

HAYTON PARISH COUNCIL

Parish Clerk: Nick Phillips

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www.haytonparishcouncil.org.uk

Minutes of the Hayton Parish Council meeting held on Wednesday 2 September 2026 at 7.00pm in Heads Nook Village Hall.

Present: G Clubbs (Chair), I Blythe, C Culley, H Denby, J Dowling, G Jackson, R Tinnion

Also Present: N Phillips (Clerk/RFO) Cumberland Cllr R Dobson, 8 members of the public

49. **APOLOGIES FOR ABSENCE** – none received -Cllr Hayton not present

50. **MINUTES OF THE COUNCIL MEETING held on 1 July 2026** - authorised the chair to sign, as a correct record, the minutes of the meeting held on 1 July 2026.

51. DECLARATIONS OF INTEREST/REQUESTS FOR DISPENSATION

- a. Register of Interests: Councillors are reminded of the need to update their register of interests
- b. To declare any personal interests in items on the agenda and their nature Cllr Dowling expressed an interest in 26/0449
- c. To declare any prejudicial interests in items on the agenda and their nature (Councillors with prejudicial interests must leave the meeting for the relevant items)
- d. To make any requests for dispensation

52. Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

To decide whether there are any items of business which require exclusion of the press and public

53. **PUBLIC PARTICIPATION** One MOP attended to talk about item 54 and others to voice their concerns about application 26/0476.

54. **Heads Nook Resilience Group** – Wing Commander Matt Lawrence shared the following details with members Government have tasked villages and community to look after their own resilience and needs, group has been set up for example powering the village hall in Heads Nook in the event of a prolonged power cut. Members resolved to place Resilience on the next agenda for further discussion.

55. **CUMBERLAND COUNCILLOR REPORTS**—received the following items in advance for information: meeting regarding de-trunking of the A69 meeting later in the month with National Highways, Planning application 26/0476, Cumberland Speed limit review and Cowran Bridge.

56. **POLICE MATTERS** –resolved not to submit any matters to the Local Focus Hub.

57. PLANNING APPLICATIONS -

- a. resolved to submit observations on the following applications

26/0445	Hamel Croft, Talkin, Brampton, CA8 1LE	Installation Of Roof-Mounted Solar Photovoltaic (PV) Array To Front Elevation; Associated Roof Refurbishment Including Full Re-Tiling/Re-Felting
No observations		

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26/0449	The Farm Shop, Gelt House Farm, Corby Hill, Brampton, CA8 9JD	Change Of Use From Farm Shop And Tea Rooms To Children's Day Nursery Including Alterations And External Works
No observations		
26/0476	Land adj Fenton Lane Head, Fenton, How Mill, Carlisle, CA4 9LZ	Siting Of 1no. Private Residential Gypsy And Traveller Pitch For A Single Family, Together With 1no. Static Caravan/Mobile Home, 2no. Touring Caravans, Parking, Access, Landscaping And Ancillary Works (Part Retrospective)
Hayton Parish Council objects to the application for the following reasons Carlisle Local Plan issues - HO11 - Point 1 – the location, scale and design does not allow for integration with and is dominating and unacceptably harming of the closest settled community, it does not allow for the prospect of a peaceful coexistence between the site occupants and the local community - Point 2- The site has no access to key services for example there are no shops, schools, doctors surgeries, healthcare or other community facilities within the village of Fenton. All access to these facilities is entirely reliant on private motor vehicles. - Point 3 - It is possible to cycle to facilities from the proposed development although walking and public transport are less feasible. - Point 4 - There is currently no facility for the provision of essential services at the site, the site is not connected to mains sewerage. - Point 6 - We do not believe that the current plans allow for satisfactory living conditions for a family on the site as it is currently planned, there would also be an unacceptable impact on the amenity of adjacent land users including residential users. - Point 7 - It is believed that ancillary business is already being carried out from this site and is having an unacceptable impact on the residents in the area with lots of vehicle movements continuing late into the evening being reported to the parish council. - Point 8 – the Parish Council is not satisfied that the application demonstrates how safe access and on site manoeuvring and turning arrangements for touring caravans and other vehicles can be provided. We would like Cumberland Highways Authority to confirm whether the visibility splays are adequate for a road with National Speed Limit and whether they are satisfied with the turning arrangements as planned. - SP6 – - Point 7 we believe that the application and site as it stands has an adverse effect on the residential amenity of the existing area and adjacent land users. - Point 8 – there has already been a loss of trees and hedges on the land with no mitigation offered - Point 9 – the application has not demonstrated how the existing and proposed development would be satisfactorily integrated into its rural surroundings through siting, boundary treatment and landscaping - Point 10 – there are currently no plans showing essential services will be connected. - Point 11 – the plans do not identify how waste and recycling bin storage and collection will be dealt with. - SP9 - Point 3 – the applicant has outlined plans for his current situation but we believe that these are unlikely to be suitable in the long term as the family grows they are likely to need further living accommodation. - HO2 - Point 3 – we do not believe that the site is on the edge of the existing settlement in Fenton and therefore does not constitute a windfall development, neither is it physically connected or integrated with the settlement. - Point 4 - there are no services within the village and there is not good access to either the settlements in Brampton or Carlisle other than by private vehicle. - Point 5- the proposal is not compatible with the adjacent land use and does not demonstrably enhance or maintain the vitality of the rural community. - IP5 – there is no indication of how waste minimisation and recycling of waste will be carried out. - IP6 and CC5- The application states that a septic system will be used as it is not close to an existing watercourse. We believe this to be incorrect and that the applicant has already diverted a watercourse through his land without		

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the requisite prior permissions. We therefore believe that there is a very real likelihood that this will result in effluent entering a watercourse.

The Parish Council would also like to highlight the following issues:

- We believe that the infill of a previously Greenfield site with hardcore in order to provide a hard standing area along with removal of hedges and trees will already have had a negative impact on the biodiversity of the site and whilst a small scale development of this size does not require a biodiversity net gain impact assessment, had a planning application been submitted prior to the commencement of the work it is likely that one would have been needed and therefore the applicant has managed to avoid this by starting the work and then Submitting a retrospective planning application.
- The applicant previously applied for a certificate of lawful use which was declined as the use was designated as unlawful.

Given the strength of local opinion and the opposition to this application from the Parish Council we would like to see this application determined at committee rather than as a delegated decision.

b. noted the following applications that were delegated to the Clerk for decision following consultation with councillors and the comments below made online.

26/0373	Land Between 15-17 Hurley Road, Little Corby, Carlisle, CA4 8QY	Formation Of A Pedestrian Footpath	The Parish Council objects for the following reasons: The first part of the proposed footpath leading from the C1013 will be much steeper than 12%, which is the maximum acceptable gradient albeit over a very short distance for wheelchair users. As such it will be unsuitable for disabled and or those with prams/pushchairs. It will be liable to be dangerous in frosty conditions. Residents of the two proposed developments will therefore not tend to use it preferring to continue along the road past the Otter. This section of road has been recognised by the Highway Authority as being dangerous for pedestrians and is one of the very few locations where it has erected "Pedestrians in the Road" warning signs". A possible alternative to providing a footpath on the first half of proposed footpath would be for the developer to construct a linking footpath from his site (19/0748 23/0655) between the first two properties on the south side. This linking footpath would be at a level with the end of the steep part of the proposed footpath. Not only would it eliminate this steep part but would also replace the proposed footway along the C1013 which is partly on the outside of a tight bend and likely to be dangerous for pedestrians. There would also be no need to remove the roadside thorn hedge.
26/0369	The Byre, Fenton, How Mill, Brampton, CA8 9JZ	installation Of Split Unit Air Conditioning System (LBC)	No observations

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26/0367	Tinling Hill, Townhead, Hayton, Brampton, CA8 9JQ	Demolition Of Garage, Carport & Porch; Erection Of Single Storey Side/Rear Extension To Provide Additional Living Accommodation On Ground Floor; Erection Of 1no. Entrance Canopy	No observations
26/0356	Little Corby Hall Farm, Little Corby, Carlisle, CA4 8QS	Erection Of 33no. Single Storey Dwellings & Associated Residential Infrastructure; Refurbishment Of Existing Dwelling (Little Corby Hall) & Conversion Of The Adjoining Vacant Wing To 1no. Dwelling; Demolition Of Extensions To Hall & Demolition Detached Agricultural Buildings	See attached comments

c. Noted the following applications were granted approval

26/0206	Little Corby Wastewater Pu	Modifications To An Existing Layby Required To Improve Access For The Installation & Operation Of New Wastewater Infrastructure At Little Corby Wastewater Pumping Station & Use Of Land At Warwick Bridge Wastewater Treatment Works As A Temporary Satellite Construction Compound
26/0111	Land to the south west of Partridge Hill, Talkin, Brampton, CA8 1LE	Variation Of Condition 2 (Approved Documents) & Removal Of Conditions 10 & 15 Of Previously Approved Application 23/0570 (Erection Of 5no. Dwellings) To Allow Amendments To Dwellings

d. To Note that the following application(s) have been withdrawn

25/0397	Western Ridge, Hayton, Brampton, CA8 9HL	Erection Of 8no. Holiday Lodges; Conversion Of Agricultural Building To 2no. Holiday Cottages & Reception Area; Formation Of Horse Arena With Floodlights Together With Associated Site Landscaping & Access
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58. FINANCE

a. Payments- authorised schedule of payments totalling £2734.75 (VN 36-44)

VN	Inv. Date	PAYEE	CHQ. NO/ Ref no	Purpose of Expenditure	AMOUNT £	VAT INCLUDED £	NET AMOUNT £
Already paid							
38	06/07/2026	WaterPlus	0	Allotment water fee	7.63	0.00	7.63
36	30/07/2026	Green Team	00000742	Grass contract	480.00	96.00	576.00
To be paid							
37	03/09/2026	Amazon EU	Reimburse N Phillips	Office Supplies	279.99	56.00	335.99
41	03/09/2026	Nicholas Phillips	0	Clerk's Expenses	7.98	0.00	7.98
42	03/09/2026	Heads Nook Village Hall Committee	0	Room Hire	30.00	0.00	30.00
39	16/09/2026	Nicholas Phillips	0	Clerk's Salary	870.60	0.00	870.60
40	16/09/2026	HMRC	0	HMRC	323.55	0.00	323.55
43	30/09/2026	Unity Trust Bank	0	Bank Charges	7.00	0.00	7.00
44	3/9/2026	Green Team	00000868	Grass contract	480.00	96.00	576.00

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- b. **Monthly reconciliation (June and July 2026) –received and noted** the reconciliation and balances checked by Cllr Culley.
 - c. **Monthly budget update- received and noted**
 - d. **Receipt –noted** receipt from R02 – Hayton Playing field committee £60.35, R03 Unity Trust Bank (interest) £173.48, R04 Hayton PCC £120.
 - e. **noted that the new National Pay Scales have been published and resolved to adopt them.**
59. North Cumberland Speed Limit Review- resolved that the Parish Council supports the following suggestions but would like the village of Fenton to be included and the road between Hayton and Hayton Townhead to be reduced from 60 mph to 30 mph.
- a. Hayton Village (20mph)
 - b. Hayton Townhead (30 mph)
 - c. Talkin Village (20 mph)
 - d. Faugh (30mph)
60. AutoSpeedWatch- received the latest statistics from the camera. Clerk to look at location at Corby Hill
- 61. Clerk and Councillors' reports/items for future agenda**
Cllr Tinnion and the Clerk met with the Assistant Director for Highways to discuss issues in Hayton.
- 62. Date of next meeting**
The next meeting of the Parish Council will take place on 7 October 2026 in Hayton Reading Room at 7.00pm.
Agenda items to be submitted to the Clerk by 12 noon on 23 September 2026.
meeting closed at 20.45