2004-2007.

3.4. Whilst doctors may alleviate some conditions, they do little by way of maintaining well-being. Green spaces underpin the quality of life and promote good health in the individual and in the community. To withdraw green sites which are recognised by the Corporate Development Plan as enabling, would actively promote poor health.

Town and Country Planning Act 1990, Section 54 A

3.5. The London Road Medical Practice has many patients at Currock as well as Botchergate. Currock is also on a good bus route. Whatever the location, one set of patients will be obliged to travel, therefore it cannot be said that the FSCG site would help the elderly and infirm as one set of patients will be obliged to travel from Currock to Botchergate or visa versa.

CDLP: H2, E50, E56, L8, L10, L20

3.6. The proposed landscaping and seating for the area surrounding the building would, for as long as the practice felt inclined to do so, afford use of a scrap of green space and views of traffic and buildings when the practice was open. It is envisaged that its opening hours will be 08.00 hours to 18.30 hours, Monday to Friday, i.e. securely locked in the early evening and on weekends when the majority of people would be inclined to use a leisure facility.

CDLP: H7, H11

3.7. Ambulances running from the centre which would be at the junction of 2 busy roads and right alongside, constitute a safety hazard.

PPG 17.
Code of Conduct.
Town and Country Planning Act 1990, Section 54A.
Planning Cumbria, ST2 ST3.
CDLP - H2.
draft Corporate Plan.
Independent Solicitor's advice.

3.8. Parking is already a problem in the area and the usage of brown sites for housing is yet to fully impact. Customers and staff with vehicles would increase the difficulties.

3.9. The consultation conducted by the doctors asked respondents to choose between a new medical centre or the "present unsatisfactory use of the location", rendering it invalid as a genuine consultation exercise since it omits to offer the choice of a maintained green site.

3.10. It is hoped that the medical practice will be fortunate in finding a suitable site within the price they hope to pay. However, it is inconceivable to seemingly most residents that the provision of yet more doctors in this area could be construed to outweigh the loss of amenity and the future impact of this loss in terms of sustainable community.

4. THE EFFECT OF BROWN SITE USAGE

Planning Cumbria (deposit Structure Plan)
ST2 ST3
CDLP: H2

4.1. Following the Barker Review, there has been a strong drive to utilise brownfield sites for housing. The change of land use in this respect is commendable and in Botchergate, it has resulted in **all** available sites being put to good purpose or at very least gaining planning permission. The noticeable improvement is remarked upon by residents and greatly appreciated. It should be fully appreciated by the members however, that this highly successful strategy has now resulted in Botchergate's open spaces being completely utilised or allotted with the exception of the 3 green sites - Rydal Street Green Space, Grey Street Play Area and Fusehill Street Community Garden. Despite the long term neglect and misallocated functions, these green spaces were still well-used and held to be valuable amenities by the locals in this Primary Residential Area until 2 of the 3 areas were closed. The success of the brown site strategy means that any green site amenities could not be replaced by any other area and the amenities which are due to be safeguarded, will be lost and also be **irreplaceable.**

Town and Country Planning Act 1990

4.2. There are no replacement sites available, and the area is both Primary Residential Area and Inset Map. The loss of green site amenity in these circumstances would be substantive.

draft Corporate Plan
CDLP: L8 L10.

4.3. Although the site has been declared available by Carlisle City Council's asset management plan, it cannot really be regarded as surplus to requirement as Carlisle has only 1.37 hectares per 1000 population. This is below the set standard in the Carlisle District Local Plan (CDLP) by the National Playing Field Association. There is a shortfall of open space.

5. SUBSTANTIVE LOSS OF AMENITY AND IMPACT.

PPG 17.

5.1. The report from Steven O'Keefe, Crime and Disorder Officer, draws attention to the increase of reporting and the increase of reported minor incidents. Relating to criminal disorder offences, he stated that "Powers are already existing, but we're not using them." The anti-social co-ordinator is now in place.

5.2. If Council is withdrawing an amenity as an objection to vandalism, it may well be regarded as usurping Police powers.

Best Value.
draft Corporate Plan.

5.3. If Council disposes of green site in Primary Residential Area now, it withdraws the resource for connecting and engaging with hard to reach youth and loses the opportunity for channelling their energies in more sociable directions.

5.4. The Carlisle and Eden Crime and Reduction Partnership, Strategy 2002-2005, page 9, identifies a link between domestic violence and prolific offending behaviour - 33% of persistent Young Offenders come from homes with a background of domestic violence.

draft Corporate Plan.
PPG 17.

5.5. In Carlisle, there is a recognised problem with violence relating to estranged fathers, especially young ones on low income. Some authorities provide play equipment suitable for adults and children. This provision has a lot to recommend it.

CDLP H2
PPG 17

5.6. There have been reports of needles being found at Fusehill Street Community Gardens. Alongside vandalism, this has been given as a reason towards closing it. It could well be true but despite visiting often over a sustained length of time until it was permanently locked, I personally have not yet seen a needle there even when picking up litter. Is it a realistic response to try to close areas, streets, etc if needle litter is found? Might a more pragmatic approach serve better?

Code of Conduct.
PPG 3.
Town and Country Planning Act.
CDLP H2

5.7. It is unfortunate that we have not had access to information, if it exists, on the various requirements of the residents in the locality. There has been a lack of meaningful consultation. As it stands, a handful of individuals, some in the Council and some living in the locality, are speaking for all despite our lack of relevant knowledge on this sensitive issue.

5.8. However, it is evident that if the Council wish to successfully implement the Corporate Plan 2004-2007 when it is deposited and the Best Value Review, they will have lost the necessary resource if they are minded to dispose of green spaces like Fusehill Street Community Gardens in Inset Map areas. Owing to the lack of replacement sites, green or brown, the Council would be severely disadvantaged in carrying out their work and the ensuing problems would be the type that self-perpetuate.

5.9. The Corporate Plan makes "promises" to Carlisle and prioritises:

- To ensure Carlisle is a safe and attractive place to live where people feel they belong and are included
- To manage our environment responsibly
- To improve local people's health and well-being
- To provide sound Council management

PPG 17.
CDLP L8
L10
L20

5.10. These would be extremely difficult to put into practise in an area that has been deprived of its green space with the exception of provision for the very youngest of children.

Best Value.
draft Corporate Plan.

5.11. To engage youth democratically, it will surely be thought advantageous to connect initially with them on a theme that is important to them such as leisure. Here, they could learn the rudiments of democracy, have a real input in decision making on provision and maintenance and could gain confidence and learn trust. It would be lacking in realism to expect disenfranchised youth to connect with democratic engagement when their leisure needs have previously been discounted and ignored. Inclusion cannot be founded on disenfranchisement.

6. NEED FOR RETENTION OF AMENITY.

draft Corporate Plan.

6.1. As the old saying goes, "Make an urban jungle and animals is what you'll get."

CDLP L8 L10 T11

PPG 3

PPG 17

Town and Country Planning Act 1990.

6.2. Cumbria Police and the "News and Star" are currently running a campaign to impress upon parents the need to know where their children are. If the young people, in the Primary Residential Area of Botchergate lose the existing green space, then the next available play area is more than 0.5 km away, across 2 main roads and in an area renowned for burnt out cars and bullying - and where there is a river. Existing green space in Botchergate lacks a ball game area although theoretically there is the possibility of providing an area suitable for use by the elderly, an area for young children and an area for ball games plus. Youngsters play ball games now on the street lined with parked cars, with parental approval, because there is nowhere suitable to play. (This obviously increases reported criminal damage statistics to the detriment of the neighbourhood's reputation.)

draft Corporate Plan

6.3. Educationalists are expressing concerns about the lessening ability of young people to adequately assess risks. One might reasonably assume that these skills develop when children play in a risky but not dangerous environment, without too much adult interference but with close access to rescue by adults when required.

draft Corporate Plan

6.4. Physicians are expressing concerns about obesity and lack of exercise. Play equipment that is suitable for children and adults may well be helpful for this situation?

deposit Structure Plan Policy L 53.

PPG 3

PPG 17

Planning Cumbria ST2. ST3.

Town and Country Planning Act Section 54 A

Code of Conduct

6.5. Carlisle people depend upon the Council to protect green space from development and enhance existing spaces, especially where there is a shortfall. After approximately 2 decades and given the lack of maintenance, it must be coming up to time for a renaissance for the green sites in Botchergate - allowing for time to re-connect with the residents and rediscover apt uses of these green sites. It would be nice to "stop throwing good money after bad" as happens now. When there are incidents of vandalism, the damage is sometimes repeatedly repaired when the type of item being repaired is in the first instance unsuitable. Nevertheless the site is still valued and the most popular grumble has been that the efforts made to look after it have dropped but this is normally accompanied by high praise on what FSCG used to be like and memories about how the person actually used it.

6.6. The raised flowerbeds tended by residents are an aid to social cohesion and it would be good to see more of this. The landscaping of this PRA is visually attractive and valuable but it is no substitute for land that is actually green and usable. The small shrubberies on either side of the road on Rydal Street are a visual asset but proximity of noisy cars and goods vehicles over the sets road surface and sleeping policeman plus the inevitable exhaust fumes and the lack of grass render it unsuitable for replenishing naturally after the stresses of modern day life. The open space between Aglionby Street and Portland Square has traffic halting and revving up, glinting and smelling as it moves around it which causes similar irritations and limitations. The PRA predominantly has backyards not gardens. The Christchurch Cemetery at the bottom of Botchergate has a formal layout and, being a churchyard, is not used for ball games. When the penthouse flats are built to overlook it, it's major assets, sunshine and solitude, will be much diminished.

CDLP H2.

6.7. Botchergate residential area houses a fair quantity of people such as pensioners, who are on low income. There are a lot of Careline flats and so mobility and accessibility issues are also considerations. This makes the need for accessible green site amenities like Fusehill Street Community Gardens even more potent because many people will have fewer or even an absence of holidays or short breaks. The need for usable green space close by is stronger. Plus there is a necessity to have somewhere to go **to** e.g. if an elderly man needs to follow medical advice to take exercise, he needs to **aim** for somewhere where he can sit down and recuperate before setting off again for the next location. Lose green site amenity and his health goes downhill. Green sites do underpin the quality of life. The "development" referred to in Carlisle Local District Plan, Policy L20, presumably means, to have any sense or reason, sustained as well as new development.

CDLP: L8
L10
L20

6.8. Fusehill Street Community Gardens is like a world of its own protected by trees and shrubs from traffic. The amazing design allows a surprising amount of exercise and an astonishing variety of vistas in such a small space and the scented garden early evening after the rain is unforgettable. It is undoubtedly an enabling amenity. Users, before it was locked permanently, included people having lunch, youths, lasses (clearing rubbish out of the pond), workers enjoying a break, older schoolchildren appreciating the natural environment, responsible dog walkers, elderly people in wheelchairs (as it has good access for the disabled), students, school children on educational visits and grandparents picnicking with their grandchildren.

CDLP: H2
E50
E56
L20
PPG 3
PPG 17

7. CONCLUSION

CDLP: H2.
Town and Country Planning Act 1990, Section 54 A.
Code of Conduct for Members, March 2002.
PPG 3

7.1. There is insufficient information available to fairly and responsibly dispose of this amenity.

7.2. With at least 17 doctors in the vicinity, there is no shortfall of doctors. There is a shortfall of green space.

7.3. It is proven to be feasible for medical centres to relocate.

Town and Country Planning Act 1990.
Code of Conduct for Members.

7.4. There is no overall advantage to the medical practice's patients who have mobility difficulties by relocating to the proposed site as either those from Currock or those from Botchergate will have to travel.

CDLP: H2
E50
E56
L8
L10
L20
T7
T11
PPG 17

7.5. The loss of amenity cannot be said to be outweighed by the supply of yet more doctors and more traffic and parking problems.

7.6. Despite lack of maintenance, lack of predictable opening times since it was often locked when it should have been open and was allowed to look locked when it was open, vandalism, etc., the amenity was still well used which is a very strong indicator that it is a substantive amenity, the loss of which would have considerable adverse impact on the community.

Deposit Structure Plan Policy L53
Planning Cumbria (Deposit Structure Plan)
ST1
ST2 ST3

7.7. Whether Fusehill Street Community Garden is used for ball games plus or as a garden, there is a clear need for Councillors to retain it as a green site in the Primary Residential Area of Botchergate. It lies in the Inset Map and is irreplaceable as all other brown or green sites which might have been used for replacement, have already been allocated or used.

7.8. It is accepted wisdom that the impact of such a loss of amenity, would be critically detrimental to health of individuals, community and the Council's Corporate and Best Value Plans.

Sustainable communities need green space.

Draft Corporate Plan
Best Value
Code of Conduct for Members.

PART 2

REFERENCES

Carlisle City Council's CODE OF CONDUCT FOR MEMBERS

Lobbying of Councillors, page 387

5.7 "**Do** note that, unless you have a personal and prejudicial interest, you will not have fettered your discretion or breached this Planning Code of Good Practice through:

Listening and receiving viewpoints from residents or other interested parties:"

Decision Making, page 390

10.3 "**Do** comply with Section 54A of the Town and Country Planning Act 1990 and make decisions in accordance with the Development Plan, unless material considerations indicate otherwise."

Draft CORPORATE PLAN 2004-2007

Page 3	To ensure Carlisle is a safe and attractive place to live where people feel they belong and are included.
Page 5	Manage our environment responsibly.
Page 6	To improve local people's housing, health and wellbeing. (re young people's activities, people taking moderate exercise, etc)
Page 7	Provide sound Council Management. (re increasing customer satisfaction, SMART,)
Page 15	Putting customers first.
Page 16	Managing effectively. (Our organisation will be characterised by clear leadership, informed decision making, robust scrutiny and an honest appraisal of risk.)

TOWN AND COUNTRY PLANNING ACT

Section 54A (source of reference -FSCG Site Appraisal, page 8)

"All new development must be in accordance with development policy, unless material considerations indicate otherwise."

deposit STRUCTURE PLAN POLICY

Policy L53 Leisure and Recreational spaces
(source of reference -FSCG Site Appraisal, page 15)

"Formal and informal recreation and leisure space will be met through:

- the provision to an appropriate standard in new residential development and in areas where a shortfall exists;
- protection from development in areas where a shortfall can be demonstrated or the space contributes to the quality of the built environment;
- enhancing the quality of existing open spaces; and
- bringing forward new sites to address community needs including local nature reserves and amenity uses."

PLANNING CUMBRIA (Deposit Structure Plan)
(source of reference -Site Appraisal, page 13)

"Policy ST1- Promoting sustainable development:
All proposals for development including alterations to existing buildings and land use change will be required to promote sustainable development. They should make proper provision for access by disabled persons."

-"seeking locations consistent with policy ST2 and ST3 in the following order of priority:
a. the appropriate re-use of existing buildings worthy of retention, followed by
b. the re-use of previously developed land and only then
c. the use of previously .....land." *the Appraisal states "developed" but common sense says this is a typing error and should state "undeveloped land."*

- "Avoiding the loss of, or damage to, important conservation features, including ..... and visually important public and private open spaces."

PLANNING POLICY GUIDANCE
(source of reference -Site Appraisal, page 6)

PPG 1, third theme;
"The third theme of design states that good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development, improve the quality of the environment, and reinforce civic pride and sense of place."

PPG 3;
"It states that the Government is committed to maximising the re-use of land being taken for development."

PPG 17;
"sets out advice on planning for open space, sport and recreation. It states that open space underpins people's quality of life, and that local networks of high quality, well managed and maintained open spaces can help deliver various Government objectives including supporting an urban renaissance, health and wellbeing and the promotion of social inclusion and community cohesion.

"PPG 17 states that where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be better improved by better management or by capital investment to secure improvements."

The PPG makes the requirement that local authorities should undertake robust assessments of both existing and future needs of their communities for open space (and sports and recreation facilities), and should also undertake audits of existing open space, sports and recreational facilities. Such assessments and audits will allow local authorities to identify specific needs and quantitative and qualitative deficits or surpluses of open space in their areas. The assessments required by PPG 17 are currently being undertaken for the Carlisle area. Until the assessment is completed the Council is unable to state whether this piece of open space is surplus, or whether there is a deficit in the area."

E50

POLICY E50
Open Spaces within Settlements

The loss to built development of significant public and private open spaces within settlements will not be permitted.

Reasons/Explanations

2.198 This Policy recognises the need to retain open spaces which contribute to the character of the settlements, whether or not there is public access. Planning Policy Guidance, contained in PPG 3: *Housing*, and PPG 17: *Sport and Recreation*, identifies the need to retain valuable amenity open space which can include parks, playing fields, informal open space, allotments and private gardens.

2.199 In Carlisle, Brampton, Dalston and Longtown, where there are inset Proposals Maps, these areas are usually identified as Primary Leisure Areas (Policy L2) or Areas of Local Landscape Significance (Policy E5). Other areas, however, such as school playing fields as well as large well landscaped gardens, which make a valuable contribution to the character of the settlement, even though not specifically identified, will be subject to this Policy.

2.200 In other settlements where there are no inset Proposals Maps, open sites which make a significant contribution to the form or character of the settlement will be subject to this Policy. Such sites often provide important views within villages or from villages to the open countryside. Other sites such as those with mature trees, gardens or orchards are often important features which contribute to the character of the village.

2.201 The range of open space that is covered by this Policy can provide significant opportunities for enhancing the value of an area for wildlife through, for example, such measures as small scale planting, mowing regimes or the creation of wildlife gardens as a recreational and educational resource.

2.202 Reference must also be made to Government advice, as given in PPG 17: *Sport and Recreation*, issued in September 1991. The retention of open spaces within built-up areas, particularly playing fields, is seen as an important issue. The advice states that:

> " *playing fields...are of special significance both for their recreational and amenity value and, in towns and cities, for their contribution to the green space of an urban environment. When not required for their original purpose they may be able to meet the growing need for recreational land in the wider community* ".

2.203 The advice goes on to state that playing fields should normally be protected except in certain circumstances (e.g. where the local authority demonstrates a surplus of playing field capacity). The Policy will ensure that the existing level of provision is maintained during the Plan period.

2.204 This does not mean that every open space within a settlement will be subject to Policy E50. Many areas of open land within settlements can be regarded as infill sites, suitable for development, and in these cases, there will be no objection in principle to their development

E 56

will be required for proposals that are likely to have a substantial impact on the landscape. It is considered that the north east of the District is the area where most planning applications are likely to be received, as it is an area subject to high wind speeds, has a low population, and is not covered by any national landscape designation, (although part of the area falls within the County Landscape designation under Policy E4). However, parts of this area are very prominent, and some of the unforested areas are of considerable ecological value. Therefore proposals will be critically assessed against the above criteria. In particular, under criterion 1, the visual impact of the whole development will be considered. This will include all access roads, the transformer station and grid connection.

2.213 Renewable energy developments concerning the incineration of waste to produce power or heat are best sited adjacent to industrial areas on the edge of settlements. Such proposals will be expected to be supported by environmental information to enable the Local Planning Authority to assess the likely impacts of such a development. The City Council will produce Supplementary Planning Guidance on renewable energy developments.

POLICY E55
Derelict Land

Proposals for the reclamation of derelict, redundant and vacant land and buildings will be permitted provided that the use is appropriate to the location, and the development and landscaping are in keeping with the surroundings.

Reasons/Explanations

2.214 Reclamation of derelict land, apart from bringing about positive environmental enhancement, can provide development opportunities within the District, and help to minimise the loss of agricultural land in accordance with the Derelict Land Act 1982 and Structure Plan Policy 28.

2.215 Considerable progress has been made by the City Council in the reclamation of derelict land, both with and without the aid of DoE Grant. In 1993 over seven hectares of derelict railway land were reclaimed at Engine Lonning and turned into a recreation and leisure area, and land at the derelict Brewery on Caldewgate was developed for student accommodation. Several schemes were also implemented in the rural area involving reclamation of land for agriculture, open space and car parking.

2.216 It is important that when reclamation is carried out, any new development and associated landscaping and infrastructure integrates well with its surroundings. In addition, areas that have been derelict for some time, may provide important wildlife habitats. Where appropriate, the City Council will encourage developers to safeguard such habitats.

POLICY E56
Access and Mobility

When considering proposals for new development including changes of use where the public are to have access, the provisions of Part M of the Building Regulations will apply. Beyond this requirement, the City Council will seek to negotiate the extent of provision for disabled people to, from and within buildings. In addition the City Council will seek to ensure that pedestrianisation schemes and the general pedestrian environment are designed to accommodate the needs of the disabled, elderly, blind and partially sighted and others with mobility problems.

Reasons/Explanations

2.217 The City Council has a statutory obligation to consider the needs of the disabled in all new devel-

MS / FSCG / EXEC

References Page 4 of 11

24

E 56
(cont.)

opment, including extensions and changes of use. The Disabled Persons Act 1981 requires that appropriate provision should be made for access by disabled people. This Policy ensures that the needs of the disabled and others with restricted mobility are taken into account when proposals for development are considered. Highway improvements, pedestrianisation schemes, and the general pedestrian environment should be designed to facilitate access for the disabled, elderly, blind and partially sighted and others with mobility problems. Measures should include the consistent positioning of street furniture (which should be kept to a minimum) so that it is detectable with a cane and does not cause a nuisance to people in wheelchairs and those with pushchairs. The use of dropped kerbs and tactile surfaces at road crossings will be safer for blind people.

2.218 In addition, the City Council will seek to adapt existing outdoor recreational or leisure facilities such as nature reserves, footpaths and other designated primary leisure areas, and design any such new facilities to accommodate where possible disabled users. Examples of this are the disabled fishing platform in Rickerby Park which allows wheelchair access directly from a path adjacent to a parking area, and Kingmoor Nature Reserve with its network of wheelchair accessible paths, trails for the blind and partially sighted, and variety of seats for those who need to take frequent rests.

MONITORING

2.219 In order to assess the success and effectiveness of the Policies in this chapter, an annual system of monitoring and evaluation will be applied.

2.220 The take up of planning permissions will be the most frequent form of monitoring, as from this the success of Policies which seek to protect the environment such as those relating to the landscape, agricultural land, nature conservation sites or Conservation Areas and listed buildings can be judged by measuring the amount of land in those categories that is lost to development.

2.221 For those Policies which seek to designate additional areas for protection, for example Conservation Areas, local nature reserves or Tree Preservation Orders (TPOs), the number of new designations will be monitored, using existing base data such as aerial photographs.

2.222 In addition, the monitoring of appeal decisions relating to a range of development such as that in the rural areas, Conservation Areas, AONBs and other landscape or nature conservation designations, in addition to those relating to TPOs, listed buildings, open spaces within settlements etc. will be undertaken.

MS/FSCG/EXEC

References Page 5 of 11

H2

POLICY H2
Primary Residential Areas

Within the Primary Residential Areas defined on the Inset Maps for Carlisle, Brampton, Longtown and Dalston, proposals for new residential development will be acceptable provided that:

1. existing areas of open space and other amenity areas are safeguarded; and
2. the proposed development does not adversely affect the amenity of adjacent residential property; and
3. the proposed development complements or enhances existing adjacent residential areas and their amenity; and
4. satisfactory access and appropriate parking arrangements can be achieved.

Proposals for uses other than residential will not be permitted in Primary Residential Areas other than where they do not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. Such schemes falling within the scope of this Policy will be considered against the above criteria as well as other Policies of the Plan appropriate for the proposed use.

Reasons/Explanations

4.31 Existing housing areas within Carlisle, Longtown, Brampton and Dalston, for which Inset Plans have been prepared, have been defined as Primary Residential Areas. Whilst these areas are predominantly residential, they contain a number of other uses normally acceptable in housing areas, such as churches, small local shops, doctor's and dentist's surgeries, public houses, small areas of open space, allotments and the occasional small business use.

4.32 Major areas of future residential development, either with planning permission or land allocated under Proposal H1 are also included.

4.33 Within these existing housing areas there will be opportunities for small scale housing development, including the development of individual plots, and conversion of non residential property. Such residential development will be acceptable, subject to the criteria stated.

4.34 Applications for other than non residential development may be acceptable providing they are commercial and industrial activities of an appropriate scale which would not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. Such applications will be considered against the criteria of this Policy together with other Policies of the Plan that are appropriate for the use.

MS / FSCG / EXEC

References Page 6 of 11

26

L8

POLICY L7
Disused Railway Lines

Within the Plan area, the lines of disused railways which have potential for future recreation use will be safeguarded from development which would prejudice that future use.

Reasons/Explanations

7.37 Disused railway lines can play an important role in offering recreational opportunities; the disused lines may have the potential of being developed into footpaths, cycleways or bridle ways , providing easy access to the countryside. They can also act as wildlife corridors and support valuable habitats including herb rich grassland. In the rural area both the former Waverley and Port Carlisle lines may have potential.

7.38 In the urban area they may also provide a safer alternative to roads for pedestrians and cyclists. Larger areas of disused railway land, such as goods yards or maintenance depots can also provide ideal opportunities for development, thus reducing the need for greenfield sites. These sites are therefore excluded from this Policy.

7.39 Further work will need to be carried out in partnership with other bodies, to assess and develop this potential, and in the meantime it is considered appropriate that the former lines be safeguarded for recreation purposes.

POLICY L8
Open Space

The City Council will seek to ensure a suitable area of open space is available for public use, for passive and active recreation within walking distance of every house in Carlisle and the principal settlements, and wherever possible within 0.5km of every home and not separated from it by a busy road. This includes appropriate provision in new developments, which should be dedicated to the Council for maintenance.

Reasons/Explanations

7.40 In the City there is approximately 327 hectares of open space, and an area of at least two hectares is within a walking distance of 0.5km, of each house. The amount of open space available for public use and its value for passive and active recreation is an important characteristic of the built environment. Green space should be available for all, including the elderly and young children. In accordance with PPG's 3 and 17, appropriate amenity open space will be required in new developments. For maintenance purposes, the City Council will require these areas to be dedicated to the City Council. As well as providing space for active recreation, open space can also provide the opportunity to learn about and enjoy wildlife. These opportunities will be enhanced where appropriate.

MS/FSCG/EKEC

References Page 7 of 11

L10

should be suitably landscaped to provide a safe and pleasant environment and have safe pedestrian access. Any play equipment provided is to be sited at least 30 metres from the nearest dwelling so as not to cause nuisance to nearby residents. The City Council will expect developers to contribute to the future maintenance of small areas of play space that are principally of benefit to the new development. This will be secured through a commuted payment equivalent to 10 years maintenance costs, based on costs applicable in the year of completion.

7.44 The standards of open space are based on the The National Playing Field Association . requirements of 0.6 - 0.8 hectares of playing space and 1.6 - 1.8 hectares of land for outdoor sport per 1000 population, based on a density of 25 dwellings per hectare, with the average number of people in each dwelling being 2.3 (the average in Carlisle). The standards will be implemented with some flexibility and factors such as high or low densities and the presence of dwellings for the elderly/ single people may be taken into account when determining the exact amount of open space provision.

POLICY L10
Playing Fields

Development which will result in the loss or encroachment upon school or private playing fields or play space will not be permitted unless:

1. adequate provision is made elsewhere; or
2. an oversupply of provision can be demonstrated.

Reasons/Explanations

7.45 Public playing fields are allocated as Primary Leisure Areas and are therefore protected under Policy L2. This Policy refers to those playing fields which are in private ownership and school playing fields. If provision is made elsewhere, it should be of an equivalent quality, be equally accessible and within the same local area.

7.46 The NPFA advises Local Authorities that for every 1,000 population an allocation of 1.6 - 1.8 hectares for play space and 0.6 - 0.8 hectares for childrens play area should be made. It also advises that the areas of play space and play area are not just open space and playgrounds with play equipment, respectively, but areas of sport playing fields.

7.47 In the urban area there is a total of 96.41 hectares of playing field space providing an allocation of 1.377 hectares per 1,000 population of play space and play area. This is very slightly below the guidance level. This figure however, does not take into consideration the dual use of playing fields which are under school ownership, many of which the community can use as a recreational facility outside of school hours. The dual use of facilities in this way provides the community with the desired level of playing field provision. A similar assessment of the amount of play area to population will be undertaken and where shortfalls exist these areas will be protected from development.

MS / FSCG / EXEC

References Page 8 of 11

28

L20

localised branch surgeries. This has been reinforced following the successful implementation of a branch surgery at Morton.

7.65 Appropriate areas are considered to be Lowry Hill, Botcherby, Denton Holme and Yewdale/Bell Vue, although proposals in other areas will be considered and assessed against the given criteria. New build or conversion of existing retail and residential units or council houses may all be suitable for branch surgeries.

POLICY L19
Allotments

The City Council will seek to retain all existing allotment sites unless :

1. **it can be clearly demonstrated that the site is permanently surplus to requirements; or**
2. **satisfactory alternative provision is made within the neighbourhood.**

Reasons/Explanations

7.66 Within Carlisle District there are currently 14 hectares of allotments, and occupancy rates are approximately 94%. Demand for allotments varies over time. Predicting the scale of future demand for allotment plots is difficult, but in view of the continued growth in population and the general increase in leisure time, it seems likely that demand will increase. Existing levels of provision should therefore be maintained. Demand is possibly greater in areas of higher housing density as gardens tend to be smaller.

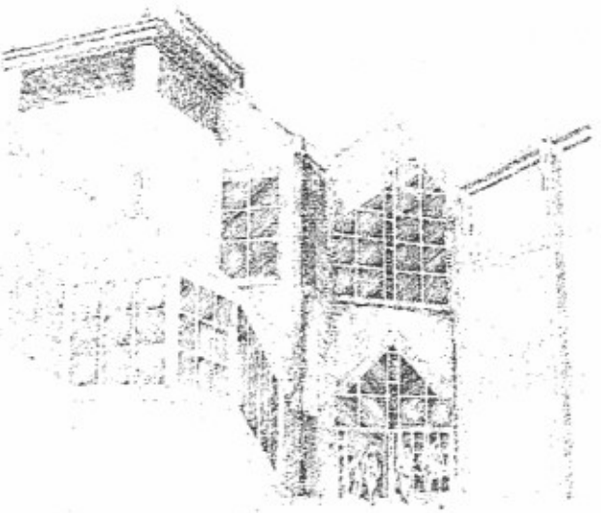
POLICY L20
Access

include, sustainable ?

Proposals for the development of leisure, recreation and community facilities should seek to take account of the needs of the disabled for parking, access to and from the building and circulation within the building.

Reasons/Explanations

7.67 Access to leisure, recreation and community facilities play an important part in peoples' everyday life, whether able bodied or disabled. It is therefore important to ensure that facilities and equipment for people with disabilities are provided and that adequate access into the building can be achieved by all sections of the community. In addition, a network of facilities which reflects the distribution of the residential population in the District will be encouraged so as to minimise travel distances and maximise access opportunities for people with disabilities.



MS/FSCG/EXEC

Referencies Page 9 of 11

29

T7

people. Access for and movement within the City Centre for disabled people will be facilitated by such measures as dropped kerbs and features to assist the partially sighted.

3.44 In certain circumstances, where it is appropriate, it will also be necessary to provide additional off-street car parking facilities to replace on-street spaces lost as a result of the environmental improvements.

POLICY T7
Parking Guidelines

The level of car parking provision for development will be determined on the basis of the following factors:

1. the Parking Guidelines for Cumbria as detailed in Appendix 2;
2. the availability of public car parking in the vicinity;
3. the impact of parking provision on the environment of the surrounding area;
4. the likely impact on the surrounding road network; and
5. accessibility by, and availability of, other forms of transport.

Reasons/Explanations

3.45 The City Council has adopted *Parking Guidelines in Cumbria* (September 1997) as a basis to determine car parking requirements within developments. These Guidelines are detailed in Appendix 2. The Council operates the guidelines flexibly, particularly in the City Centre and other conservation areas where their implementation could have a serious environmental impact.

3.46 The Guidelines have been adopted by all the planning authorities in Cumbria and reflect advice in PPG13. This suggests that land use policies should aim to promote development that is less reliant on the private car and that the availability of car parking is one of the major influences on people's choice of transport. PPG13 also suggests that the level of car parking charges may also be used to influence alternative modes of transport and restrain certain types of journeys such as commuting. The City Council already uses pricing policy to reserve City Centre parking space for short term parking.

3.47 The Guidelines set a range of maximum and operational minimum amounts of parking for broad classes of development and location.

POLICY T8
Commuted Payments

Proposals for development that does not provide the required parking standards, as set out in Policy T7, will not be permitted except for:

1. retail or commercial development proposals within Carlisle City centre; or
2. proposals where full on-site car parking provision would be environmentally damaging, in particular proposals within conservation areas.

In which case commuted payments in lieu of the shortfall of parking spaces may be required.

Reasons/Explanations

3.48 Development proposals are required to provide appropriate car parking provision in accordance with the Council's Car Parking Standards and Policy detailed in Policy T7.

3.49 There are, however, instances where full on-site car parking provision is inappropriate. This is particularly true in respect of Carlisle City centre or within conservation areas where full on-site car

MS / FSCG / EXEC

References Page 10 of 11

30

T 11

POLICY T10
Parking Outside Conservation Areas

Within the Plan area, outside the conservation areas, proposals for the development of car, coach and lorry off-street parking will be permitted subject to the following criteria:

1. there is an inadequate supply of existing vehicle parking provision in the locality to meet the need for off street parking for public use in the locality; and
2. the site is well related to the existing road network and there is sufficient capacity to accommodate the increased vehicular activity generated by the use; and
3. the proposal does not adversely affect the amenity of the surrounding area.

Reasons/Explanations

3.55 There is a need for adequate public vehicle parking throughout the Plan area, but its provision will be guided by the principles outlined in the Policy and the sustainable strategy of the Plan.

3.56 The Policy's criteria seek to ensure that litional vehicle parks are provided only where there is a genuine need for additional parking. If this need can be shown additional parking facilities will only be permitted where there is no detrimental effect to the occupation of adjoining properties, where the existing road capacity is sufficient to accommodate the increased traffic and where acceptable access arrangements can be made.

3.57 The Council does recognise the benefits of creating rural lay-bys in appropriate locations for recreation visitor management and will seek to promote the opportunities to develop such facilities in conjunction with Cumbria County Council. This will help to avoid the indiscriminate use of soft road side verges for parking which often result in a damaging impact on the surrounding landscape.

3.58 The amount of car parking required will be assessed on the basis of the adopted guidelines, together with the above criteria and, in certain situations, schemes which provide alternative parking arrangements will be acceptable.

POLICY T11
On-Street Car Parking

Within the Plan area the control of on-street car parking will be considered in locations where parking:

1. results in an unacceptable reduction in the capacity of the road network; or
2. reduces the amenity of a conservation or residential area; or
3. is a safety hazard.

Reasons/Explanations

3.59 Inappropriate parking on the highway can interfere with the operation of the network, be dangerous to pedestrians and road users, reduce amenity and cause congestion. This Policy facilitates the control of on-street car parking by the use of Traffic Regulation Orders, which will be considered in consultation with Cumbria County Council in streets where the criteria apply.

MS / FSC4 / EXEC

31

References Page 11 of 11

Prop 3

file

CARLISLE CITY COUNCIL

www.carlisle.gov.uk

Legal and Democratic Services

Head of Legal & Democratic Services: J M Egan LLB
Civic Centre Carlisle CA3 8QG Telephone (01228) 817000 Fax (01228) 817048
Document Exchange Quote DX 63037 Carlisle Type talk 18001 01228 817000

TO: Leaders and Members of the Executive

Please ask for: Mr Dixon
Direct Line: 01228 817033
E-mail: IanD@carlisle.gov.uk
Your ref:
Our ref: IJD/JSW

DEPT. ENV & DEV
PROPERTY SERVICES DIVISION
14 MAY 200
FILE 1/15/P
PASSED TO
ANSWERED

13 May 2004

RE: EXECUTIVE – SPECIAL MEETING – 17 MAY 2004

I refer to the Agenda which I recently circulated for the above meeting and particularly to Agenda Item A1 relating to the Petition in respect of Public Open Space at Fusehill Street. I now enclose a copy of a letter and further papers which I have received from Miss Smith which she has requested that I circulate to each member of the Executive.

Yours faithfully,

J. M. Egan

Head of Legal and Democratic Services

Encls:

FAO

12-5-4
Agenda item A1
refers

LEGAL & DEMOCRATIC SERVICE
FILE
13 MAY 2004
PASSED TO
ANSWERED
MAIL LOG

Steven Halstead
Committee Clerk

Sent to the Executive.

Dear Steven,

My apologies for lack of appropriate paper.

Please find a copy of papers given to each member of the Executive for 17th May '04.

Included is a letter without addressee. It is a copy of a letter sent to
Mr Peter Stybelski and
Mr Mike Mitchelson.

If you wish every member of the Exec. to have a copy, please would you furnish them.

Sincerely,
Marin E Smith

11th May 2004

53 Rydal Street
Carlisle
CA1 1SQ

Civic Centre
Carlisle
CA3 8QG

Dear

WITH REFERENCE TO THE PROPOSED DISPOSAL OF FUSEHILL STREET COMMUNITY GARDENS 03/1100

I have communicated my objections to the proposals for the change of use of Fusehill Street Community Gardens (FSCG) to building land on numerous occasions:

a) via a Residents Survey Form, estimated to be dated early November 2003. Reply received from Keith Poole, Head of Commercial and Technical Services 12.11.03.,

b) letter dated 7th November 2003 to Roads Department, Cumbria County Council. Reply received from Rob Lewis, Capita 13.11.03.,

c) letter dated 11th November 2003 to Dr Horne and Partners. Reply received 14.11.03., and

d) letter dated 7th November 2003 to Head of Planning. Acknowledgement from Richard Maunsell, 10.11.03.,

e) letter dated 8th April 2004 to David Atkinson, Head of Property Services. Meeting of objectors with Mr Atkinson on 21.04.04.

Also I telephoned all 3 Ward Councillors around 13th October 2003. At this time, Anne Quilter put me in touch with Chris Berry. Later, John Mallinson attended our meeting on 6th November 2003. Recently Reg Watson sat at a Full Council Meeting and omitted to represent his constituents' views regarding the proposal to misappropriate green sites as brownfield sites when the subject of brown sites was aired.

On 5th May 2003, telephone calls to Reg Watson, John Mallinson and Anne Quilter via wife or answer machine to ask what representation, if any, was

made to Council regarding objections on behalf of constituents and requesting a reply, produced no response whatsoever. During a telephone call to Anne Quilter, 8th May, she appeared to take on board that expectations on representation had not been met - particularly considering the problems with microphones experienced at the relevant Control and Development Committee Meeting attended by Chris Berry, resulting in the objectors' points not being heard.

Although it may well have been unintentional, it is also unfortunate that when the Gardens were still open, they were left with the gates looking locked, were intermittently left locked (thereby discouraging usage and natural surveillance) and were not maintained (thereby actively encouraging vandalism). Generally they were subjected to a parallel course of a site being purposely run down.

Owing to other commitments and general debility, I was unable to go further at this time and resigned from the group. Other objectors had similar problems and the group disintegrated over Christmas and New Year with only a few streets being covered by the petition. The petition of 152 was handed in to David Atkinson on 21st April 2004. Petition signatures are still being submitted in fragments.

I have deep concerns about the low level of communication between all groups at all stages of the process and therefore about resulting standards of efficiency. I am aware that members of the public are just trying to get their views fairly represented and that elected and appointed members of Council are just trying to get on with their work but I recognise that the influences of the adversarial legal system permeating the Council's process is being counterproductive. In my view it causes the Council to perceive the public as apathetic and/or aggressive and it causes the public to perceive the Council as impervious and severely lacking in credibility. I recognise that you have begun to address this issue and would like to express support for any proactive measures taken to break down this barrier of cynicism.

In the following document, I submit considerations regarding the proposal to dispose of the green space, Fusehill Street Community Gardens, and change its use to building land.

Yours sincerely

Marian E Smith, Miss.

Cc to all members of the Executive in accordance with Members Planning Code of Good Practice, page 387, 5.7.

FUSEHILL STREET COMMUNITY GARDEN

The Fusehill Street Community Garden (FSCG) green site amenity already has Planning Permission. It is therefore reasonable to assume that disposal of the land by the Council would lead to loss of the green site amenity and the building of the proposed medical centre.

This document is for your consideration, in accordance with Carlisle City Council's Code of Conduct for Members, March 2002, page 387, Lobbying of Councillors 5.7. It puts forward some points for retaining the green site amenity as Council property and for assessing the value of the proposed building development in terms of whether its advantages could be considered to outweigh the substantive loss of amenity in the Primary Residential Area (PRA) of Botchergate.

CONTENTS

PART 1		Page
1.	CHANGE OF LAND USE.	1.
2.	AVAILABLE INFORMATION.	2.
3.	IS LOSS OF AMENITY OUTWEIGHED BY ADVANTAGES OF THE NEW DEVELOPMENT?	3.
4.	THE EFFECT OF BROWN SITE USAGE.	4.
5.	SUBSTANTIVE LOSS OF AMENITY AND IMPACT.	5.
6.	THE NEED FOR RETENTION OF AMENITY.	7.
7.	CONCLUSION	9.

PART 2

REFERENCES.

Relevant References

FUSEHILL STREET COMMUNITY GARDENS

1. CHANGE OF LAND USE.

1.1. The advice received from the independent solicitor to the Council in response to the query "are the Council entitled to dispose of the land on the basis that it will be put to a new use" states that..

> "(13) The trusts declared in the 1891 conveyance were trusts for "sanitary purposes as defined by the Public Health Act 1875 namely for Public Walks and Pleasure Grounds". In my opinion this must be taken to be a reference to the power in *Section 164 of the 1875 Act* for an urban authority to "purchase or take on lease lay out plant improve and maintain lands **for the purpose of being used as public walks or pleasure grounds" and the trusts would have required the Corporation and their successors in title to hold the land for those purposes.** However no other trusts were declared in the conveyance and I am thus of the opinion that **the trusts would be limited to the purposes specified in Section 164 of the 1875 Act.**
>
> (14) I am thus of the opinion that if, as I anticipate, freehold title to the material land is vested in the City Council, they are entitled to dispose of it free from trusts in the 1891 conveyance provided that they observe the provisions of Section 123 of the Local Government Act 1972 in doing so. This means that:
>
> 14.1. Except with the consent of the Secretary of State, they would not be entitled to dispose of the land otherwise than by way of a **short tenancy for a considerations less than the best that could reasonably be obtained;"**

1.2. The proposal (1.17. Report to the Executive) is that "the site would be disposed of by means of a lease for **125 years** with a specific user clause intended for the purposes of a medical centre…"

1.3. Can **125 years** reasonably be considered a short tenancy?

Report to Executive, A1. PS 06/04 1.14.

1.4. If the medical practice were unwilling to pay the going rate for other sites and therefore missed, they say, alternatives over a period of **8 years**, it seems probable that they are now paying considerations less than the best that could reasonably be obtained. As a matter of public interest and concern, the amount offered now should be disclosed.

1.5. We are currently seeking advice from the Environmental Law Centre who are renowned for a keen interest in retaining green sites and we will communicate when more is known.

2. AVAILABLE INFORMATION

2.1. Has sufficient information been made available to the Executive to enable them to come to an intelligent and objective decision on the proposed disposal of the green site?

Carlisle District Local Plan (CDLP) T7 - T11.

2.2. The **Highways Report** was awaited. Has it now been delivered and made available for the Executive and public to view?

2.3. Is the **proposed lay out plan for the Grey Street playground** available so that consideration may be given to the full impact of the loss of amenity in the Inset Map area?

CCC Code of Conduct for Members, March 2002

Corporate Plan draft 2004 ~ 2007

2.4. Likewise, has the Local Authority provided the necessary **Open Space Audit** so that a full assessment on this Primary Residential Area can be made? There is a requirement to produce an **Open Space Strategy**, too, but the least information needed to come to an objective decision would be the Audit.

Code of Conduct

Town and Country Planning Act 1990, Section 54 A

2.5. The **sum of money offered** for this particular site is critical regarding the right of the Council to sell the lease for building without Secretary of State permission - according to the advice from the independent solicitor. Therefore the sum should be made public.

Town and Country Planning Act.

Planning Policy Guidance (PPG) 17

2.6. If council is minded to adopt the assertion from Rol Designs Architects in Pieter Rol's letter of 19th November 2003,
"6. Loss of Amenity - This has already occurred prior to this application, due to aggravated vandalism…." then effectively, it is to treat the site as derelict in which case there is an obligation to monitor the site for a 12 month period. If this has been done the **results of the monitored 12 month period** should be made available to all.

CDLP H2

2.7. The Site Appraisal discusses lack of reference to open space under L18 and PPG3, however, open space is dealt with under H2.

Code of Conduct

Town and Country Planning Act

Deposit Structure Plan Policy

Policy L53

2.8. To come to a decision on the very sensitive issue of disposal of green sites against statutory policy without adequate knowledge would place the members in a position where they were negligent of their duty and where they might bring their authority into disrepute.

3. IS LOSS OF AMENITY OUTWEIGHED BY GAIN OF NEW DEVELOPMENT?

Deposit Structure Plan Policy - L53. PPG 3.

3.1. As the medical practice that moved from Warwick Road to Port Road has already demonstrated, it is quite feasible for a medical practice to relocate successfully.

CDLP - H2

3.2 There are at least 17 doctors practising around the vicinity of this Primary Residential Area currently. So this area has no shortfall of doctors but it does have a shortfall of green space.

PPG 17

3.3. Botchergate used to be a slum area. By creating green sites, Carlisle City Council upgraded it very successfully in the 1980s. Loss of green space amenities where there is already shortfall would be to invite a return to slum area. This could be regarded as a sad waste.

Draft Corporate Plan 2004-2007.

3.4. Whilst doctors may alleviate some conditions, they do little by way of maintaining well-being. Green spaces underpin the quality of life and promote good health in the individual and in the community. To withdraw green sites which are recognised by the Corporate Development Plan as enabling, would actively promote poor health.

Town and Country Planning Act 1990, section 54 A

3.5. The London Road Medical Practice has many patients at Currock as well as Botchergate. Currock is also on a good bus route. Whatever the location, one set of patients will be obliged to travel, therefore it cannot be said that the FSCG site would help the elderly and infirm as one set of patients will be obliged to travel from Currock to Botchergate or visa versa.

CDLP: H2, E50, E56, L8, L10, L20

3.6. The proposed landscaping and seating for the area surrounding the building would, for as long as the practice felt inclined to do so, afford use of a scrap of green space and views of traffic and buildings when the practice was open. It is envisaged that its opening hours will be 08.00 hours to 18.30 hours, Monday to Friday, i.e. securely locked in the early evening and on weekends when the majority of people would be inclined to use a leisure facility.

CDLP: H7, H11

3.7. Ambulances running from the centre which would be at the junction of 2 busy roads and right alongside, constitute a safety hazard.

PPG 17.
Code of Conduct.
Town and Country Planning Act 1990, Section 54A.
Planning Cumbria, ST2 ST3.
CDLP - H2.
draft Corporate Plan.
Independent Solicitor's advice.

3.8. Parking is already a problem in the area and the usage of brown sites for housing is yet to fully impact. Customers and staff with vehicles would increase the difficulties.

3.9. The consultation conducted by the doctors asked respondents to choose between a new medical centre or the "present unsatisfactory use of the location", rendering it invalid as a genuine consultation exercise since it omits to offer the choice of a maintained green site.

3.10. It is hoped that the medical practice will be fortunate in finding a suitable site within the price they hope to pay. However, it is inconceivable to seemingly most residents that the provision of yet more doctors in this area could be construed to outweigh the loss of amenity and the future impact of this loss in terms of sustainable community.

4. THE EFFECT OF BROWN SITE USAGE

Planning Cumbria (deposit Structure Plan)
ST2 ST3
CDLP: H2

4.1. Following the Barker Review, there has been a strong drive to utilise brownfield sites for housing. The change of land use in this respect is commendable and in Botchergate, it has resulted in **all** available sites being put to good purpose or at very least gaining planning permission. The noticeable improvement is remarked upon by residents and greatly appreciated. It should be fully appreciated by the members however, that this highly successful strategy has now resulted in Botchergate's open spaces being completely utilised or allotted with the exception of the 3 green sites - Rydal Street Green Space, Grey Street Play Area and Fusehill Street Community Garden. Despite the long term neglect and misallocated functions, these green spaces were still well-used and held to be valuable amenities by the locals in this Primary Residential Area until 2 of the 3 areas were closed. The success of the brown site strategy means that any green site amenities could not be replaced by any other area and the amenities which are due to be safeguarded, will be lost and also be **irreplaceable.**

Town and Country Planning Act 1990

4.2. There are no replacement sites available, and the area is both Primary Residential Area and Inset Map. The loss of green site amenity in these circumstances would be substantive.

draft Corporate Plan
CDLP: L8
L10.

4.3. Although the site has been declared available by Carlisle City Council's asset management plan, it cannot really be regarded as surplus to requirement as Carlisle has only 1.37 hectares per 1000 population. This is below the set standard in the Carlisle District Local Plan (CDLP) by the National Playing Field Association. There is a shortfall of open space.

5. SUBSTANTIVE LOSS OF AMENITY AND IMPACT.

PPG 17.

5.1. The report from Steven O'Keefe, Crime and Disorder Officer, draws attention to the increase of reporting and the increase of reported minor incidents. Relating to criminal disorder offences, he stated that "Powers are already existing, but we're not using them." The anti-social co-ordinator is now in place.

5.2. If Council is withdrawing an amenity as an objection to vandalism, it may well be regarded as usurping Police powers.

Best Value.

draft Corporate Plan.

5.3. If Council disposes of green site in Primary Residential Area now, it withdraws the resource for connecting and engaging with hard to reach youth and loses the opportunity for channelling their energies in more sociable directions.

5.4. The Carlisle and Eden Crime and Reduction Partnership, Strategy 2002-2005, page 9, identifies a link between domestic violence and prolific offending behaviour - 33% of persistent Young Offenders come from homes with a background of domestic violence.

draft Corporate Plan.

PPG 17.

5.5. In Carlisle, there is a recognised problem with violence relating to estranged fathers, especially young ones on low income. Some authorities provide play equipment suitable for adults and children. This provision has a lot to recommend it.

CDLP H2

PPG 17

5.6. There have been reports of needles being found at Fusehill Street Community Gardens. Alongside vandalism, this has been given as a reason towards closing it. It could well be true but despite visiting often over a sustained length of time until it was permanently locked, I personally have not yet seen a needle there even when picking up litter. Is it a realistic response to try to close areas, streets, etc if needle litter is found? Might a more pragmatic approach serve better?

Code of Conduct. PPG 3.

Town and Country Planning Act.

CDLP H2

5.7. It is unfortunate that we have not had access to information, if it exists, on the various requirements of the residents in the locality. There has been a lack of meaningful consultation. As it stands, a handful of individuals, some in the Council and some living in the locality, are speaking for all despite our lack of relevant knowledge on this sensitive issue.

5.8. However, it is evident that if the Council wish to successfully implement the Corporate Plan 2004-2007 when it is deposited and the Best Value Review, they will have lost the necessary resource if they are minded to dispose of green spaces like Fusehill Street Community Gardens in Inset Map areas. Owing to the lack of replacement sites, green or brown, the Council would be severely disadvantaged in carrying out their work and the ensuing problems would be the type that self-perpetuate.

5.9. The Corporate Plan makes "promises" to Carlisle and prioritises:

- To ensure Carlisle is a safe and attractive place to live where people feel they belong and are included
- To manage our environment responsibly
- To improve local people's health and well-being
- To provide sound Council management

PPG 17.
CDLP L8
L10
L20

5.10. These would be extremely difficult to put into practise in an area that has been deprived of its green space with the exception of provision for the very youngest of children.

Best Value.
draft Corporate Plan.

5.11. To engage youth democratically, it will surely be thought advantageous to connect initially with them on a theme that is important to them such as leisure. Here, they could learn the rudiments of democracy, have a real input in decision making on provision and maintenance and could gain confidence and learn trust. It would be lacking in realism to expect disenfranchised youth to connect with democratic engagement when their leisure needs have previously been discounted and ignored. Inclusion cannot be founded on disenfranchisement.

6. NEED FOR RETENTION OF AMENITY.

draft Corporate Plan.

6.1. As the old saying goes, "Make an urban jungle and animals is what you'll get."

CDLP L8 L10 T11

PPG 3

PPG 17

Town and Country Planning Act 1990.

6.2. Cumbria Police and the "News and Star" are currently running a campaign to impress upon parents the need to know where their children are. If the young people, in the Primary Residential Area of Botchergate lose the existing green space, then the next available play area is more than 0.5 km away, across 2 main roads and in an area renowned for burnt out cars and bullying - and where there is a river. Existing green space in Botchergate lacks a ball game area although theoretically there is the possibility of providing an area suitable for use by the elderly, an area for young children and an area for ball games plus. Youngsters play ball games now on the street lined with parked cars, with parental approval, because there is nowhere suitable to play. (This obviously increases reported criminal damage statistics to the detriment of the neighbourhood's reputation.)

draft Corporate Plan

6.3. Educationalists are expressing concerns about the lessening ability of young people to adequately assess risks. One might reasonably assume that these skills develop when children play in a risky but not dangerous environment, without too much adult interference but with close access to rescue by adults when required.

draft Corporate Plan

6.4. Physicians are expressing concerns about obesity and lack of exercise. Play equipment that is suitable for children and adults may well be helpful for this situation?

deposit Structure Plan Policy L 53.

PPG 3

PPG 17

Planning Cumbria ST2. ST3.

Town and Country Planning Act Section 54 A

Code of Conduct

6.5. Carlisle people depend upon the Council to protect green space from development and enhance existing spaces, especially where there is a shortfall. After approximately 2 decades and given the lack of maintenance, it must be coming up to time for a renaissance for the green sites in Botchergate - allowing for time to re-connect with the residents and rediscover apt uses of these green sites. It would be nice to "stop throwing good money after bad" as happens now. When there are incidents of vandalism, the damage is sometimes repeatedly repaired when the type of item being repaired is in the first instance unsuitable. Nevertheless the site is still valued and the most popular grumble has been that the efforts made to look after it have dropped but this is normally accompanied by high praise on what FSCG used to be like and memories about how the person actually used it.

CDLP H2.

6.6. The raised flowerbeds tended by residents are an aid to social cohesion and it would be good to see more of this. The landscaping of this PRA is visually attractive and valuable but it is no substitute for land that is actually green and usable. The small shrubberies on either side of the road on Rydal Street are a visual asset but proximity of noisy cars and goods vehicles over the sets road surface and sleeping policeman plus the inevitable exhaust fumes and the lack of grass render it unsuitable for replenishing naturally after the stresses of modern day life. The open space between Aglionby Street and Portland Square has traffic halting and revving up, glinting and smelling as it moves around it which causes similar irritations and limitations. The PRA predominantly has backyards not gardens. The Christchurch Cemetery at the bottom of Botchergate has a formal layout and, being a churchyard, is not used for ball games. When the penthouse flats are built to overlook it, it's major assets, sunshine and solitude, will be much diminished.

CDLP: L8
L10
L20

6.7. Botchergate residential area houses a fair quantity of people such as pensioners, who are on low income. There are a lot of Careline flats and so mobility and accessibility issues are also considerations. This makes the need for accessible green site amenities like Fusehill Street Community Gardens even more potent because many people will have fewer or even an absence of holidays or short breaks. The need for usable green space close by is stronger. Plus there is a necessity to have somewhere to go **to** e.g. if an elderly man needs to follow medical advice to take exercise, he needs to **aim** for somewhere where he can sit down and recuperate before setting off again for the next location. Lose green site amenity and his health goes downhill. Green sites do underpin the quality of life. The "development" referred to in Carlisle Local District Plan, Policy L20, presumably means, to have any sense or reason, sustained as well as new development.

CDLP: H2
E50
E56
L20
PPG 3
PPG 17

6.8. Fusehill Street Community Gardens is like a world of its own protected by trees and shrubs from traffic. The amazing design allows a surprising amount of exercise and an astonishing variety of vistas in such a small space and the scented garden early evening after the rain is unforgettable. It is undoubtedly an enabling amenity. Users, before it was locked permanently, included people having lunch, youths, lasses (clearing rubbish out of the pond), workers enjoying a break, older schoolchildren appreciating the natural environment, responsible dog walkers, elderly people in wheelchairs (as it has good access for the disabled), students, school children on educational visits and grandparents picnicking with their grandchildren.

7. CONCLUSION

CDLP: H2.
Town and Country Planning Act 1990, Section 54A.
Code of Conduct for Members, March 2002.
PPG 3

7.1. There is insufficient information available to fairly and responsibly dispose of this amenity.

7.2. With at least 17 doctors in the vicinity, there is no shortfall of doctors. There is a shortfall of green space.

7.3. It is proven to be feasible for medical centres to relocate.

Town and Country Planning Act 1990.
Code of Conduct for Members.

7.4. There is no overall advantage to the medical practice's patients who have mobility difficulties by relocating to the proposed site as either those from Currock or those from Botchergate will have to travel.

CDLP: H2
E50
E56
L8
L10
L20
T7
T11
PPG 17

7.5. The loss of amenity cannot be said to be outweighed by the supply of yet more doctors and more traffic and parking problems.

7.6. Despite lack of maintenance, lack of predictable opening times since it was often locked when it should have been open and was allowed to look locked when it was open, vandalism, etc., the amenity was still well used which is a very strong indicator that it is a substantive amenity, the loss of which would have considerable adverse impact on the community.

Deposit Structure Plan Policy L53
Planning Cumbria (Deposit Structure Plan)
ST1
ST2 ST3

7.7. Whether Fusehill Street Community Garden is used for ball games plus or as a garden, there is a clear need for Councillors to retain it as a green site in the Primary Residential Area of Botchergate. It lies in the Inset Map and is irreplaceable as all other brown or green sites which might have been used for replacement, have already been allocated or used.

7.8. It is accepted wisdom that the impact of such a loss of amenity, would be critically detrimental to health of individuals, community and the Council's Corporate and Best Value Plans.

Sustainable communities need green space.

Draft Corporate Plan
Best Value
Code of Conduct for Members.

PART 2

REFERENCES

Carlisle City Council's CODE OF CONDUCT FOR MEMBERS

Lobbying of Councillors, page 387

5.7 "**Do** note that, unless you have a personal and prejudicial interest, you will not have fettered your discretion or breached this Planning Code of Good Practice through:

Listening and receiving viewpoints from residents or other interested parties:"

Decision Making, page 390

10.3 "**Do** comply with Section 54A of the Town and Country Planning Act 1990 and make decisions in accordance with the Development Plan, unless material considerations indicate otherwise."

Draft CORPORATE PLAN 2004-2007

Page 3	To ensure Carlisle is a safe and attractive place to live where people feel they belong and are included.
Page 5	Manage our environment responsibly.
Page 6	To improve local people's housing, health and wellbeing. (re young people's activities, people taking moderate exercise, etc)
Page 7	Provide sound Council Management. (re increasing customer satisfaction, SMART,)
Page 15	Putting customers first.
Page 16	Managing effectively. (Our organisation will be characterised by clear leadership, informed decision making, robust scrutiny and an honest appraisal of risk.)

TOWN AND COUNTRY PLANNING ACT

Section 54A (source of reference -FSCG Site Appraisal, page 8)

"All new development must be in accordance with development policy, unless material considerations indicate otherwise."

deposit STRUCTURE PLAN POLICY

Policy L53 Leisure and Recreational spaces
(source of reference -FSCG Site Appraisal, page 15)

"Formal and informal recreation and leisure space will be met through:

- the provision to an appropriate standard in new residential development and in areas where a shortfall exists;
- protection from development in areas where a shortfall can be demonstrated or the space contributes to the quality of the built environment;
- enhancing the quality of existing open spaces; and
- bringing forward new sites to address community needs including local nature reserves and amenity uses."

PLANNING CUMBRIA (Deposit Structure Plan)
(source of reference -Site Appraisal, page 13)

"Policy ST1- Promoting sustainable development:
All proposals for development including alterations to existing buildings and land use change will be required to promote sustainable development. They should make proper provision for access by disabled persons."

-"seeking locations consistent with policy ST2 and ST3 in the following order of priority:
a. the appropriate re-use of existing buildings worthy of retention, followed by
b. the re-use of previously developed land and only then
c. the use of previously .....land." *the Appraisal states "developed" but common sense says this is a typing error and should state "undeveloped land."*

- "Avoiding the loss of, or damage to, important conservation features, including ..... and visually important public and private open spaces."

PLANNING POLICY GUIDANCE
(source of reference -Site Appraisal, page 6)

PPG 1, third theme;
"The third theme of design states that good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development, improve the quality of the environment, and reinforce civic pride and sense of place."

PPG 3;
"It states that the Government is committed to maximising the re-use of land being taken for development."

PPG 17;
"sets out advice on planning for open space, sport and recreation. It states that open space underpins people's quality of life, and that local networks of high quality, well managed and maintained open spaces can help deliver various Government objectives including supporting an urban renaissance, health and wellbeing and the promotion of social inclusion and community cohesion.

"PPG 17 states that where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be better improved by better management or by capital investment to secure improvements."

The PPG makes the requirement that local authorities should undertake robust assessments of both existing and future needs of their communities for open space (and sports and recreation facilities), and should also undertake audits of existing open space, sports and recreational facilities. Such assessments and audits will allow local authorities to identify specific needs and quantitative and qualitative deficits or surpluses of open space in their areas. The assessments required by PPG 17 are currently being undertaken for the Carlisle area. Until the assessment is completed the Council is unable to state whether this piece of open space is surplus, or whether there is a deficit in the area."

E 50

POLICY E50
Open Spaces within Settlements

The loss to built development of significant public and private open spaces within settlements will not be permitted.

Reasons/Explanations

2.198 This Policy recognises the need to retain open spaces which contribute to the character of the settlements, whether or not there is public access. Planning Policy Guidance, contained in PPG 3: *Housing*, and PPG 17: *Sport and Recreation*, identifies the need to retain valuable amenity open space which can include parks, playing fields, informal open space, allotments and private gardens.

2.199 In Carlisle, Brampton, Dalston and Longtown, where there are inset Proposals Maps, these areas are usually identified as Primary Leisure Areas (Policy L2) or Areas of Local Landscape Significance (Policy E5). Other areas, however, such as school playing fields as well as large well landscaped gardens, which make a valuable contribution to the character of the settlement, even though not specifically identified, will be subject to this Policy.

2.200 In other settlements where there are no inset Proposals Maps, open sites which make a significant contribution to the form or character of the settlement will be subject to this Policy. Such sites often provide important views within villages or from villages to the open countryside. Other sites such as those with mature trees, gardens or orchards are often important features which contribute to the character of the village.

2.201 The range of open space that is covered by this Policy can provide significant opportunities for enhancing the value of an area for wildlife through, for example, such measures as small scale planting, mowing regimes or the creation of wildlife gardens as a recreational and educational resource.

2.202 Reference must also be made to Government advice, as given in PPG 17: *Sport and Recreation*, issued in September 1991. The retention of open spaces within built-up areas, particularly playing fields, is seen as an important issue. The advice states that:

" *playing fields...are of special significance both for their recreational and amenity value and, in towns and cities, for their contribution to the green space of an urban environment. When not required for their original purpose they may be able to meet the growing need for recreational land in the wider community* ".

2.203 The advice goes on to state that playing fields should normally be protected except in certain circumstances (e.g. where the local authority demonstrates a surplus of playing field capacity). The Policy will ensure that the existing level of provision is maintained during the Plan period.

2.204 This does not mean that every open space within a settlement will be subject to Policy E50. Many areas of open land within settlements can be regarded as infill sites, suitable for development, and in these cases, there will be no objection in principle to their development

E 56

will be required for proposals that are likely to have a substantial impact on the landscape. It is considered that the north east of the District is the area where most planning applications are likely to be received, as it is an area subject to high wind speeds, has a low population, and is not covered by any national landscape designation, (although part of the area falls within the County Landscape designation under Policy E4). However, parts of this area are very prominent, and some of the unforested areas are of considerable ecological value. Therefore proposals will be critically assessed against the above criteria. In particular, under criterion 1, the visual impact of the whole development will be considered. This will include all access roads, the transformer station and grid connection.

2.213 Renewable energy developments concerning the incineration of waste to produce power or heat are best sited adjacent to industrial areas on the edge of settlements. Such proposals will be expected to be supported by environmental information to enable the Local Planning Authority to assess the likely impacts of such a development. The City Council will produce Supplementary Planning Guidance on renewable energy developments.

POLICY E55
Derelict Land

Proposals for the reclamation of derelict, redundant and vacant land and buildings will be permitted provided that the use is appropriate to the location, and the development and landscaping are in keeping with the surroundings.

Reasons/Explanations

2.214 Reclamation of derelict land, apart from bringing about positive environmental enhancement, can provide development opportunities within the District, and help to minimise the loss of agricultural land in accordance with the Derelict Land Act 1982 and Structure Plan Policy 28.

2.215 Considerable progress has been made by the City Council in the reclamation of derelict land, both with and without the aid of DoE Grant. In 1993 over seven hectares of derelict railway land were reclaimed at Engine Lonning and turned into a recreation and leisure area, and land at the derelict Brewery on Caldewgate was developed for student accommodation. Several schemes were also implemented in the rural area involving reclamation of land for agriculture, open space and car parking.

2.216 It is important that when reclamation is carried out, any new development and associated landscaping and infrastructure integrates well with its surroundings. In addition, areas that have been derelict for some time, may provide important wildlife habitats. Where appropriate, the City Council will encourage developers to safeguard such habitats.

POLICY E56
Access and Mobility

When considering proposals for new development including changes of use where the public are to have access, the provisions of Part M of the Building Regulations will apply. Beyond this requirement, the City Council will seek to negotiate the extent of provision for disabled people to, from and within buildings. In addition the City Council will seek to ensure that pedestrianisation schemes and the general pedestrian environment are designed to accommodate the needs of the disabled, elderly, blind and partially sighted and others with mobility problems.

Reasons/Explanations

2.217 The City Council has a statutory obligation to consider the needs of the disabled in all new devel-

MS / FSCG / EXEC

E 56 (cont.)

opment, including extensions and changes of use. The Disabled Persons Act 1981 requires that appropriate provision should be made for access by disabled people. This Policy ensures that the needs of the disabled and others with restricted mobility are taken into account when proposals for development are considered. Highway improvements, pedestrianisation schemes, and the general pedestrian environment should be designed to facilitate access for the disabled, elderly, blind and partially sighted and others with mobility problems. Measures should include the consistent positioning of street furniture (which should be kept to a minimum) so that it is detectable with a cane and does not cause a nuisance to people in wheelchairs and those with pushchairs. The use of dropped kerbs and tactile surfaces at road crossings will be safer for blind people.

2.218 In addition, the City Council will seek to adapt existing outdoor recreational or leisure facilities such as nature reserves, footpaths and other designated primary leisure areas, and design any such new facilities to accommodate where possible disabled users. Examples of this are the disabled fishing platform in Rickerby Park which allows wheelchair access directly from a path adjacent to a parking area, and Kingmoor Nature Reserve with its network of wheelchair accessible paths, trails for the blind and partially sighted, and variety of seats for those who need to take frequent rests.

MONITORING

2.219 In order to assess the success and effectiveness of the Policies in this chapter, an annual system of monitoring and evaluation will be applied.

2.220 The take up of planning permissions will be the most frequent form of monitoring, as from this the success of Policies which seek to protect the environment such as those relating to the landscape, agricultural land, nature conservation sites or Conservation Areas and listed buildings can be judged by measuring the amount of land in those categories that is lost to development.

2.221 For those Policies which seek to designate additional areas for protection, for example Conservation Areas, local nature reserves or Tree Preservation Orders (TPOs), the number of new designations will be monitored, using existing base data such as aerial photographs.

2.222 In addition, the monitoring of appeal decisions relating to a range of development such as that in the rural areas, Conservation Areas, AONBs and other landscape or nature conservation designations, in addition to those relating to TPOs, listed buildings, open spaces within settlements etc. will be undertaken.

MS/FSCG/EXEC

References Page 5 of 11

H2

POLICY H2
Primary Residential Areas

Within the Primary Residential Areas defined on the Inset Maps for Carlisle, Brampton, Longtown and Dalston, proposals for new residential development will be acceptable provided that:

1. existing areas of open space and other amenity areas are safeguarded; and
2. the proposed development does not adversely affect the amenity of adjacent residential property; and
3. the proposed development complements or enhances existing adjacent residential areas and their amenity; and
4. satisfactory access and appropriate parking arrangements can be achieved.

Proposals for uses other than residential will not be permitted in Primary Residential Areas other than where they do not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. Such schemes falling within the scope of this Policy will be considered against the above criteria as well as other Policies of the Plan appropriate for the proposed use.

Reasons/Explanations

4.31 Existing housing areas within Carlisle, Longtown, Brampton and Dalston, for which Inset Plans have been prepared, have been defined as Primary Residential Areas. Whilst these areas are predominantly residential, they contain a number of other uses normally acceptable in housing areas, such as churches, small local shops, doctor's and dentist's surgeries, public houses, small areas of open space, allotments and the occasional small business use.

4.32 Major areas of future residential development, either with planning permission or land allocated under Proposal H1 are also included.

4.33 Within these existing housing areas there will be opportunities for small scale housing development, including the development of individual plots, and conversion of non residential property. Such residential development will be acceptable, subject to the criteria stated.

4.34 Applications for other than non residential development may be acceptable providing they are commercial and industrial activities of an appropriate scale which would not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. Such applications will be considered against the criteria of this Policy together with other Policies of the Plan that are appropriate for the use.

MS / FSCG / EXEC

References Page 6 of 11

S1

L8

POLICY L7
Disused Railway Lines

Within the Plan area, the lines of disused railways which have potential for future recreation use will be safeguarded from development which would prejudice that future use.

Reasons/Explanations

7.37 Disused railway lines can play an important role in offering recreational opportunities; the disused lines may have the potential of being developed into footpaths, cycleways or bridle ways , providing easy access to the countryside. They can also act as wildlife corridors and support valuable habitats including herb rich grassland. In the rural area both the former Waverley and Port Carlisle lines may have potential.

7.38 In the urban area they may also provide a safer alternative to roads for pedestrians and cyclists. Larger areas of disused railway land, such as goods yards or maintenance depots can also provide ideal opportunities for development, thus reducing the need for greenfield sites. These sites are therefore excluded from this Policy.

7.39 Further work will need to be carried out in partnership with other bodies, to assess and develop this potential, and in the meantime it is considered appropriate that the former lines be safeguarded for recreation purposes.

POLICY L8
Open Space

The City Council will seek to ensure a suitable area of open space is available for public use, for passive and active recreation within walking distance of every house in Carlisle and the principal settlements, and wherever possible within 0.5km of every home and not separated from it by a busy road. This includes appropriate provision in new developments, which should be dedicated to the Council for maintenance.

Reasons/Explanations

7.40 In the City there is approximately 327 hectares of open space, and an area of at least two hectares is within a walking distance of 0.5km, of each house. The amount of open space available for public use and its value for passive and active recreation is an important characteristic of the built environment. Green space should be available for all, including the elderly and young children. In accordance with PPG's 3 and 17, appropriate amenity open space will be required in new developments. For maintenance purposes, the City Council will require these areas to be dedicated to the City Council. As well as providing space for active recreation, open space can also provide the opportunity to learn about and enjoy wildlife. These opportunities will be enhanced where appropriate.

MS/FSCG/EXEC

References Page 7 of 11

52

L10

should be suitably landscaped to provide a safe and pleasant environment and have safe pedestrian access. Any play equipment provided is to be sited at least 30 metres from the nearest dwelling so as not to cause nuisance to nearby residents. The City Council will expect developers to contribute to the future maintenance of small areas of play space that are principally of benefit to the new development. This will be secured through a commuted payment equivalent to 10 years maintenance costs, based on costs applicable in the year of completion.

7.44 The standards of open space are based on the The National Playing Field Association . requirements of 0.6 - 0.8 hectares of playing space and 1.6 - 1.8 hectares of land for outdoor sport per 1000 population, based on a density of 25 dwellings per hectare, with the average number of people in each dwelling being 2.3 (the average in Carlisle). The standards will be implemented with some flexibility and factors such as high or low densities and the presence of dwellings for the elderly/ single people may be taken into account when determining the exact amount of open space provision.

POLICY L10
Playing Fields

Development which will result in the loss or encroachment upon school or private playing fields or play space will not be permitted unless:

1. adequate provision is made elsewhere; or
2. an oversupply of provision can be demonstrated.

Reasons/Explanations

7.45 Public playing fields are allocated as Primary Leisure Areas and are therefore protected under Policy L2. This Policy refers to those playing fields which are in private ownership and school playing fields. If provision is made elsewhere, it should be of an equivalent quality, be equally accessible and within the same local area.

7.46 The NPFA advises Local Authorities that for every 1,000 population an allocation of 1.6 - 1.8 hectares for play space and 0.6 - 0.8 hectares for childrens play area should be made. It also advises that the areas of play space and play area are not just open space and playgrounds with play equipment, respectively, but areas of sport playing fields.

7.47 In the urban area there is a total of 96.41 hectares of playing field space providing an allocation of 1.377 hectares per 1,000 population of play space and play area. This is very slightly below the guidance level. This figure however, does not take into consideration the dual use of playing fields which are under school ownership, many of which the community can use as a recreational facility outside of school hours. The dual use of facilities in this way provides the community with the desired level of playing field provision. A similar assessment of the amount of play area to population will be undertaken and where shortfalls exist these areas will be protected from development.

MS / FSCG / EXEC

References Page 8 of 11

S3

L20

localised branch surgeries. This has been reinforced following the successful implementation of a branch surgery at Morton.

7.65 Appropriate areas are considered to be Lowry Hill, Botcherby, Denton Holme and Yewdale/Bell Vue, although proposals in other areas will be considered and assessed against the given criteria. New build or conversion of existing retail and residential units or council houses may all be suitable for branch surgeries.

POLICY L19
Allotments

The City Council will seek to retain all existing allotment sites unless :

1. **it can be clearly demonstrated that the site is permanently surplus to requirements; or**
2. **satisfactory alternative provision is made within the neighbourhood.**

Reasons/Explanations

7.66 Within Carlisle District there are currently 14 hectares of allotments, and occupancy rates are approximately 94%. Demand for allotments varies over time. Predicting the scale of future demand for allotment plots is difficult, but in view of the continued growth in population and the general increase in leisure time, it seems likely that demand will increase. Existing levels of provision should therefore be maintained. Demand is possibly greater in areas of higher housing density as gardens tend to be smaller.

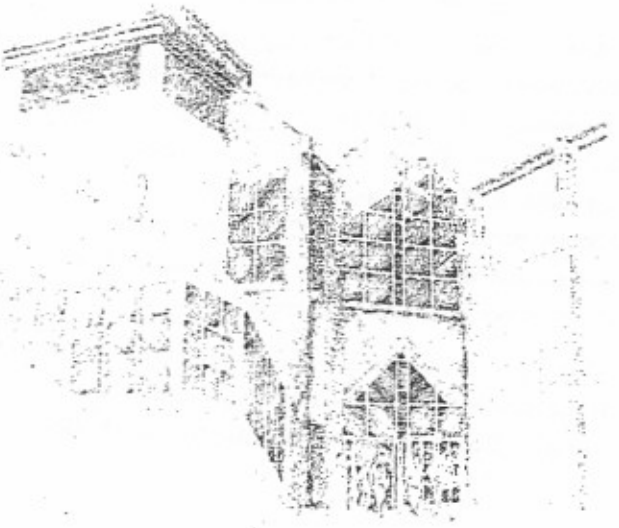
POLICY L20
Access

include, sustainable ?

Proposals for the development of leisure, recreation and community facilities should seek to take account of the needs of the disabled for parking, access to and from the building and circulation within the building.

Reasons/Explanations

7.67 Access to leisure, recreation and community facilities play an important part in peoples' everyday life, whether able bodied or disabled. It is therefore important to ensure that facilities and equipment for people with disabilities are provided and that adequate access into the building can be achieved by all sections of the community. In addition, a network of facilities which reflects the distribution of the residential population in the District will be encouraged so as to minimise travel distances and maximise access opportunities for people with disabilities.



MS/FSCG/EXEC

S4

Referencies Page 9 of 11

people. Access for and movement within the City Centre for disabled people will be facilitated by such measures as dropped kerbs and features to assist the partially sighted.

3.44 In certain circumstances, where it is appropriate, it will also be necessary to provide additional off-street car parking facilities to replace on-street spaces lost as a result of the environmental improvements.

POLICY T7
Parking Guidelines

The level of car parking provision for development will be determined on the basis of the following factors:

1. the Parking Guidelines for Cumbria as detailed in Appendix 2;
2. the availability of public car parking in the vicinity;
3. the impact of parking provision on the environment of the surrounding area;
4. the likely impact on the surrounding road network; and
5. accessibility by, and availability of, other forms of transport.

Reasons/Explanations

3.45 The City Council has adopted *Parking Guidelines in Cumbria* (September 1997) as a basis to determine car parking requirements within developments. These Guidelines are detailed in Appendix 2. The Council operates the guidelines flexibly, particularly in the City Centre and other conservation areas where their implementation could have a serious environmental impact.

3.46 The Guidelines have been adopted by all the planning authorities in Cumbria and reflect advice in PPG13. This suggests that land use policies should aim to promote development that is less reliant on the private car and that the availability of car parking is one of the major influences on people's choice of transport. PPG13 also suggests that the level of car parking charges may also be used to influence alternative modes of transport and restrain certain types of journeys such as commuting. The City Council already uses pricing policy to reserve City Centre parking space for short term parking.

3.47 The Guidelines set a range of maximum and operational minimum amounts of parking for broad classes of development and location.

POLICY T8
Commuted Payments

Proposals for development that does not provide the required parking standards, as set out in Policy T7, will not be permitted except for:

1. retail or commercial development proposals within Carlisle City centre; or
2. proposals where full on-site car parking provision would be environmentally damaging, in particular proposals within conservation areas.

In which case commuted payments in lieu of the shortfall of parking spaces may be required.

Reasons/Explanations

3.48 Development proposals are required to provide appropriate car parking provision in accordance with the Council's Car Parking Standards and Policy detailed in Policy T7.

3.49 There are, however, instances where full on-site car parking provision is inappropriate. This is particularly true in respect of Carlisle City centre or within conservation areas where full on-site car

MS / FSCG / EXEC

T 11

POLICY T10
Parking Outside Conservation Areas

Within the Plan area, outside the conservation areas, proposals for the development of car, coach and lorry off-street parking will be permitted subject to the following criteria:

1. there is an inadequate supply of existing vehicle parking provision in the locality to meet the need for off street parking for public use in the locality; and
2. the site is well related to the existing road network and there is sufficient capacity to accommodate the increased vehicular activity generated by the use; and
3. the proposal does not adversely affect the amenity of the surrounding area.

Reasons/Explanations

3.55 There is a need for adequate public vehicle parking throughout the Plan area, but its provision will be guided by the principles outlined in the Policy and the sustainable strategy of the Plan.

3.56 The Policy's criteria seek to ensure that additional vehicle parks are provided only where there is a genuine need for additional parking. If this need can be shown additional parking facilities will only be permitted where there is no detrimental effect to the occupation of adjoining properties, where the existing road capacity is sufficient to accommodate the increased traffic and where acceptable access arrangements can be made.

3.57 The Council does recognise the benefits of creating rural lay-bys in appropriate locations for recreation visitor management and will seek to promote the opportunities to develop such facilities in conjunction with Cumbria County Council. This will help to avoid the indiscriminate use of soft road side verges for parking which often result in a damaging impact on the surrounding landscape.

3.58 The amount of car parking required will be assessed on the basis of the adopted guidelines, together with the above criteria and, in certain situations, schemes which provide alternative parking arrangements will be acceptable.

POLICY T11
On-Street Car Parking

Within the Plan area the control of on-street car parking will be considered in locations where parking:

1. results in an unacceptable reduction in the capacity of the road network; or
2. reduces the amenity of a conservation or residential area; or
3. is a safety hazard.

Reasons/Explanations

3.59 Inappropriate parking on the highway can interfere with the operation of the network, be dangerous to pedestrians and road users, reduce amenity and cause congestion. This Policy facilitates the control of on-street car parking by the use of Traffic Regulation Orders, which will be considered in consultation with Cumbria County Council in streets where the criteria apply.

MS / FSC4 / EXEC

David Atkinson, Head of Property Services Unit.

DEPT. ENV & REV
PROPERTY SERVICES DIVISION
03 JUN 2004
FILE 4/226
PASSED TO
ANSWERED

OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE - 3rd June 2004

RE THE PROPOSED DISPOSAL OF **RYDAL STREET OPEN SPACE**, PREVIOUSLY KNOWN AS RYDAL STREET PLAY AREA, IN THE PRIMARY RESIDENTIAL AREA OF BOTCHERGATE AND THE INTENTION TO GRANT PLANNING PERMISSION (DEVELOPMENT CONTROL **4th June 2004**) FOR 7 HOUSES TO BE BUILT UPON IT.

It is requested as a matter of some urgency that this committee consider calling in the decision to dispose of this land as the sale is currently in process.

1. DECISION TO DISPOSE OF LAND.

Minutes for the Executive Committee on 24th November 2003 note the following:

"Subject Matter

To consider a report from the Head of Legal and Democratic Services (LDS.65/O3) detailing an objection received in relation to the proposed disposal of play area land at <<**Rydal Street**>>, Carlisle, for residential purposes.

He further reported that the objector had since withdrawn the objection.

The Executive was requested to consider the position and decide whether to proceed with this land disposal.

Summary of options rejected

None

DECISION

That, having regard to the fact that the objection has been withdrawn, the Head of Property Services be authorised to proceed with the disposal of the play area land at <<**Rydal Street**>> ,Carlisle.

Reasons for Decision

In view of the fact that the objection to the sale of land at <<**Rydal Street**>> ,Carlisle. had been withdrawn, the Executive agreed to proceed with the land disposal."

However, there were 3 objections lodged and only the resident at 108 Rydal Street is recorded as having withdrawn her objection. The owner/occupier of 26 Close Street and Mr K Brady of 19 Margaret Creighton Gardens are still on record as objectors. It has not yet been possible to contact the owner/occupier of 26 Close Street but it is certain that Mr Brady maintains his objection. A copy of a letter affirming his continued objection is supplied.

Apparently the Executive's Decision to sell the land was unfortunately based on inaccurate information and so a call in of the decision is requested.

Also there is a lack of necessary information to allow an informed, impartial and objective decision in accordance with the Code of Conduct for Members of Council. The public consultation exercise involved only 32 households although as a Primary Residential Area (Inset Map), the entire population would be affected by the loss of this amenity.

- The following information has not as yet been made available for scrutiny:

a) The **Planning Brief** for 03/1115, in accordance with the Code of Conduct for Members, March 2002, the Town and Country Planning Act 1990, Section 54A, the Carlisle and District Local Plan, the deposit Structure Plan Policy L53, Planning Cumbria ST1, ST2 and ST3 and Planning Policy Guidance 17,

b) The **full Archaeologist's Evaluation**,

c) The **full report from Highways**,

d) The **Open Space Strategy's audit**,

e) The **proposed layout for the Grey Street Play Area**. Will this involve meaningful consultation with residents first to ensure relevant and accessible open space?

f) The **proposed alternative open space** given that there is already a shortfall of open space in this Primary Residential Area and that Carlisle District Local Plan, Policy H2, 1st point states that within Primary Residential Areas, "existing areas of open space and other amenity areas are safeguarded" and Policy L8. 7.40, "The amount of open space available for public use and its value for passive and active recreation is an important characteristic of the built environment. Green space should be available for all, including the elderly and young children. …… open space can also provide the opportunity to learn about and enjoy wildlife.

- The following would also be useful to consider:

g) A **full report from the Anti social behaviour Co-ordinator** at the Civic.

h) The assessment of this open space in relation to Council's ability to deliver the **Carlisle City Vision Partnership**,

i) Any **other relevant advice** e.g. the reports mentioned in the "Times" article supplied - "Regeneration and Renewal", "Inside Housing" and "New Start",

j) Any information on the **potential costs of neglect** such as costs to Council of long drawn out legal battles but especially, where possible, the often hidden costs of community neglect and its ramifications.

It does not appear to be logical or socially and economically responsible to advocate that areas which have insufficient open space, should have even that taken away from them.

2. REQUEST TO RETAIN OPEN SPACE AND THAT IT BE RELEVANT AND ACCESSIBLE.

It is requested that Council give consideration to the following points for retaining Rydal Street Play Area as open space in the Primary Residential Area (Inset Map) of Botchergate in accordance with the Code of Conduct for Members and the Town and Country Planning Act 1990, Section 54A, etc..

RELEVANT AND ACCESSIBLE OPEN SPACE FOR SUSTAINABLE COMMUNITY

1. Steven O'Keefe, Crime and Disorder Officer in his report drew attention to the increase of reporting and the increase of reported minor incidents. Relating to criminal disorder offences, he stated that "Powers are already existing, but we're not using them."

Residents view it as inappropriate for Council to usurp police powers by confiscating an amenity for all to punish a minority of people who offend.

2. 24th May 2004, Jan Gordon, Anti-social behaviour Co-ordinator, Carlisle and Eden Crime and Disorder Reduction Partnership, said the following:

"In my research for the London Borough of Hounslow and Lancaster City Council and also the Joseph Rowntree Foundation, there is undoubtedly a correlation between anti-social behaviour caused by young people and the lack of suitable facilities for young people that they will actually engage with.

It needs to be safe and accessible and needs to contain the facilities and equipment that the people will use.

There are increased concerns where buildings are being built, especially residential buildings, without any provision for young people. This goes to exacerbate the problem.

SO IT FUELS THE PROBLEM."

3. To enable provision of Council plans and harmony with central government guidance, open spaces in Botchergate need to be retained. The following are affected:

~ the Corporate Plan "promises" -

- To ensure Carlisle is a safe and attractive place to live where people feel they belong and are included
- To manage our environment responsibly
- To improve local people's health and well-being
- To provide sound Council management

Comments on the Corporate/Performance Plan and "Priorities for the Future" state in report A16, page 3, g) "conserve green spaces." There are 11 trees on this site.

~ Best Value Plan

- To connect with hard to reach groups

~ Planning Policy Guidance 17
The open spaces in Botchergate are being treated as though they were classified as brownfield site but, in fact, they are open spaces that are inaccessible to users or have irrelevant usage.

~ PPG 17 states that open space underpins people's quality of life, and that local networks of high quality, well managed and maintained open spaces can help deliver various Government objectives including supporting an urban renaissance, health and well-being and the promotion of social inclusion and community cohesion.

The PPG makes the requirement that local authorities should undertake robust assessments of both existing and future needs of their communities for open space (and sports and recreation facilities), and should also undertake audits of existing open space, sports and recreational facilities. Such assessments and audits will allow local authorities to identify specific needs and quantitative and qualitative deficits or surpluses of open space in their areas. The last audit showed a deficit of open space in Carlisle and since then much brownfield site has been constructively utilised.

"PPG 17 states that where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by capital investment to secure improvements." This open space has been a play area for young children near to another but it is bordered mainly by housing for elderly and disabled people.

4. Please see the article from "The Times", 1st June 2004, Public Agenda, page 3, "Lack of parks causes children's poor health."

LOSS OF AMENITY IN AN INSET MAP, PRIMARY RESIDENTIAL AREA.

1. Several residents have summed it up neatly, saying "I think we've got enough houses round here" when signing the petition to retain Rydal Street Play Area for a sustainable community. To date, a part-petition of 30 + signatures was lodged with Council on 19th May 2004 and a further part-petition of 28 signatures was lodged on 1st June 2004.

OPEN SPACE NOT BROWNFIELD SITE.

1. On page 15 of the Carlisle City Council Asset Management Plan 2004-2007, in the Surplus Asset Criteria, question 3 examines whether the asset is likely to be required to assist supporting the City Vision partners in relation to:

- Health and well-being
- Communities
- Economic prosperity
- Infrastructure, environment and transport
- Celebrating Carlisle

Whilst the need to retain relevant and accessible open space is obvious for some of these criteria, things like criminal offence statistics being driven up by ball games played on the street causing damage to parked cars, in the absence of safe, accessible and relevant areas being available - and things like responsible dog owners driving their pets to the nearest suitable area for dog walking are less obvious points that still need to be considered by Council in relation to the Carlisle City Vision Partnership. (To have more efficient initial consultation with public to gain local intelligence would be a useful tool particularly in the light of the Disability Act due shortly. Current methods of hearing from the public rely heavily on the public having adequate mobility, attention/energy, funds and leisure time to give feedback at the right time and feedback at the wrong time creates consultation fatigue and work related stress for Council employees whilst fobbing off activities from Council employees causes the Council issues with perceived lack of credibility and direct public aggression.)

The Property Service analysis on page 15 does not lend itself to assessing the situation when the asset reviewed is an open space that is inappropriately used but which should (especially in an Inset Map, Primary Residential Area) be reviewed and made into relevant and accessible open space for sustainable community.

CARLISLE CITY VISION PARTNERSHIP

It is hoped that the residents of Botchergate will be meaningfully consulted, as advocated by the Anti-social behaviour Co-ordinator, about the relevance and accessibility of the open space that remains. Although we do not have enough open space according to the standard set in the Local Plan by the National Playing Fields Association, if we made the most of what remains we could probably manage. So far suggestions include:

Grey Street Play Area - play equipment for very young and young children plus kick around space.

Fusehill Street Community Garden - ball game area and play equipment for youths/adults.

Rydal Street Open Space
Being on the flat and close to Careline and Impact housing for elderly and disabled people, this area might be used as green site/garden area with a perimeter path for dog walkers to enhance natural surveillance and, centrally, including an environmental area for anyone interested, especially young people, and a scented garden for visually impaired people.

We would like to advocate meaningful consultation with the residents of Botchergate to realise the Carlisle City Vision Partnership and then entrust Carlisle City Council with the best interests of the people of Carlisle.

PROPERTY SERVICES DIVISION
22 APR 2004
FILE 4195
PASSED TO
ANSWERED

152 Signatures

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
Clare Davies	2 Orchard Street	
Ian Ferguson	18 Orchard Street	Ian Ferguson
H LEE	19 ORCHARD ST	H LEE
F RANT	36 Flower St	
Shaw	30 Flower Street	Shaw
J Clark	26 Flower Street	J Clark
A. Phillips	18 Flower Street	A. Phillips
	38 Flower Street	
Judith Hurst	37 FLOWER STREET	Judith Hurst
M Hoddat	39 FLOWER ST	M Hoddat
Bordhams	47 Flower St	
W. Jackson	17 Garden St	W Jackson
A HOWARD	9 GARDEN St	
S BATCHELOR	"	S Batchelor
K. ARMSTRONG	"	K
M G Wallace	4 Grey St	M G Wallace
	10 GARDEN ST	
~~Clare Sunter~~	24 Garden St.	
Clare Sunter	12 Orchard Street	Clare Sunter
MARIAN E SMITH / Marian E Smith	53 Rydal St	Marian E Smith

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
S. Wade	60 Lindisfarne St	S Wade
T. Green	30 WARNELL DRIVE	T. Green
L. Wade	64 Oswald Street	L.M. Wade
L. Green	30 WARNELL DRIVE	L. Green
G Haslam	56 Cecil ST	G Haslam
D Beesley	30b Edward St	D Beesley
O Braithwaite	30A Edward St	O Braithwaite
S. Farrell	36 Flower St.	Sarah Farrell
S Bell.	21 Grey Street	S. Bell.
E. Ellis	56 THOMSON STREET	E Ellis
A. Simpson	57 LINDISFARNE ST	A Simpson
K Donaghue	7 Bowman street	K Donaghue
A Waterston	76 Charles ST	A Waterston
W McCann	200 BLACKWELL SCHOOL	W McCann
J McLeod	1 Chertsey Mount	J McLeod
G GRAHAM	5 PRINCESS COURT	G Graham
P TAYLOR	7 Hewicky Green Rd	P Taylor
J LITTLE	29 WATSON ST	J Little
S WILSON	30 EDWARD ST.	S Wilson
J WILSON	8 SYDE ST	J Wilson

29th

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
K. Thomlinson	60 Bowman ST	K.E Thomlinson
L A Cenley	48 BOWMAN ST	L A Cenley
IAN THOMLINSON	60 BOWMAN ST.	[illegible]
L MITCHELHILL	44 BOWMAN STREET	L Mitchelhill
M DOCHERTY	46 BOWMAN STREET	M Docherty
S. DOCHERTY	46 BOWMAN STREET	Ms Docherty.
D. Skelton	40 Bowman St	D. Skelton
A Sydinski	28 Bowman St	[illegible]
J.J. TWENTYMAN	25 Bowman St.	J.J. Twentyman
S. DONALDSON	49 Bowman.	S. Donaldson.
J Jefferson	100 Lyddal St	J. Jefferson
C. LOBLEY	16 GILSLAND RD	[illegible]
J DIXON	67 H[illegible] STREET	J DIXON
G TURNER	82 CHARLES ST	G Turner
E.A ROWLINSON	27 GREY STREET	E A Rowlinson
L MCNEIL	27 GREY STREET CARLISLE	L P M[illegible]
R. SEAGER	45 EDWARD ST.	R Seager
K. Renwick	38 Lowe St.	K. Renwick
K WALLACE	30 GLENSIDE RD	K Wallace
M. ANGUS	39 HOLYWELL CRESENT	M [illegible]

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
Linda Berry	43 Edward Street, Carlisle	L Berry
Chris Berry	43 Edward Street	C Berry
Kenny Stewart	7 Edward St	K Stewart
Barbara Johnstone	11A Edward St	B Johnstone
Katy Carruthers	35 Edward St	K Carruthers
Muriel McPhersh	36 Richard Street Carlisle	Muriel McPherson
Greg McIntosh	As Above.	Greg McIntosh
J Thirlwall	58 Edward St. Carlisle	J Thirlwall
N Hunter	56 " " "	N Hunter
J. Hodgson	54 Edward St. Carlisle	J. Hodgson
K Kan	52 Edward St. Carlisle	K Kan
Doug Bell	52 Edward St. Carl	Bell
James Armstrong	11 Alexander St	[illegible]
Michael Cartledge	c/o 46 Edward St, Carlisle	M Cartledge
Ata Miah	44 Edward St	A Miah
Shafaly Begum	44 Edward St	S. Begum
Pat Pattinson	42 Edward St.	P Pattinson
D. Kay	32 Edward St	D Kay
D Kay	32 Edward St	D Kay
Evelyn	30D Edward St	Evelyn Tring

29th CS
Petition Started: ~~25~~-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
S Little	22 Edward	S. Little
D Shepherd	51 EDWARD	
O Freeman	opposite the Gardens 34 Grey St	O Freeman
J. CRAM	32 GREY ST	
L. CRAM	32 GREY ST.,	
E P SCOTT	32 GREY STREET	EPScott
R. Scott	18 Bowmanstreet	R. Scott
B. Troughear	15 Fusehill Street	B Troughear
P MINERY	15 BOWMAN STREET	
C Holliday	17 BOWMAN ST.	C Holliday
E WORTH	29 BOWMAN ST	E Worth
W FERGUSON	33 BOWMAN ST	W
L. DUCKWORTH	39 BOWMAN ST	L Duckworth
D. BRADLEY	41 BOWMAN ST	D. Bradley
A. OREND	47, BOWMAN ST.	
A. FARISH	51, Bowman St.	
J. MARKNESS	53 Bowman St.	
E Thompson.	55 Bowman St	E Thompson
J Thompson.	55 Bowman St	J Thompson
G Rodgers	57. Bowman St.	G Rodgers

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
B. J. Reed	22 Howard St	
* H. Sayer	26 Gordon St	H. Sayer
P Weeks	16a Butchergate	
A Kitley	30b Edward St.	
J. Whittle	25 Flower Street	
Olin Holland	27 Howe STREET	

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
Caroline Nash	6 GARDEN ST, CARLISLE	C. C. Nash
J morris	6 Garden St	J morris
JEFF RAMOS	6 GARDEN ST	
JANE KERR	22 EDWARD ST	J. Kerr.
M. PARKINSON	33 FLOWER ST	M Parkinson
K. BRADY	19 MARGARET CREIGHTON GARDENS	K. Brady
E Scott	41 Melbourne Rd.	E Scott

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
G COUPLAND	15 FLOWER ST	G Coupland
M Richardson	64, Edward St	M Richardson
L BRAITHWAITE	30A EDWARD ST.	L Braithwaite
A. Taylor	46 Edward St	[illegible]
R LOWTHER	20 EDWARD ST	R Lowther
J Lawther	20 Edward St	J Lawther
E. Hornby	18 Edward St	Emma Hornby
B. Williamson	43 MARGARET CREIGHTON GARDENS	B Williamson
[illegible]	91. CN[illegible]	[illegible]
S-M Marks	18 FLOWER STEET	S M Marks
T. Miles	6 Orchard Street	[illegible]
M Richardson	1 GARDEN STREET	
M J [illegible]	[illegible]	M J [illegible]
Portuguese resident	[illegible]	
M Scott	23 Orchard St	M Scott
J Irving	3 orchard St	Julie Irving
J Saddler	22 GARDEN ST	J G Saddler
C Holliday	21 Garden St	C Holliday
F HOLLIDAY	21 GARDEN ST	F Holliday
D M P Moore.	15. GARDEN ST.	[illegible]

Petition Started: 25-Oct-03

PETITION

Proposed building of a medical centre on the site of the Community Gardens (Fusehill Street / Grey Street). The doctors intending to build currently have surgeries on London Road and Scotland Road; this new building would also house a dental surgery and a pharmacy.

We the undersigned object to the proposal to build a surgery on the Community Gardens site due to the inevitable increase in traffic and parking, bringing it to a dangerous and unacceptable level for the area.

Name	Address	Signature
A Jakimciw	Brock St School	A. Jakimciw
J S Hume	2 Mangerton	J S Hume
B. Henderson	" "	B Henderson
J. Henderson	" "	J. Henderson
A. Gray	37 Spencer St	A. Gray
M Morris	143 Hebble Ave	M. Morris
L A Walker	54 Boundary Rd.	L A Walker
S J Wallace	17 GARDENIA ST	S J Wallace
W. Armiger	89 Cuerock ROAD	W. Armiger
P. Hodgson	Brock St Primary School	Peter J. Hodgson
C Kirkbride	35 Thomson St	C KIRKBRIDE
D SIMPSON	5 FLOWER ST	D Simpson
D Rankine	"	D Rankine
W CANNON	29 ALEXANDER ST	W Cannon
K Underwood	14 Grey Street	K Underwood
D Edgar	1 OSWALD STREET	D Edgar
Audrey Smith	44 HOVE STREET	A Smith
Peter Sutter	12 Orchard Street	Peter Sutter
Hilary Sutter	12 orchard street	H J Sutter
Stephen Dunn	54 Charles St	S Dunn

News & Star
PART OF YOUR DAILY LIFE
Published by Cumbrian Newspapers Ltd, Newspaper House, Dalston Road, Carlisle, Cumbria, CA2 5UA

Painful lesson

LITTLE Michael Dickinson died a slow and painful death after being poisoned over a period of years by his mother.

When we look at the picture of this cheeky looking boy we feel pity and horror that a mother could be so cruel.

But are we also not entitled to feel anger that doctors and social worker, people we trust to protect our most vulnerable children, missed so many opportunities to save this seven-year-old boy from his lingering death?

Yesterday's inquiry report into his death studiously avoided any sound-bites that could have ended the careers of any of the professionals embroiled in this sorry affair.

The Child Protection Committee had an understandable desire to concentrate on lessons for the future rather than apportion blame, but it is a damning report nonetheless

A neurologist questioned whether Michael really had epilepsy and Michael's grandmother told social services she was convinced he was being harmed.

These warnings hung in the air for a year as health professionals and social workers let opportunities to save Michael slip through their fingers time and time again.

Michelle Dickinson was given all the drugs she asked for. No action was taken about test results which failed to back her story.

Communication breakdowns between social services and the health service further delayed help for Michael.

And while all these mistakes were being made the grandmother's warning would have been sitting in a file, typed up by a social worker who had failed to check it out with her GP or other agencies.

Nobody has been disciplined following this case. Not one person has issued an apology. We are told that the "professionals have been damaged enough".

Michelle Dickinson showed great cunning in drawing health professionals into her web of deceit, but there is no avoiding the conclusion that Michael was let down by more people than his wicked mother.

Chief Executive Robin Burgess
Managing Director Chris Bisco
Deputy MD Dave Bowden
Dir. of Advertising Terry Hall
Editor: Keith Sutton
Deputy editors Richard Eccles, Nick Turner
Assistant editor Andy Nixon

GETTING IT RIGHT. The *News & Star* is committed to the newspaper industry's voluntary code of practice administered by the Press Complaints Commission. In most cases we can correct an error in the next edition. If

Have your say: Phone our talkback li

STREETWISE

Who is your favourite television soap character?

***Coronation Street*'s Hilda Ogden has been voted the greatest soap character of all time in a *Radio Times* survey**

I like Ashley on *Emmerdale* because he is a vicar and I'm training to be a vicar.

Eleanor Hancock, 49, of Hartington Place, Carlisle

Angie from *EastEnders*. I have got an image of her beautiful hair standing up a couple of feet high.

Stephen Coe, 30, of Brampton

Ben out of *Hollyoaks*. He is just sort of funn and he is a womaniser.

Raymond Coe, 26, of Morton, Carlisle

A BETTER CARLISLE?

Give me space

You asked if Carlisle had changed for the better in recent years (*News & Star*, July 12) and I believe that the quality of life in our city is being badly affected by losing open spaces.

Here in Rydal Street we had a playground, but that land is now seven houses. I have complained to the council about this development and the fact that it has not done an open space audit or produced an open spaces strategy.

Without these things the council should not be able to decide that some open spaces are surplus to requirements.

After raising a petition about the issue I have won the right to speak to the council's executive next Monday, although it is after the event as the houses have already been built.

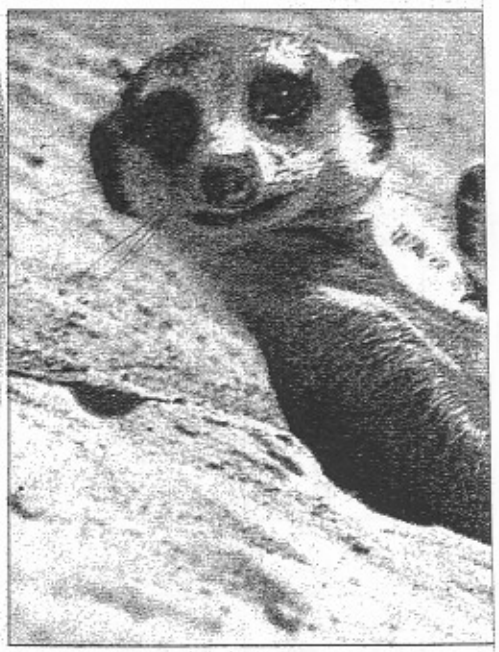
The Fusehill Street gardens is another area of concern. It has been locked up for some time now and I wonder if it will get to the stage where it is declared derelict because it hasn't been used.

A friend's child was knocked down while playing football in the street and it's obvious that we need open spaces for children to play.

There is also a proven link between the lack of open spaces and a rise in anti-social behaviour and criminal damage.

We need open spaces and I don't want to live in a city where we all feed hemmed in by buildings.

MARION SMITH
53 Rydal Street
Carlisle



Keeping it in the family: Meerkats oft

These meerkat

WE went to Trotters and Friends and were absolutely horrified to see how some of the animals were being kept, especially a lot of the wild cats which normally live in social groups and they were just left isolated in small cages.

I'm very, very much for this being investigated and these animals being given better care. I'm all for the Lake District planners looking into this issue of how Trotters has become a zoo and making sure that the animals are kept in the conditions they are supposed to be.

There were two meerkats, which ar But norm communi kept in a gravel an me when

■ *A spoke World of A "All our e the exacti Zoo Feder authority. accommod to them m*

PARKING TICKETS

Just an easy target?

I recently received a parking ticket which stated that my car had been 'observed in the Sands car park within a restricted area in the car park, which is clearly indicated by the road markings'.

from Capita, that the issue of parking tickets is on the increase. Has Carlisle City Council Car Parking Section been instructed to work on a specified quota of fines

angry abo houses on Hill. (*News*

We've se of the Star