

# SEBERGHAM PARISH COUNCIL

Clerk: Janice Rae, 23 Chapel Meadows, Bothel, Wigton, CA7 2AB Tel: 07547 368 323  
Email: clerk@seberghamwelton.org.uk

## Minutes of Sebergham Parish Council Meeting held at Welton Village Hall at 7.30 pm on Wednesday 25 September 2024

**Present:** Cllr Christine Tinnion, Cllr Emily Hudson, Cllr Geoff Carruthers, Cllr Peter Pearson (Chair) and Cllr Michael Stockdale.

**Others:** Five parishioners

The Chair welcomed everyone and opened the meeting.

<b>35/2024</b>	<b>Apologies</b> An apology for absence was received from Cllr Diana Turton. The reason for absence was noted and accepted.
<b>36/2024</b>	<b>Minutes of last Parish Council meeting</b> The Chair was authorised to sign, as a correct record, the minutes of the Parish Council Meeting held on 31 July 2024
<b>37/2024</b>	<b>Declarations of Interest/requests for dispensation</b> None
<b>38/2024</b>	<b>Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)</b> None
	<b>The meeting was adjourned to allow members of the public the opportunity to raise any concerns in relation to the Parish</b>
<b>39/2024</b>	<b>Public Participation</b> Five parishioners were in attendance to raise their concerns in relation to a Certificate of Lawful Development application for proposed use as Class C2 Residential Institution at Kiln Croft, Welton. The Chair responded "the Parish Council had not received any communication from the Planning Authority as they do not usually consult for "proposed use". I have been advised that it is for the Planning Authority to determine whether the change from C3 residential to C2 residential is lawful, and they make this decision based upon specific criteria. If the determination is that the application is lawful, then there is no requirement for further planning permission. Conversely if the determination is that the application is not lawful, then a full planning application would then need to be made by the applicant, which will be advertised and to which you could make comment to the planning authority. A request was made to include the Kiln Croft application on the Parish Council meeting agenda, but unfortunately the request was made too late to be included on the agenda (due to legal requirements in publicising meetings)". The Planning Officer at Cumberland Council had advised that as this is a certificate of proposed development rather than a certificate of existing use, we do not generally consult with the Parish Council. However, I have requested a 14-day consultation to be sent to the Parish Council. Concerns were also raised relating to the re-consultation application FUL/2024/0098 at Hazel Gill Farm, Welton for change of use and extension of agricultural storage barns to create dwelling. The Chair reiterated that for residents comments and observations to be taken into consideration by the Planning Authority, it is necessary for residents to make these directly to the Planning Authority.

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	<b>The meeting was re-convened at 8.15pm</b>
<b>40/2024</b>	<b>Cumberland Councillor's report</b> M. Johnson, Cumberland Councillor was not in attendance.
<b>41/2024</b>	<b>Planning</b> (a) Planning applications received FUL/2024/0098 - Hazel Gill Farm, Welton, Carlisle, CA5 7HJ Proposal: Demolition of the existing structures and construction of a new build dwelling  Re-consultation on planning application  FUL/2024/0098 - Hazel Gill Farm, Welton, Carlisle, CA5 7HJ Change of use and extension of agricultural storage barns to create dwelling Amendment: Amended plan Dwg No 011 As proposed plans and elevations and change of proposal description 17.09.24 The following observation would be submitted to the planning authority: As concerns have been raised with inconsistencies in some parts of the application the Parish Council would question the validity of the self-build criteria and whether this is in compliance with Planning Policy S31.
<b>42/2024</b>	<b>Highways</b> <b>Bell Bridge Road</b> Metcalf Engineering Contracting is still awaiting assent of the Environment Agency/Natural England. The permanent works on the bank will be carried out next year. A temporary road closure has been put in place to allow Cumberland Council to carry out highway works commencing on 2nd September 2024 and anticipated to take 29 days to complete. Further notification from Cumberland Council advised that the works will now be in place until 30 September 2025.  <b>Sebergham Bridge</b> It was noted that following the damage caused to the parapet on the bridge a work ticket had been issued by Cumberland Council for the rebuilding work. Members discussed whether improved signage on the approach to the bridge could be implemented. This will be raised with Highways. The visibility issue raised by a member of the public at the last meeting had been reported to Highways.
<b>43/2024</b>	<b>Parish/Community Plan</b> It was proposed that a coffee morning would be held in Welton Village Hall on Saturday 8 February to give residents the opportunity to say what they would like to see in the Parish Plan and raise issues that are most important to them. The event would be advertised in the Parish Magazine with details formalised at the next meeting.
<b>44/2024</b>	<b>Website</b> Cllr Peter Pearson reported that he had contacted the current website provider to discuss what website providers are available. Gobo Creative are to provide an idea of costs to transfer and possibly make changes/improvements to the current website. Members were requested to consider any changes and improvements for discussion at the next meeting.
<b>45/2024</b>	<b>Financial Matters</b> 45.1 The following payments were considered and authorised:

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	Date	PAYEE	Budget line	Value
	25.09.2024	J. Rae	Clerks salary Quarter 2	£851.40
	25.09.2024	HMRC	PAYE Quarter 2	£210.60
	25.09.2024	J. Rae	Clerk's expenses Quarter 2	£ 23.10
	45.2 The cash book at 31 August was noted. Balance with NatWest £4,804.99			
<b>46/2024</b>	<b>Date of next meeting</b> – It was proposed that an Extra Ordinary meeting will be held on Wednesday 2 October to consider the Certificate of Lawful development application at Kiln Croft Welton.  The next Ordinary meeting will be held on Wednesday 27 November 2024			

The meeting closed at 9.20 pm.