

# APPLEBY-IN-WESTMORLAND TOWN COUNCIL

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## Planning and General-Purposes Committee Minutes

For the meeting held in the Moot Hall

**Monday 13<sup>th</sup> November 2023 at 6.45pm**

### Present:

Cllr Curley (Chair)  
Cllr Connell  
Cllr Davidson  
Cllr Mycock  
Cllr Pape  
Cllr Railton  
Cllr Swann

### Also in attendance:

Cllr Anderton  
Cllr Chalmers  
Cllr Heap  
Cllr Potts (*arr. 7.23pm*)  
Cllr Rooke  
Town Clerk and Clerk's Assistant

### P1/11/23 Apologies for Absence

There were no apologies received.

### P2/11/23 Declarations of Interest

Cllr Railton declared an interest during item 4 regarding application 23/0744, as his company Eden Heritage provided support to Story Homes during the planning stages.

### P3/11/23 Actions from the Previous Meetings

#### • Yew Tree at Mill Hill

The Clerk had met with a Structural Engineer last week to discuss the options for the yew tree. A report has not yet been received, but the initial view was that the tree would need to be felled. However, the report will outline alternative options, which can be discussed by the Committee.

#### • Black and White Bollards and Butts Shelters

The Clerk gave a brief recent history of the Butts shelters:

- Extensive repairs had been carried out by EDC in 2017-18 amounting to £15,000, prior to the proposed asset transfer to Appleby Council. The transfer was subsequently halted.
- Quotes were obtained by EDC in October 2022 to repair the shelters at £8,000, which included repairs to the shelter and replacing the glass, but not any roof repairs. However, no repairs were carried out due to the changeover in authorities.
- Apparently, a proposal had been submitted previously to Appleby Council to remove the existing shelters and replace them with metal shelters, but this had been rejected. Councillors could not recall this having been suggested.

The Clerk commented that if the shelters were included in a future asset transfer, the Council would need to ensure that they weren't taking on assets that turn out to be liabilities, with ongoing high maintenance costs associated with them.

Cllr Curley highlighted that the shelters were the property of Westmorland & Furness Council and we needed to establish exactly what their proposal is regarding the shelters.

It was agreed that the Council would wait until this information is received from W&F.

The Clerk gave a brief recent history of the bollards:

- The main issue with the maintenance of the bollards is that historically there has never been any provision in EDC's budget for their upkeep.
- 16 bollards were replaced by EDC in March 2022 at a cost of £4,000, i.e. £250 per bollard.
- A W&F officer had carried out a site survey of the bollards in May this year and had established that 22 bollards needed replacing and he had asked for a quote for composite bollards, rather than wood. He has since left the Council.
- Appleby Smarter have said that although they are happy to paint any when they have a gap in their workload, they don't have the manpower to commit to re-painting all the bollards in town, there is simply too many (approx. 295).
- Cllr Connell mentioned a proposal made a number of years ago to replace the bollards with metal ones, but that the Appleby-in-Westmorland Society had fought against this suggestion.

Cllr Connell commented that there was some dispute regarding ownership and highlighted the need to establish a paper trail of when the bollards were installed and who the official ownership lies with.

It was agreed that the Council needed to ascertain from W&F what their proposal is regarding the future maintenance of the bollards.

**ACTION:** The Clerk will contact W&F Estates Manager to ask them what their proposals were regarding maintaining both the shelters and bollards.

#### **P4/11/23 Planning Applications**

Under Westmorland & Furness Council's consultation process, to consider the following planning applications, plus any late arrivals, to prepare, under delegated authority, a response from Council:

<p><a href="#">23/0700</a>  <b>Beech Wood, Bongate, CA16 6UN</b>            Conservation area tree works compromising removal of Elm tree branch  <i>Applicant: Mr C Webb</i></p> <p><b>No objections. It was noted a decision has already been made on this application.</b></p>	<p><a href="#">23/0692</a>  <b>Flats 1 and 2, 16A Boroughgate, CA16 6XB</b>            Listed Building Consent for the replacement of 8no single glazed timber windows with double glazed timber windows.  <i>Applicant: Mr A Bell</i></p> <p><b>No objections.</b></p>
<p>LATE APPLICATION <a href="#">23/0744</a>  <b>Land off Cross Croft, CA16 6HX</b>            Residential development of 117 dwellings with associated landscaping and infrastructure.  <i>Applicant: Story Homes</i></p> <p><b>Further conversations are required</b></p>	<p>LATE APPLICATION <a href="#">23/0673</a>  <b>1 High Wiend, CA16 6RD</b>            Listed Building Consent for repairs to west gable wall and addition of lime render.  <i>Applicant: Mr Maurice Bailey</i></p> <p><b>No objections</b></p>

#### Application [23/0744 – Land off Cross Croft](#)

The Clerk reported that this application had only been received by the Clerk on 9<sup>th</sup> November and the consultation period ends on 2<sup>nd</sup> December. The Council could ask for an extension to this consultation period, however the Clerk had been informed that although the planning portal gives this date, it was likely that this application would take around 18-24 months for a decision to be made, during which time comments and objections could be made during this time.

The Clerk also reported that she had been in contact with the Land & Planning Manager from Story Homes and they would be more than happy to attend a council meeting to present their plans and answer any questions, but it would be better to wait a while to do this, so that things had progressed a bit further.

Cllr Swann brought up a number of concerns, including the impact this development would have on Appleby's infrastructure, the proximity of some of the houses to the gardens of existing Cross Croft properties, the loss of hedgerows and public rights of way, and that the Council needed to flag these issues up.

Cllr Curley commented that the work in consulting local service providers, e.g. the doctors and dentists, fire and police services, was a not a task that Appleby Town Council was responsible for.

Cllr Swan also raised concerns about the secondary access, as he was of the opinion that it would not be suitable to accommodate service vehicles. Cllr Railton confirmed that although it was a footpath, it would be an option for emergency vehicles to access the development.

Cllr Connell commented that Story Home's Statement of Community Involvement that was circulated prior to the meeting had answered a lot of questions that residents and councillors were asking.

Cllr Anderton brought up the planning application for the Barratt Homes development and the lack of communication received from them. The Clerk pointed out that productive meetings had been held with Barratt Homes expressing concerns about the access road and we were waiting to hear back from them with their proposal.

It was agreed that Councillors would email the Clerk with concerns and suggestions regarding the proposed development, which will be consolidated and sent to Story Homes prior to meeting with them.

Cllr Curley then suspended this item on the agenda, and Cllr Chalmers suggested a meeting was held that is dedicated to the Story Homes development.

### **P5/11/23 Planning Decisions**

Under Westmorland & Furness Council's consultation process, the committee noted the following Planning Decisions:

<p><a href="#">23/0503</a> – <b>Full Approval</b> Barrow Coombe, CA16 6AA Change of use of domestic garage and land to car servicing and MOT garage use class B2 and garage/store building. Part retrospective. <i>Applicant: Mr K Iniff</i></p>	<p><a href="#">23/0622</a> – <b>Full Approval</b> Land at Cross Croft Industrial Estate, CA16 6HX Proposed secondary access to serve the plot. <i>Applicant: Mr K Hall, Hunter Hall Developments Ltd</i></p>
<p><a href="#">23/0655</a> – <b>Tree Works CA Approved</b> 37 Boroughgate, CA16 6XG Various Tree Works, felling and thinning <i>Applicant: Mr P Herriott</i></p>	<p><a href="#">23/0624</a> – <b>Full Approval</b> Gale Farm, Roman Road, CA16 6JB Proposed new farm access road with tree planting to south east side and tree planting to the south west boundary with the A66. <i>Applicant: Mr and Mrs J Heelis</i></p>
<p>LATE DECISION <a href="#">23/0700</a> - <b>Tree Works CA Approved</b> Beech Wood, Bongate, CA16 6UN Conservation area tree works compromising removal of Elm tree branch <i>Applicant: Mr C Webb</i></p>	<p>LATE DECISION <a href="#">23/0611</a> – <b>Full Approval</b> Former Westmorland Building Centre, The Sands, CA16 6XN Replacement of existing showroom frontage with new flood defence blockwork walls finished in smooth render, uPVC doors and windows. <i>Applicant: Mr N Dean</i></p>

### **P6/11/23 Chairman's Report**

There was no Chair's report in respect of this meeting. The Chair commented that the Remembrance Day Parade and Service had gone very well, but a discussion needed to be had about the future of the Sword Bearer and the Mace Bearer, and the replacement of the Mayor's Chaplain.

### **P7/11/23 Councillors' reports and items for future agendas**

- Cllr Chalmers made the suggestion of asking different local representatives to take on the roles of the Sword and Mace Bearers at civil events, perhaps even Appleby Grammar School pupils.

### **P8/11/23 Next Meeting**

To note that the next meeting of the Planning and General Purposes Committee will be on **Monday 11<sup>th</sup> December 2023** at **6.45pm** in the Moot Hall.

There being no further business, the meeting closed at 7.39pm.

Cllr Swann left the meeting.

At the Council Meeting held on **Wednesday 22<sup>nd</sup> November 2023**, the Chairman of this meeting was authorised by the Council to sign these minutes, to confirm they are a true and accurate record:

*Cllr Connell*

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