



**PORTFOLIO AREA: INFRASTRUCTURE, ENVIRONMENT AND
TRANSPORT**

Date of Meeting: 3 March 2003

Public

Key Decision: Yes

Recorded in Forward Plan: Yes

Inside Policy Framework

Title: PROPOSED TALKIN CONSERVATION AREA

Report of: Head of Planning Services

Report reference: P.12/03

Summary:

This report outlines the options open to the Council following the consultation response from local residents on the proposed Talkin Conservation Area.

Recommendations:

That Members agree on one of two options in respect of the proposed conservation area designation.

Alan Eales
Head of Planning Services

Contact Officer: Richard McCoy

Ext: 7196

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: None

1.0 BACKGROUND INFORMATION AND OPTIONS

- 1.1 The City Council as Local Planning Authority has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider areas of special architectural or historic interest, within the District, for designation as conservation areas.
- 1.2 This duty is discharged in Policy E38 of the Carlisle District Local Plan which identifies several settlements in the District as being suitable for consideration for conservation area status. One of the villages included in Policy E38 is Talkin.
- 1.3 The procedure adopted by the City Council for the designation of a conservation area is as follows:
 1. Research the history and assess the character and qualities of an area and draw an indicative conservation boundary;
 2. produce and distribute an explanatory leaflet to residents;
 3. hold an exhibition and invite comments from local residents and interested parties; and
 4. collate responses.
- 1.4 The leaflet was delivered to every household in Talkin (80) on 18/12/02 and the exhibition was held at the Reading Room in Talkin on 10 January 2003. The closing date for the receipt of comments was 20/1/03. Copies of the consultation responses are attached at appendix B.
- 1.5 Of those who responded 15 were in favour and 15 were against. Residents were also asked if they would like the City Council to make an Article 4⁽²⁾ Direction to restrict permitted development rights within the proposed conservation area. In response 12 were in favour, with 18 against. Consultation responses were also received from Hayton Parish Council and the Carlisle and District Civic Trust. The Parish Council was ambivalent in its response, but the Civic Trust was very much in favour of the designation.
- 1.6 The consensus among those who responded favourably was to amend the proposed conservation area boundary to that shown on Map 1 attached at Appendix A.

- 1.7 On 31/1/03, some 11 days after the closing date for the receipt of comments, the Parish Council forwarded a petition on the proposed conservation area. The petition is on the behalf of those opposed to the conservation area and contains 44 signatures from 26 households within the proposed boundary. Of the 44 people who signed, 14 had already submitted their views by returning a response slip. The implication, therefore, is that 45 residents oppose the designation with 15 in favour.
- 1.8 Opposition to the conservation area is generally based on concerns over the levels of control and additional bureaucracy arising from designation. The petition is signed by those opposing the designation, but gives no clear indication why they are opposed.
- 1.9 At the time of writing, a letter in support has been received by the Council. Officers have not had time to consider the contents and this will be reported verbally at the meeting.
- 1.10 The decision as to whether or not to designate a conservation area is usually based on the response from local residents. In this instance opinion in Talkin is split, when the responses received before the closing date are considered but opinion is very much against when the petition is taken into account. This would suggest that the Council should not go ahead with the conservation area designation in deference to local opinion. Members however, should be aware of the council's statutory duty to consider areas like Talkin for designation and the fact that the obvious historical and attractive character of Talkin makes it worthy of conservation area status, hence its inclusion in Policy E38 of the Carlisle District Local Plan.
- 1.11 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Council to determine which parts of the District are areas of special architectural and historic interest and to designate them as conservation areas. The legislation places no requirement on the Council to consider local opinion. It is the City's own policy to consult local residents on every conservation area proposal. Members will therefore have to weigh in the balance the statutory duty to designate the Talkin conservation area and the desire to take account of local opinion.
- 1.12 Public opinion on the Article 4 ⁽²⁾ Direction is clearly against. In this regard the legislation is clear that local opinion must be taken into account and a Direction must not be made if there is no local support.

- 1.13 Given the circumstances that surround this matter, Members will have to choose between the 2 options set out below:
- 1.14 Option A
- 1.15 The Talkin Conservation Area shall be designated with the boundary amended to that shown on Map 1 without the making of an Article 4(2), in order that the Council might fulfil its duty under current planning legislation.
- 1.16 Option B
- 1.17 The Talkin Conservation Area shall not be designated in order that the Council might respect the wishes of the majority of local residents as expressed in the consultation response.

2.0 CONSULTATION

- 2.1 Executive received a report on the proposed conservation area, reference EN. 099/02 at its meeting on 30/9/02 outlining the extent of the area under consideration and detailing the consultation procedure to be undertaken.
- 2.2 An explanatory leaflet on the conservation area proposals was sent to every household in Talkin and included a response slip which asked if residents were for or against the designation of the conservation area.

3.0 STAFFING/RESOURCES COMMENTS

- 3.1 If designated the conservation area may result in a small increase in applications for the Development Control Section in respect of works such as stone cladding and the erection of satellite dishes being brought under planning control. There will also be additional work in dealing with notifications of works to trees in conservation areas. However, given the size of the proposed conservation area, the increase would be negligible.

4.0 HEAD OF FINANCE'S COMMENTS

- 4.1 The Head of Finance has been consulted in the preparation of this report. There are no financial implications arising from the proposals although a nominal amount of Development Control fees may be generated if Option A is approved.

5.0 LEGAL COMMENTS

- 5.1 The City Secretary and Solicitor has been consulted and has no comments.

6.0 CORPORATE COMMENTS

None

7.0 RISK MANAGEMENT ASSESSMENT

- 7.1 The main risk arises from the Council deciding not to designate the conservation area, as this would place the historic character and attractive appearance of Talkin at greater risk from insensitive development.

8.0 EQUALITY ISSUES

None

9.0 ENVIRONMENTAL IMPLICATIONS

- 9.1 If designated the conservation area will serve to enhance and preserve the historic interest and the architectural integrity of Talkin's built heritage.

10.0 CRIME AND DISORDER IMPLICATIONS

None

11.0 RECOMMENDATIONS

- 11.1 It is recommended that Members agree one of the two options in respect of the proposed conservation area designation.

11.2 Option A

- 11.3 The Talkin Conservation Area shall be designated with the boundary amended to that shown on Map 1 without the making of an Article 4(2), in order that the Council might fulfil its duty under current planning legislation.

11.4 Option B

- 11.5 The Talkin Conservation Area shall not be designated in order that the Council might respect the wishes of the majority of local residents as expressed in the consultation response.

12.0 REASONS FOR RECOMMENDATIONS

- 12.1 The consultation on this conservation area designation highlights the potential for conflict between statutory duties and local opinion.
- 12.2 Should Members choose Option A the reason would be to fulfil the Council's statutory duties and to accept the professional view that Talkin is eminently of historic and architectural interest that can best be protected by conservation area status in the best interest of and with little inconvenience to local residents.
- 12.3 Should Members choose Option B the reason would be to reflect the views of local residents and to seek to protect the unique character of Talkin through existing planning policies.

Alan Eales
Head of Planning Services

Contact Officer: Richard McCoy

Ext: 7196

Appendix A

Map A



Carlisle City Council

Department of Environment & Development
Planning Services

Civic Centre, Carlisle, CA3 8QG
Tel: (01228) 617000 Fax: (01228) 617199

Head of Planning: A. Eales DigTP MRTPI

Talkin proposed Conservation Area

1:3,000

14/2/2003

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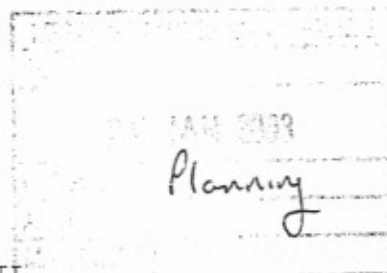
Consultation Responses

Carlisle and District CIVIC TRUST

Registered with CIVIC TRUST, 17 Carlton House Terrace, London, SW1Y 5AW.

Registered Charity No: 246273

PETER STYBELSKI
CHIEF EXECUTIVE
CARLISLE CITY COUNCIL
CIVIC CENTRE
CARLISLE



Please reply to:

6 SCOTBY GREEN STEADING
SCOTBY
CARLISLE CA4 8EH

01228 562912

17/1/03

Dear Mr Stybelski,

PROPOSED TALKIN CONSERVATION AREA

The Civic Trust supports the Council proposal for designation of a conservation area at Talkin village and suggests that it should extend to take in the area around Talkin Tarn. There are significant areas for development within the village and around the Tarn and the suggested designation would ensure that unsuitable development would be prevented. The village has character and is relatively unspoilt and this proposal would help to retain these attributes

Yours sincerely

Patrick Horton

Patrick Horton
Secretary

PLANNING SERVICES	
REF	B-TULN0322
21 JAN 2003	
MESSAGE	21 1 03
EXAMINED	lai
PACKED TO	RMC
ACTION	NR

Richard McCoy

From: Thomas [Thomas@caponhill.freemove.co.uk]
Sent: 16 January 2003 18:36
To: RichardMc@carlisle-city.gov.uk
Subject: Talkin Proposed Conservation Area.

Dear Mr McCoy

As time is limited, I thought I would use this method of communication - rather than by letter - to inform you of Hayton Parish Council's view on the proposal to designate Talkin as a Conservation area.

The overwhelming consensus was that it was not the Parish Council's place to offer an "official" opinion but that the views of the residents of Talkin Village were the only ones that really counted.

In addition, Council found it difficult to see what advantages or real benefits were to be gained, particularly in the light of more stringent planning regulations applying to building on green field sites at the present time.

Decisions such as a recent refusal to grant planning permission for ribbon type, and unsustainable forms of development "contrary to the objectives of PPG3 "Housing" and the implementation of Policy H5 of the Carlisle District Local Plan" - in Fenton, for example, would appear to safeguard against the circumstances which would put communities such as Talkin under threat and so Council's view remains that the decision should be made by the community itself.

Sorry not to have anything more constructive to report, and no doubt will hear from you in due course, how the community has viewed the opportunity.

Yours sincerely

J P Thomas (Mrs)

Clerk to Hayton Parish Council.

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PLANNING SERVICES	
REF	13a TLKN 0322
17 JAN 2003	
RECORDED	17103
SCANNED	SA
FORWARDED TO	RMC
ACTION	NR

Mr Richard McCloy,
Department of Environment,
Development Planning Services,
The Civic Centre,
Carlisle CA3 8QG

Rose Cottage,
Talkin,
Brampton,
Cumbria
CA8 1LT

RECEIVED	
REF: 13a TLN 0322	
13 FEB 2003	
RECORDED	13-2-03
SEARCHED	SA
FORWARDED TO	RMC
ACTION	NR

12th February 2003

Dear Mr McCloy,

Further to our telephone conversation yesterday regarding the council's proposal that Talkin be made a conservation area, I am most concerned that we might lose a valuable opportunity due to misunderstanding and lack of public debate which would help to clarify the implications and advantages of such a scheme.

Talkin is an attractive village, in particularly unspoiled surroundings. It has an interesting history and active community. For these reasons, we have many visitors who find it more desirable than much of the Lake District and, as a popular holiday venue, I would imagine it is of some significance

to Castle City Council. It also, of course, offers much to City dwellers for evening & weekend recreation. Like many other residents I would not wish the good to be eroded or exploited due to a lack of responsible planning control. The knowledge that two architects, residents, with an experience in design and planning are in favour of conservation would indicate that, well done, it would be in our best interests. Many people may be unaware of how easily our heritage can be destroyed, not having seen what has happened to towns and villages when Councils have not taken care. There may be concerns among the elderly about the support they could be given if they were unable to maintain their properties in an appropriate way. There are concerns among gardeners that there could be heavy restrictions. Reassurance from the Council would, I think, cause more people to endorse the proposal which, backed by accomplished & sympathetic planners would be in the best interests of

of our village and Castle City Council.

Despite the literature available at the exhibition in the village hall, people do not appear to understand the roles of City & County Councils and I believe this has caused needless anxiety.

I shall do my best to speak to residents who, already, show signs of a change of heart in the hope they will contact you.

Yours sincerely,

Anne Adams.

HAYTON PARISH COUNCIL
12 Capon Hill Brampton Carlisle CA8 1QJ

Clerk: Mrs J P Thomas

Tel: 016977 3610

Ref: 2498

30 January 2003

FAO Mr R McCoy
Assistant Conservation Officer
Department of Environment & Development
Planning Services Division
Carlisle City Council
Carlisle Civic Centre CA3 8QG

PLANNING SERVICES	
REF	13a TLIN 0322
31 JAN 2003	
RECEIVED	
EXAMINED	
PASSED TO	RMC
ACTION	MR

Dear Mr McCoy

Re: Talkin as a Proposed Conservation Area.

Further to my communication with you by e-mail (16 January 2003) on the view of Hayton Parish Council on the proposal to designate Talkin as a Conservation area.

The view of Hayton Parish Council remains that it is not the Parish Council's place to offer an "official" opinion but that the views of the residents of Talkin Village were the only ones that really counted.

Further to this, however, the residents of Talkin have requested that I forward the enclosed copy of their petition to you. This lists all those residents who are opposed to the proposal who actually live within the proposed Conservation area and a further list of residents outside the proposed area who are also opposed to the introduction of a Conservation Area and Article 4 (2).

As stated, the enclosed is a photocopy but should you wish to have sight of the original, it can be viewed by contacting myself initially, to liaise through the Chairman to the Parish Council, Mr D R Jackson, who, as you know, actually lives in Talkin. He was approached by residents to forward the petition to you. He would wish me to reiterate, however, that the petition was an action taken on the initiative of residents of Talkin and that the Parish Council remains strictly neutral – it's remit being to represent all residents of the Parish and not to "take sides" in such issues.

Yours sincerely

J. P. Thomas

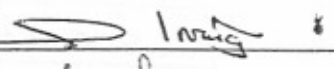
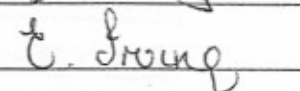
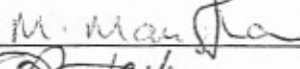

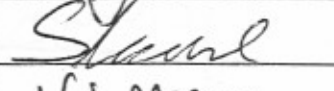
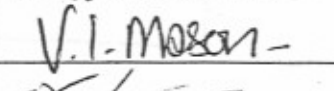
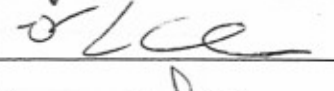
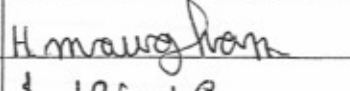
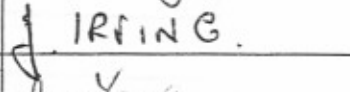
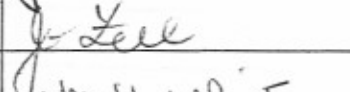
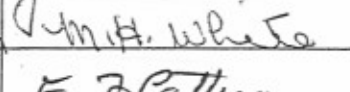

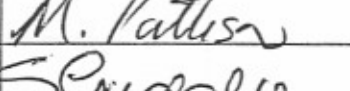
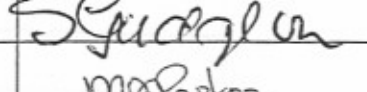
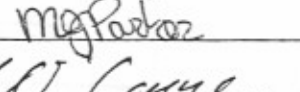
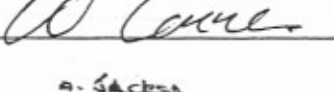
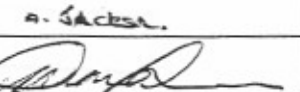
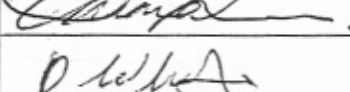
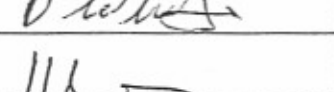

J P Thomas (Mrs)
Clerk to Hayton Parish Council.

Encs.

The following residents of Talkin Village Proposed Conservation Area are opposed to the introduction of the Conservation Area and Article 4 ⁽²⁾

NAME	ADDRESS	SIGNATURE
M H Potts	Croft House	M H Potts
S Potts	Croft House	S Potts
K Potts	Croft House	K Potts
J. MASON.	Drene Holme	J. MASON.
J. Baker	Drene Holme	J. Baker
A. W. Luby	LINDEN COTTAGE	A. W. Luby
J. BAKER	FELL VIEW	J. BAKER
K HOGG	HAWTHORN COTTAGE	K HOGG
E HOGG	FELL VIEW	E HOGG
N. WILSON.	TARNMONATH.	A. G. Wilson.
W. WILSON	Y	W. Wilson
M. McKEOWN	TERNE HOUSE	M. McKEOWN
E. WHYBROW	TERNE HOUSE	E. Whybrow
C. WOODS	SUNSET COTTAGE	C. Woods
S. WOODS	SUNSET COTTAGE	S. Woods
G. Thompson	Stoneyard House	G. Thompson
A. J. Thompson	" "	A. J. Thompson
A. Thompson	Ghyll Cottage	A. Thompson
R. M. REAY	TOWN FOOT.	R. M. Reay
S. RUSSELL	TARNWAT	S. Russell

The following residents of Talkin Village Proposed Conservation Area are opposed to the introduction of the Conservation Area and Article 4 (2)

NAME	ADDRESS	SIGNATURE	
D IRVING	PHIL-MAR		✓
E IRVING	PHIL-MAR		✓
M Maughan	1 Graham Cottage		
D JACKSON	FORGE COTTAGE		✓
S. MASON	WEST VIEW COTTAGE		
V.I. Mason	" " "		
F LEE	The old chapel		
H. Maughan	1. Graham Cottage		✓
J. Irving	Bones House		✓
John Lee	Cherry Heath		✓
M. H. White	Sea Tree House Talkin		
E. J. PATTISON	HAMEL CROFT,		✓
M. Pattison	" "		✓
S. Grogan	" "		✓
M PARKER	HAZEL HOUSE		✓
I. O'CONNOR	COLLINGWOOD COTTAGE		
A. Jackson	BOGE COTTAGE		✓
E. JACKSON	FORGE COTTAGE		✓
D. WHITE	TEA TREE HOUSE TALKIN		
J. S. GODDARD	HARE & HOUNDS, TALKIN		✓

The following residents of Talkin Village (outside the Proposed Conservation Area) are opposed to the introduction of the Conservation Area and Article 4 (2)

NAME	ADDRESS	SIGNATURE
N WINSKILL	Chapel Hse Brampton Park, Talkin	N Winskill
A. McCALL	5, Chapelhouse Park	A. McCALL
J. McCALL	2, Chapelhouse Park	J. McCALL
H. CARRAN	5 Chapelhouse Park	H. Carran
M. CARRAN	5 Chapel House Park	M. Carran
P. J. Woodman	Hill House Farm Talkin	P. J. Woodman
K. Woodman	Hill House Talkin.	K. Woodman
A. Woodman	Hill House Talkin	A. Woodman
G. Marley	4 CHAPEL HOUSE FARM TALKIN, BRAMPTON	G. Marley
H. Sykes	Talkin Head, Talkin CARLTON	H. Sykes
D. Potts	Chapel House Farm Talkin	D. Potts
S. Stobbart	Hullerbank, Talkin	S. Stobbart
B. Stobbart	" "	B. Stobbart
P. Routledge	Netherton	P. Routledge
C. ROUTLEDGE	NETHERTON	C. Routledge
ADRIAN POTTS	Chapel House Farm Talkin	A. Potts
ALLAN POTTS	CHAPEL HOUSE FARM TALKIN	A. Potts
DAVID CARLYLE	ULLERBANK FARM TALKIN	D. Carlyle
J. E. Byers	ULLERBANK FARM TALKIN	J. E. Byers
STIRMAN	Springwell Cottage	STIRMAN

TELEPHONE:
016977 3440

TURKEY HALL,
TALKIN,
BRAMPTON,
CUMBRIA CA8 1LT.

Mr. R. McCoy,
Conservation Section,
Planning Services,
Civic Centre,
Carlisle, CA3 8QG.

23rd January 2003.

RECEIVED	
REF: Ba TLKN 0322	
24 JAN 2003	
RECORDED	24.1.03
SEARCHED	SA
FORWARDED TO	RMC
ACTION	NR

Dear Mr. McCoy,

Thank you for your visit to Talkin recently in connection with the proposed conservation of the area. I am sorry I did not have more time to discuss things with you in greater detail, but you will be aware from my written return that I support wholeheartedly the proposal.

You will obviously develop, or have already developed, an idea of the feeling among some of the residents since your visit. I have in the meantime become aware of certain matters in discussions with some other residents which you may

wish to consider (though you are likely to be aware of them, given the nature of village politics). They are as follows: -

1) certain residents fulfil very useful functions within the community and certain residents have business/vested interests, too. It is not inevitable, but it is likely, that their views will prevail over and/or have influence on those of other residents.

2) there do seem to be certain misconceptions regarding the implications of and possible obligations under Talkin's becoming a conservation area (concerns about parking, for example.)

There are also areas on which I would like further clarification, too, but I don't think it reasonable to list them here.

Given the above, do you think there would be any merit in communicating further with residents, either in writing or verbally at a meeting?

I don't expect a reply to this, but I would like to telephone you shortly.

Yours sincerely, Graham Taylor.

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
REF: 13a TLKN 0322	
17 JAN 2003	
RECORDED	17-1-03
SCANNED	SA
PASSED TO	RMC
ACTION	NR

From (name & address optional)

.....

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support/oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* support/oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

If...the...conservation...plans...go...ahead...we...would...
 support...option 2 taking in the town and
 surrounding area with the village of Talkin

Please return to
 Alan Eales
 Head of Planning Services
 Civic Centre
 Carlisle CA3 8QG
 or hand in at the Exhibition on
 Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
13a TLKN 0322	
17 JAN 2003	
DATE	17.1.03
APPROVED	SA
REMARKS	RMC
TDON	NR

From (name & address optional)

MAUGHAN
1 GRAHAM COTTAGE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

~~We~~ * ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

~~We~~ * ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

There is enough planning restrictions already
in place
more houses would benefit the village

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION

AREA	
REF: B&TKN 0322	
15 JAN 2003	
RECORDED	LS 1-03
EXAMINED	lai
PASSED TO	RMC
ACTION	NR

From (name & address optional)

.....

.....

.....

.....

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

No real benefit to the village.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

.....

.....

.....

.....

REF 113a TLKN 0322	
15 JAN 2003	
RECEIVED	15-1-03
EQ/ASD	101
PAID TO	RMC
ACTION	NR

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

It is not necessary in our village.

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
REF	13a TLKN 0322
14 JAN 2003	
RECEIVED	14.1.03
ROUTED	1a
PASSED TO	RMC
ACTION	NR

From (name & address optional)

IAN KITCHEN
STONEVECK
TALKIN
CARLISLE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

The proposed Conservation Area would be a further burden on
a rural area.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
REF	13a TLKN 0322
16 JAN 2003	
RECORDED	16-1-03
SCANNED	SA
FORWARDED TO	RMC
ACTION	NR

From (name & address optional)

MRS J PAGET
HONEYMEADE
TALKIN
BRAMPTON
CUMBRIA CA8 1LE
016977 3167

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support /~~oppose~~* the designation of the Talkin Conservation Area for the following reasons:

I/we* support /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

I think we live in a very special area & I would like to see it as protected as possible. I'm not sure about article 4(2). maybe that's going too far.

J. Paget

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

M. J. Fishpool
Bushby Cottage
Talkin.

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I ~~do not~~ support / ~~oppose~~* the designation of the Talkin Conservation Area for the following reasons:

I ~~do not~~ support / ~~oppose~~* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

~~*delete as applicable~~

To preserve + enhance the special character of the village.

Article 4(2) Direction supported to control "minor" developments

such as porches, window replacements etc. that can have a

significant effect on the character of buildings. In particular

to check (and hopefully reverse) the proliferation of inappropriate

UPVC replacement windows.

Inclusion of Talkin Tarn in the conservation area is supported

to give additional protection. In my view it ought to have

been included in the North Berwick AONB.

M. J. Fishpool

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

A. ADAMS
ROSE COTTAGE
TALKIN
BRANSTON CASTLE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* support /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

There is evidence in the county, the country as a whole that the lack of such control is spoiling our landscape. Alterations are made without the benefit of good advice - planning and result in the deterioration of our beautiful spots.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

... E. WOOLLEY ...
... ASHMORE ...
...
...

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support/oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* support/oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

... I have lived in this village for 30 yrs. Talkin is ...
... a picturesque village with a very caring community spirit ...
... I would like to think this could continue for others to enjoy ...
... I feel further development to the village & around the Town
would be detrimental to ... destroy the very thing that ...
makes Talkin so special. As it is at present ...
Talkin is a peaceful place where people can come to
relax & enjoy walking etc. There are very few of
these areas remaining & I feel strongly that this area
& what it offers should be preserved.

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

MR & MRS TAYLOR
TURKEY HALL,
TALKIN, BRAMPTON,
CUMBRIA, CA8 1LT.

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support /~~oppose~~* the designation of the Talkin Conservation Area for the following reasons:

I/we* support /~~oppose~~* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

The village of Talkin and surrounding countryside is an area of outstanding beauty which needs to be preserved for the future. In the last few years there has been a lot of insensitive development (residential, commercial and agricultural), which now mars many rural villages in Cumbria. Measures to curb any further exploitation of Talkin Tarn would be most welcome and it is to be hoped this could be assured if Talkin became a Conservation Area. The village itself, as you are obviously aware, has a very long standing history (a map of Cumberland from 1576 refers to "Taukin" and Henderson's History of Cumberland uses the spelling "Talyrn", showing both Viking and Celtic influences. Some of the outlying residences should be included in the proposed Conservation Area, given the importance to the social history of the village, namely School House and the adjoining former school and our house Turkey Hall, the deeds of which go back to the fifteenth century; also, it was for a while in subsequent years, the village post office.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
REF	13a TALKIN 0322
13 JAN 2003	
RECEIVED	13 1 03
SCANNED	1a1
PACKED	RMC
FILED	NR

From (name & address optional)

Mr & Mrs Garson

The Shieling

Back Lane, Talkin

Brampton, Cumbria CA8 1LE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

~~We~~ support / ~~oppose~~ the designation of the Talkin Conservation Area for the following reasons:

~~We~~ support / ~~oppose~~ the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Talkin is a village full of character, with a history dating back many hundreds of years. As such, it is important to maintain this character of both the village and its surrounding area. We support, therefore, the consideration of Option 2 for a proposed conservation area, as the Tam is also an important part of village history.

We support the confirmation of an Article 4⁽²⁾ Direction, to prevent areas of the village becoming over developed. We do, however, believe that it is important for house owners / villagers to have the final decision in alterations to their homes, for instance the installation of double glazing, for economy reasons, or extensions, providing they maintain the character of the original building.

Designating Talkin as a conservation area can only be beneficial to our countryside and local environment.

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG

or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

DONALD, ANNE & EMMA JACKSON
FORGE COTTAGE
TALKIN
BRAMPTON CAP ILE

Questionnaire

PLANNING SERVICES	
REF	13a TKN 0322
13 JAN 2003	
RECEIVED	13.1.03
EXAMINED	lai
PACKED TO	RMC
ACTION	NR

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Not necessary, planning controls are
stringent enough

Talkin Village is a living, working village
not a tourist museum piece.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN_{proposed} CONSERVATION AREA

From (name & address optional)

.....

.....

.....

.....

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

4/we* support /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Having lived in Tulum Village for over 25 years we feel that the type of person our Village attracts is one that loves it as it is and wishes to preserve its unique character. This has always been done under the existing legislation and we feel strongly that we do not need or want any restriction other than the ones already in force.

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

23 DEC 2002

RECEIVED	23 12 02
SCANNED	lai
FORWARDED TO	RMC
	NR

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It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

I/we ^{*} support /~~oppose~~^{*} the designation of the Talkin Conservation Area for the following reasons:

I/we* support/oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

THERE IS QUITE ENOUGH BUREAUCRACY IN THESE TIMES WITHOUT ADDING TO BY HAVING SOME PAPER TELLING WHAT WINDOWS I MAY OR MAY NOT HAVE!!

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG

or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

JOHN FELL
CHERRY GARTH
TALKIN
BRAMPTON. CAB. JLE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support/oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

The proposed designation of the Talkin Area would not be of any benefit to the local people who are born & bred here, only to the Storm City lifers and they are not any use to the area. The country park being owned by the Council is all ready a conservation area, who can do what they wish.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

ANGUS CAMPBELL.....
PARK HOUSE.....
TALKIN.....
CUMBRIA CA8 - 1LE.....

Questionnaire

PLANNING SERVICES	
REF	13a TLKN 0322
20 JAN 2003	
DATE	20.1.03
SEARCHED	lai
INDEXED	LMC
ACTION	NE

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

~~I/we~~ support /~~oppose~~ the designation of the Talkin Conservation Area for the following reasons:

~~I/we~~ support /~~oppose~~ the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

To: Alan Eales, Head of Planning Services,
Date: 19/01/03
Subject: Talkin Conservation Area

Dear Mr. Eales,

I must apologize for the late arrival of these comments. Your brochure reached me in Houston only recently.

I chose to convert Townfoot Barn into my retirement home in Talkin because it is one of the most attractive villages in Northern Cumbria. (Currently, my wife and I spend about six months of the year in Talkin) It is compactly centered around small village green and the Blacksmiths Arms - the geographical and social centre of the village. In the main, the houses comprising the "main street" of the village, and those adjacent to the Blacksmiths Arms, blend harmoniously with each other. Designation of the village as a Conservation Area would help to maintain this ambience.

I support either Option 1 or Option 2, but I prefer Option 2 because it would ensure that the amenities of the area, especially the Talkin Tarn, would be preserved in their current form.

Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

G. LUSCOMBE

SPRINGWELL FARM HOUSE

TALKIN

BRAMPTON, CA8 1LS.

Questionnaire

PLANNING SERVICE	
REF	13a TALKIN 0322
20 JAN 2003	
RECEIVED	20.1.03
COPIED	1a1
FORWARDED TO	LMC
ACTION	NR

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /~~oppose~~ the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /~~oppose~~ the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

The Talkin area has a quiet simple beauty. There need to be restrictions on what individuals can do with their property to ensure this is retained for future generations. Even with buildings, as with farmland, the owners are just "custodians".

It is too easy to destroy something, by demolition or alteration, through haste and ignorance sometimes. Damage done cannot be un-done. We cannot rely on individuals to have a 'free rein' and for them to choose the best option for the community and for the future — people will always think of self first.

Such controls as are listed in the leaflet do not seem so onerous — the extra "red-tape" is ^a ^{price} worth paying in the short-term.

Conservation and management of the area's development will not only directly benefit residents, in respect of what they see every day. But there are the economic spin-offs — why do people have second homes and holiday cottages here? Why do people come & stay at the local pubs, B&Bs and caravan sites? Surely locals don't want destroyed that which brings them an income?

(At the exhibition, mention was made of a booklet "The History of Talkin" — how could I obtain a copy? 01228 606745)

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

A. Wood
Springwell Farm
Talkin
Braunton

Questionnaire

PLANNING SERVICE	
REF	13a TLKN 0322
20 JAN 2003	
RECEIVED	20.1.03
FORWARDED	101
PAID TO	RMC
ACTION	NR

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ / ~~oppose~~* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ / ~~oppose~~* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

I am in favour of the Conservation Area, because it should help preserve the present character of the village. Without it, even under present planning control, property may be built or altered, not in character with the rest of the village.

I'm less in favour of the Article 4 Direction as it seemingly very tight controls could feel too restrictive to local residents.

A compromise (ie the Conservation Area) would be the best option.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

From (name & address optional)

... M. G. PARKER
... HAZEL HOUSE
... TALKIN
... BRAMPTON CARLISLE

Questionnaire

PLANNING	20 JAN 2003
REF	13a TKN 0322
DATE	20 JAN 2003
BY	1a
REMARKS	ENC
ACTION	NR

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

... Talkin Village is perfectly fine as it is, there is a good mix of old and new... Most of the Village has P.V.C. windows, there is a mix of stone and rendered walls, most have slate roofs, some have tiles...
... In my opinion it is too late to conserve things like wooden windows... (most are P.V.C.)...
... The Village has good taste and do not need guidance in how to look after the Village houses and gardens... Conservation will turn Talkin into a... Holiday cottage area... Expanding families will be reluctant to stay or move to the village owing to restrictions and red tape in expanding or extending these homes, they will look elsewhere and the Village will become 'dead'...
... Talkin is a good, busy, busy working Village, please don't spoil it it is fine as it is!

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION

AREA

PLANNING SERVICES	
REF	13a TLKN 0322
20 JAN 2003	
RECORDED	20.1.03
SCANNED	101
PASSED TO	RMC
ACTION	NR

From (name & address optional)

E. J. PATTISON
HAMEL CROFT
TALKIN, BRAMPTON
CUMBRIA CA8 1LC

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ /oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ /oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

The overall consensus in the village is that a conservation area for the village is not required.

The village is what it is, & is kept the way it is by the villagers. Current planning rules & regulations should be sufficient to ensure that nothing silly & stupid happens to the village.

We need to be as free as possible from bureaucracy. I don't want to wait for permission to prune a tree, or lop branches off when necessary, as I have been doing for the past 7 years.

Who cuts the village green, certainly not the Council. When, two years ago, we had a series of floods, who was it who sorted it - the villagers - not the Council.

Please keep away - we can do better ourselves.

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG

or hand in at the Exhibition on
Monday 6th January 2003

TALKIN proposed CONSERVATION AREA

PLANNING SERVICE	
REF	13a TLKN 0322
20 JAN 2003	
RECEIVED	20.1.03
SCANNED	101
PASSED TO	RMC
ACTION	NR

From (name & address optional)

MR & MRS J A COTTRILL
ELM TREE HOUSE
TALKIN
CAD. ILE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support/oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* support/oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Talkin is a very special village, it has remained relatively unchanged for many years and this is one of the many reasons we come to live here. We would like to think that it was to remain so over the coming years - which in the age we live would be difficult without protection. There are many listed houses within the area we live and I am sure they close to be here because of this factor. It is a very caring village with the villagers taking care of the welfare of it - but times change and therefore it needs outside guidance and care.

J. Cottrill
JAN 2003

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN^{proposed} CONSERVATION AREA

PLANNING SERVICES	
REF	12a TLKN 0322
20 JAN 2003	
RECEIVED	20.1.03
DELETED	101
PAID TO	RMC
ACTION	NR

From (name & address optional)

Resident of Talkin village

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we ~~support~~ oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we ~~support~~ oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Please return to
Alan Eales
Head of Planning Services
Civic Centre
Carlisle CA3 8QG
or hand in at the Exhibition on
Monday 6th January 2003

TALKIN^{proposed} CONSERVATION AREA

From (name & address optional)

MRS. SANDY. FISHPOOL
BUSHBY COTTAGE
TALKIN

Questionnaire

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20th January 2003

I/~~we~~* support /~~oppose~~* the designation of the Talkin Conservation Area for the following reasons:

I/~~we~~* support /~~oppose~~* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

1. SUPPORT POLICIES WHERE THE EXISTING CHARACTER OF TALKIN IS MAINTAINED & PROTECTED

PROTECTION OF TALKIN TARN IS VERY IMPORTANT

AVOIDANCE OF 'TACKY' EXTENSIONS & NEW BUILD

1. SUPPORT CONSERVATION AREA BOUNDARY 2.

Please return to

Alan Eales

Head of Planning Services

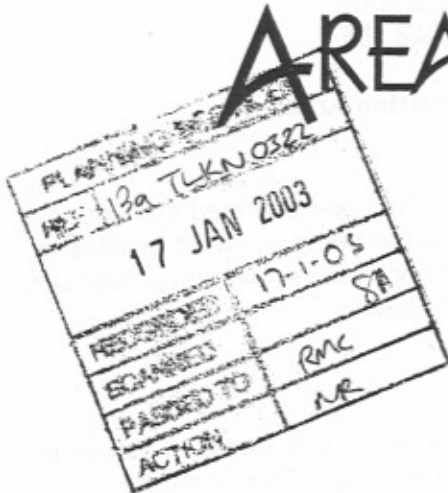
Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

TALKIN proposed CONSERVATION AREA



From (name & address optional)

Mr & Mrs H.M.A. KNIGHT
The Parsonage
Talkin, Brompton
Cumbria, CA8 1LE

Questionnaire

It is the policy of the City Council as part of the Conservation Area designation process to consult local residents and seek their opinions on each proposal. The views expressed will be taken into account and will greatly influence the decision reached by Council Members. Should you have any views on the proposed designation please complete this form and return it to the City Council before

20th January 2003

I/we* support/oppose* the designation of the Talkin Conservation Area for the following reasons:

I/we* support/oppose* the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

Please see attached sheet.

Please return to

Alan Eales

Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

Lt. Col. & Mrs H.M.A. Knight
The Parsonage
Talkin
Brampton
Cumbria
CA8 1LE

Reasons for Support of Talkin Conservation Area

- a. Provided restrictions on previous works which had been carried out under existing planning approval cannot be made retrospective, which would be unfair, we believe that the additional restrictions above, which we support, should not hinder the future development of Talkin.
- b. Since the population of the Village has decreased by two thirds in 150 years, an increase is desirable to ensure a viable community. This could be achieved, especially at in-fill sites by the provision of additional housing which the new regulations would ensure were of a standard fully in keeping with the special nature of this place. We consider that there would be no difficulty in such housing being taken up, especially in view of this being the case in less desirable development of more than one location in the neighbourhood.
- c. Finally, we must strongly advocate the adoption of Option 2 i.e. the inclusion of Talkin Tarn Country Park in the proposed Conservation Area. The prospect of "Free Range" developers being let loose at the Tarn or in the Village is too horrific to contemplate!
Change is inevitable and must be accommodated in the countryside and in farming, but at least the best must be done to ensure that those who live there, can continue to enjoy the peace and the natural environment which this Conservation Area would provide.

TALKIN proposed CONSERVATION AREA

From (name & address optional)

S. GODDARD
HARRIS HOUNDS
TALKIN VILLAGES
CARLISLE CA8 1LE

Questionnaire

PLANNING SUP.	
REF	13a TLKN 0322
20 JAN 2003	
RECORDED	20.1.03
SCANNED	1ai
FORWARDED TO	RMC
ACTION	NR

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20th January 2003

~~I/we~~ support/oppose the designation of the Talkin Conservation Area for the following reasons:

~~I/we~~ support/oppose the confirmation of an Article 4(2) Direction within the Talkin Conservation Area for the following reasons:

*delete as applicable

I am against the suggestion of making Talkin Village a conservation area. I have lived here for 13 years, in that time the village has won various competitions, this was nothing to do with the Council but down to the residents. Now you want to take the right of residents to maintain their own gardens and houses without the bureaucratic interference of the City Council, it seems ironic to me that when the council does little to nothing in the community they suddenly want to get involved by making more rules and regulations that benefit no one.

During my time here I have seen many conversions, extensions, new windows, gates, satellite aerials, etc, all in keeping and without help or interference of the Council. Now you would like to take this basic right away. My neighbour may have plastic double glazing and a satellite aerial without problems; in future I won't be given this opportunity without restrictions and

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3/
added expense for wooden
windows.

I also wonder why the
boundary does not include
ALL OF TALKIN; why such
short notice and in the month
of January when many
residents are away. (Some have
also vented their disgust at
your suggestions.

I feel the money being spent
on this bureaucratic nonsense
would be far better spent
elsewhere or even on reducing
the rates bill. No doubt part
of the suggested 15% rise will
be going towards financing
this.

TALKIN proposed CONSERVATION AREA

From (name & address optional)

Mr. Rodrick E. K. OGILBY
Mrs. Dominique M. OGILBY
ASH TREE HOUSE
TALKIN CASILE

Questionnaire

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*delete as applicable

Please see attached letter and please see over.

D. Ogilby

Please return to

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Head of Planning Services

Civic Centre

Carlisle CA3 8QG

or hand in at the Exhibition on

Monday 6th January 2003

Roderick I K Ogilvy

Architect RIBA IHBC

B.A.(Hons), B.Arch.(Hons), Cert. AES (Conservation) Brugge

Ash Tree House
Talkin, Brampton
Cumbria CA8 1LE

Tel/Answerphone/Fax: Brampton (0169 77) 3613

Head of Planning Services
Planning Services Division
Carlisle City Council
Civic Centre
CARLISLE
CA3 8QG

10th January 2003

For the attention of Richard McCoy

Dear Sir,

Talkin Conservation Area

We write to express strong support for the proposal that Talkin and its surrounding area be designated a conservation Area. It is unfortunate that it has taken so long for this proposal to be put forward. Over the twenty years that we have been at Ash Tree we have witnessed significant erosion of the character of the area that could and should have been avoided. Even in the last few years the proliferation of plastic windows has done much to dilute the significance of the pattern of building.

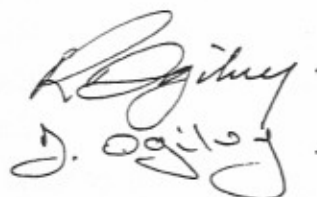
It would be preferable that the Conservation Area should include the school and the school house and possibly Turkey Hall. Certainly the school and school house are clearly identified with the village and the Graham family developments in the area. It would also make sense to include the croft strips which are an essential part of the village in its landscape context. While I do not have knowledge in detail of this aspect of countryside development there will certainly be useful information in the County Archives Dept. which could help provide a better rationale for the area boundary. I think the Survey of 1604 would perhaps be instructive.

We definitely think that application of the Article 4⁽²⁾ Direction is vital to the success of the Conservation Area designation. So much of the character of a place is in the detail and so much of the detail can be lost so easily. We are, of course, well aware that you will have experienced stiff opposition at your open day at Talkin. Such opposition is often the result of ignorance and I wonder if there would be scope for a widening of the handouts available from the Planning Department. For example the dominance of plastic windows needs to be challenged by making information available on how timber windows can be made to be draught proof and protected from decay. It is not sufficient to rely on market forces.

Yours faithfully,

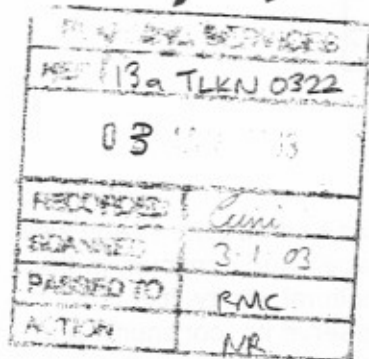
Roderick I K Ogilvy

Dominique M Ogilvy



Institute of Historic Building Conservation
Associate of the Ecclesiastical Architects' and Surveyors' Association
Member of the International Council on Monuments & Sites ICOMOS-UK

TALKIN proposed CONSERVATION AREA



From (name & address optional)

.....
.....
.....
.....

Questionnaire

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See attached letter

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Civic Centre
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Monday 6th January 2003

Alan Eales.
Head of Planning Services,
Civic Centre,
Carlisle.
CA3 8QG

PLANNING SERVICES	
03 JAN 2003	
RECORDED	
SCANNED	
PASSED TO	
ACTION	

Cherry Croft,
Talkin,
Brampton,
Carlisle,
Cumbria.
CA8 1LE
2/1/03

Dear Mr. Eales,

The existing planning procedures have in Talkin's case served the village well to "preserve" its "character". There is a strong "sense of place" and continuity in the village with a balance of generations giving it a social and cultural vitality. It is important not to disturb this equilibrium if the village is to preserve its "continuity" and social balance. Younger members of the village still establish their homes in the place where their ancestors lived. This social coherence is as valuable to the future of the village as its "architectural and historic quality". It is largely these social qualities that have meant that the village has remained a dynamic place with naturally emerging values preserving Talkin as a place of unique "architectural and historic character".

We see dangers to the social fabric of the village, if it becomes confined in the additional regulation of a designated area. Designation itself could lead to increased property values, established families could find themselves no longer able to remain in the place that their parents and grandparents lived. Current planning regulations have led to harmonious development allowing each generation to adapt their homes to their changing expectations.

An unnecessary bureaucratic layer will be added to what should be the normal process of maintenance, renewal and natural change, whether it be to the premises, open areas, trees, walls or hedgerows. In the past such things have happened without effecting the character of the village and we therefore question the need for change.

The consultation document suggests that development proposals must either "enhance" or have a "neutral effect" on the character of the area. The city council would have the duty of interpreting these words and regulating such changes through its officers. Initially this could be in harmony with, and sympathetic to the needs of the local residents. Over a period of time however, we feel that increasing adherence to the letter, rather than the spirit of the guidelines, by a succession of officers, will lead to a divergence with the views of the local residents. The consequence of this would be that the rising generation would move to places that are more suited to their needs. If this happened the area would become less of a community, more a generation of buildings and people living in a time warp.

In short we feel that the present village of Talkin is a thriving and dynamic community. We believe that this community is as essential to the future of the area as its architectural and historic qualities. The result of designation as a conservation area will be that financial consequences and irksome regulation will mean that it is no longer a suitable home for younger generations. As the age profile becomes older, the village will decline first as a social entity and then in the very fabric, designation is seeking to preserve.

Yours sincerely

Charlotte = Jason Gregory
52

(Mr T.D. Fell owner of Cherry Croft died on 15th December.

Miss C Gregory
The Joiners Cottage
Talkin
Brampton
Cumbria
CA8 1LE

PLANNING SERVICES	
REF	13a TLKN 0322
07 JAN 2003	
RECEIVED	71 03
SCANNED	1a
PLACED TO	YMC
ACTION	MR

Dear Mr Eales

Talkin is a very beautiful village and has remained so over hundreds of years. The reason for this is the local community and the respect they have for our village and it's history, not an endless list of planning restrictions.

My main opposition to the plans for the conservation area in the rise in house prices it will cause in the village, and the rise in the cost of maintaining a house in order to comply with the proposed planning controls.

My family have lived in Talkin in many hundreds of years, and after years of living in towns and cities throughout England, Talkin is the place I chose to live. Soon I will be in the position to buy my own house, this will be hard enough for me to afford, but the increase in house prices caused by the proposed conservation area will mean that I am forced to go and live elsewhere. Instead of a younger generation of villagers being able to purchase property (the very people who should be encouraged to stay in the village), who respect the history of the village and its community, Talkin will gradually become a series of holiday homes and commuters night time stop over's.

As for all of the 'special' planning controls and Article 4(2), I agree that alterations to houses and gardens should be sympathetic to the character of the village, but this is already covered by the present planning controls. Times change and so do the needs of people in terms of what they want from their property. Who wants to live in a 2003 museum?

I do however agree that option 2, Talikn Tarn becoming a conservation area is very important. It is a very beautiful place, one which everyone in Talkin is very proud of, it is important that it is preserved from a nature and environmental point of view.

I think that the council's money would be much spent on encouraging the local community and businesses to remain in Talkin. Encouraging the younger generation of villagers to remain is the key to the conservation of Talkin.

Yours sincerely

Miss C Gregory

TALKIN proposed CONSERVATION AREA

PLANNING SERVICES	
REF	13a TLKNC322
07 JAN 2003	
RECEIVED	7.1.03
DEAN	101
PAUSED TO	RMC
ACTION	NR

From (name & address optional)

DAVID & ELAINE IRWIN
PHIL - MAR
TALKIN
BRAMPTON CA8 1LE

Questionnaire

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...S.E. ATTACHED SHEET...

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Proposed Talkin Village Conservation Area

My wife and I have both lived in Talkin Village all our lives (soon to be 106 years in total for both of us!). We are very happy with the village as it is and the way it has developed over the years.


The planning authorities have and are exercising their powers to preserve and enhance the area. We totally agree with what has been done so far in recent years but we strongly feel that there already is more than enough control covered by Permitted Development.

As far as we can see the Village has no archaeological and very little historical significance. Yes it is a beautiful village and everyone who lives here loves it but the vast majority seem to be strongly against any further control.

It strongly goes against the grain for country people to have to apply weeks in advance to trim a hedge or prune some trees or replace a window for example. It would be even worse if they were refused permission. We think the council are just not on the same wavelength as the villagers on this issue.

We say just leave well alone!

Yours sincerely


David and Elaine Irving

TALKIN proposed CONSERVATION AREA

PLAN	13a TLEN 0322
REF	07 JAN 2003
REVISED	7103
SCANNED	101
PASSED	RMC
ACTION	NR

From (name & address optional)

MRS J IRVING
CUNNINGHAM HOUSE (CH) POST OFFICE
TALKIN, BRAMPTON
CUMBRIA, CA8 1LE

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As one of the senior citizens and Postmistress for more than four decades of Talkin Village, I am writing to express my opinion on the idea that Talkin should become a Conservation Area.

As a life long resident of Talkin I am very much against the idea. I have not spoken to anyone yet who is in favour of this.

Please let the village stay jus as it is and everyone will be happy.

Mrs Jean Elizabeth Irving

Jean Irving