

# SEBERGHAM PARISH COUNCIL

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## Minutes of Sebergham Parish Council Meeting held on Wednesday 28 March 2018 in Welton Village Hall

### Present:

Acting Chairman: Peter Pearson

Councillors: Andrew Bell, Christine Tinnion, Ken Graham, Maria Chesters-Bouma, Alan Rule

### Procedural Items

**18/3/64 Apologies** Michael Stockdale.

### **18/3/65 Declarations of Interest**

No declarations by elected and co-opted members, of interests in respect of items on this agenda.

### **18/3/66 Dispensations**

No requests received for dispensations to speak and/or vote on any matter where a member has a disclosable pecuniary interest. The Acting Chairman informed members that advice had been received from CALC that himself, Christine Tinnion & Andrew Bell have a Registerable Interest in respect of application 2/2018/0101 in their capacity as trustees of the Village Hall.

### **18/3/67 Minutes 22 November 2017**

**Resolved** that that the Acting Chairman be authorised to sign these minutes as a true record.

### **18/3/68 Public Participation**

No members of the public were in attendance.

The Chairman then reconvened the meeting.

### **18/3/69 Planning**

**Application 2/2018/9003** - Notification of and Consultation on an Application for Listed Building Consent. Proposal: Construction of a concrete saddle; a concrete invert; masonry faced training walls; repair of damaged masonry; repointing; and removal of vegetation. Location: Sebergham Bridge, Sebergham, Carlisle. Councillors had responded with 'No Comment'.

**Application 2/2018/0101** - Outline application for the erection of 14 dwellings including 4 affordable properties and approved of access and layout at former Welton County Primary School, and additional Plans W-MB-1-13 Location Plan and A105 Site Context Plan.

Following discussion, councillors **Resolved** unanimously to **OBJECT** on the following grounds:

- 1 The proposal contravenes the Allerdale Local Plan (Part 1), and provides no justification to be treated as an 'exception' given the local circumstances and total absence of any local services.
- 2 The proposed development site is in an isolated location outside the village 'envelope', and the number & density of properties would impact adversely upon settlement character, being more appropriate to a suburban development than an open rural setting where it would conflict with the existing traditional built form of the village. Photographs purporting to be of adjacent dwellings were agreed to be an inaccurate representation.
- 3 The adjacent Village Hall has the benefit of being located remotely from most village properties so that activities in the Hall do not create a noise or other nuisance. Occupants of the new properties may not find this acceptable, leading to the potential for conflict.
- 4 The plans show an overcrowded & confined site, situated amid open farmland with little or no amenities for children to play.
- 5 The calculations in the Drainage Strategy are highly questionable because they are based on an assumption that the occupancy of the former school was "well in excess of 100 people". Councillors confirmed from personal knowledge over many decades that this would be below 50, and would probably not have exceeded 30 – 40 students & staff. Concern was also expressed about the proposal to increase the amount of waste water to be discharged into the

roadside drainage ditch, and the potential for problems this may create 'down-stream' from the site.

- 6 Water supplies in this part of the village are already limited, with both the pressure & flow being low. There is considerable concern that the provision of additional supplies to meet the needs of these new properties could seriously affect already limited supplies to existing properties.

Councillors expressed their support for the principles of providing 'affordable housing' within planning constraints, but that this was not the vehicle to achieve this.

It was agreed that a detailed response would be prepared for submission to Allerdale BC.

### **18/3/70 Planning Decisions (to note)**

**Reference No:** HOU/2017/0216  
**Applicant:** Mr & Mrs Buckle  
**Proposal:** Proposal for a single storey rear extension  
**Location:** Limetree Grove Access Road To Churchtown From The B5305Sebergham Carlisle  
APPROVED dated 8/03/2018.

**Reference No:** 2/2017/0500  
**Applicant:** Mr & Mrs Buckle  
**Proposal:** Listed building consent for two single storey extension to rear  
**Location:** Limetree Grove Access Road To Churchtown From The B5305Sebergham Carlisle  
LISTED BUILDING CONSENT APPROVED dated 08/03/2018.

### **18/3/71 Broadband**

Councillor Rule gave an update on Broadband. Although the contract completion date for the new cabinet providing improved broadband services in Churchtown and Sebergham is 31 March, and the power and the copper connections have been made, there has been a delay in making the fibre connection. This is currently being worked on and we are informed that it should be completed during this next quarter.

Coverage in Welton has now been modelled and value for money checks are being completed with BDUK for the broader coverage plan, but no problems are expected. This is being added to the new delivery contract covering a number of areas and which runs until September 2019, but Welton is being treated as a priority and it is expected that it will be one of the early deliverables and should be operational well before then.

We are unaware of any residents who have successfully taken up the EE Broadband Trial Offer at this stage, although one or two enquiries are known to have been made.

### **18/3/72 Accounts**

Payments for salary and payroll.

Current balance 4,261.78

### **Payments approved**

M. Stockdale £29.99 remuneration for payment for web hosting.

Welton Village Hall: Hire from May to December 2017 £91.00

**Next Meeting 23 May 2018**