

APPLEBY-IN-WESTMORLAND TOWN COUNCIL

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Planning and General-Purposes Committee Minutes

For the meeting held in the Moot Hall
Monday 16th October 2023 at 6.48pm

Present:

Cllr Curley (Chair) Cllr Mycock
Cllr Connell Cllr Swann
Cllr Pape Cllr Davidson (Ex-officio)
Cllr Railton

Also in attendance:

Cllr Anderton Cllr Kemp
Cllr Chalmers Cllr Rooke
Cllr Heap

P1/10/23 Apologies for Absence

There were no apologies for absence received.

P2/10/23 Declarations of Interest

Cllr Connell declared an interest in relation to any items on the agenda relating to Westmorland & Furness Council, and later in the meeting also declared an interest in planning applications 23/0674 and 23/0675, as he is a trustee of St Anne's.

Cllr Railton declared an interest in relation to the proposed housing development at Cross Croft, as he has professional involvement in the project.

Cllr Chalmers declared an interest in planning application 23/0622 due to working for the applicant.

P3/10/23 Actions from the Previous Minutes

- **Yew Tree on Mill Hill**

At the request of Cllr Potts, the Clerk has received a quote of £250 from a structural engineer to inspect the wall affected by the tree. Cllr Curley commented that this would be a sensible way to proceed and it was agreed to go ahead with this survey.

- **Black & White bollards**

The Clerk reported that there was still no update on replacing the b/w bollards, but this has been escalated with W&F Council, as the officer originally dealing with it had left.

- **Bollard by Leisure Centre/Cricket Nets**

A bollard has been installed by W&F Council on the footpath in between the Cricket Club and Leisure Centre, to prevent vehicles from driving along the path and parking on the grass. Cllr Connell has asked for two keys for the bollard, in case emergency services needed access.

- **Belisha Beacon crossing outside Moot Hall**

The Clerk informed the committee that an enquiry had been made with Highways regarding installing a Belisha Beacon crossing on Boroughgate outside the Moot Hall. We are awaiting information and any reports that were produced from the previous discussions on this subject.

- **Alternative parking provision during flood defence flood scheme work**

The EA have reported that negotiations with Oaklea Trust regarding the use of Edenside as the primary alternative public car park was going well and that it was also looking positive to confirm 3/4 small pockets of other parking provision.

P4/10/23 Planning Applications

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

There were no comments or objections raised for any of the below applications:

<p>23/503 – Amended application Barrow Coombe, CA16 6AA Change of use of existing domestic garage and land to car servicing and MOT garage use class B2 and proposed associated general-purpose garage/store building. Part retrospective. <i>Applicant: Mr K Iniff</i></p>	<p>23/0591 St Lawrence's Church, CA16 6QN 1no Hornbeam, to prune clear of neighbouring properties by 2-4m where suitable growth points permit. Crown raise to 2.5m above graves <i>Applicant: Westmorland & Furness Council</i></p>
<p>23/0597 Dowpitts Wood, Barrowmoor Road, CA16 6SA 20no trees to be removed <i>Applicant: Evolve Tree Surveys on behalf of Appleby Town Council</i></p>	<p>23/0611 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 and roof over existing storage area. <i>Applicant: Mr N Dean, Appleby Doors and Windows</i></p>
<p>23/0622 Land at Cross Croft Industrial Estate, CA16 6XN Proposed secondary access to serve the plot <i>Applicant: Mr K Hall Hunter Hall Developments Ltd</i></p>	<p>23/0655 37 Boroughgate, CA16 6XG Various tree works including trimming and felling <i>Applicant: Mr Philip Herriott</i></p>
<p>23/0674 St Anne's, Boroughgate, CA16 6XQ External and internal alterations to all 13 Almshouses, spare cottage and existing outbuilding to include new extension to house plant room, store, waste and recycling. Installation of new communal heating system, including air source heat pump and associated services. <i>Applicant: Mr Heelis, Chairman of Trustees of St Anne's Almshouses</i></p>	<p>23/0675 St Anne's, Boroughgate, CA16 6XQ Listed Building Consents for the work outlined in 23/0674. <i>Applicant: Mr Heelis, Chairman of Trustees of St Anne's Almshouses</i></p>
<p>23/0624 Gale Farm, Roman Road, CA16 6JB Proposed new farm access road with tree planting to southeast side and tree planting to the south west boundary with the A66. <i>Applicant: Mr and Mrs J Heelis</i></p>	

Two queries from Councillors were raised regarding applications [23/0674](#) and [23/0675](#) relating to St Anne's Almshouses.

Cllr Swann raised the question about the decibel level of the external air source heat pump, as they can be noisy and could cause disruption to their adjacent neighbours.

ACTION: The Clerk will enquire as to the type of heat pump being installed and that the noise level of the pump is being taken into consideration.

Cllr Railton commented that there was no Heritage Impact Assessment filed with the planning application, suggesting that English Heritage have not been consulted. The Clerk commented that she thought this was highly unlikely as the property was Grade II* Listed and that the report was most likely not received as yet, but would check with Planning.

ACTION: The Clerk to seek confirmation from W&F Planning that English Heritage have been consulted.

Cllr Curley commented that he had attended the recent open day at St Anne's and that all the houses were in severe need of renovation, and he felt it was important to show support to their application.

The committee agreed in principle to support this application.

P5/10/23 Consultation by Story Homes on Cross Croft development

A letter and plan sent out by Story Homes to a number of local residents and some Councillors, had been distributed to all Councillors prior to the meeting.

Cllr Curley commented that he felt at this early stage, the best way forward would be for the Council to pull together a list of questions regarding the development to take to Story Homes.

Cllr Swann brought up the subject of the Community Infrastructure Levy, which is a means of getting developers to contribute towards local infrastructure. Cllr Connell reported that as Eden District Council did not have a CIL in place before they dissolved, any contributions made by developers for new developments in Appleby would be negotiated by W&F through a S106 Agreement.

Cllr Heap added that she would like to do some engagement with those who live on Cross Croft to see how they feel about the homes being built right behind their properties and report back to the committee.

Action: The Clerk will contact Story Homes to ask whether they would be prepared to meet directly with the Council and whether they will be holding a drop-in session as part of their consultation process.

Cllr Chalmers referred to an email circulated to Councillors by Cllr Swann regarding the Story Homes consultation, which he was planning to publish the following day via one of his Facebook pages, and requested that he delay posting this to allow Councillors a wider discussion on the topic. Cllr Chalmers added that clear distinction should be made by Councillors when publishing information and commenting online as to what capacity they are doing it in, because people are confused whether comments are being made on behalf of the Council.

It was agreed to discuss 'communications' in a separate meeting. The Clerk reminded all Councillors of the Social Media Policy that was recently adopted and recommended all read it.

P6/10/23 Planning Decisions

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

<p>23/0367 FULL APPROVAL Freshfields, Colby Lane, CA16 6RH Replacement of existing front elevation conservatory with porch extension <i>Applicant: Mr Hall</i></p>	<p>23/0427 TREE WORKS CA APPROVED Appleby Grange Care Home, Bongate, CA16 6HN Conservation area tree works compromising of felling, crowning, removal and reduction. <i>Applicant: Shelly Ralph, Appleby Grange</i></p>
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P7/10/23 Chairman's Report

There was no Chairman's report in respect of this meeting.

P8/10/23 King George V Playground Update

The Clerk reported that the playground fundraising had exceeded its target of £90,000 and the invitation to tender has been published on the Government Procurement site. So far, there has been lots of interest.

P9/10/23 Councillors' reports and items for future agendas

- Cllr Chalmers asked to have the subject of Councillor communications added as a future agenda item.

P10/10/23 Next Meeting

To note that the next meeting of the Planning and General Purposes Committee will be on **Monday 13th November 2023** at **6.45pm** in the Moot Hall.

There being no further business, the meeting closed at 7.35pm.

At the Council Meeting held on **Wednesday 25th October 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 Curley
