

# APPLEBY-IN-WESTMORLAND TOWN COUNCIL

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## Planning and General-Purposes Committee Minutes

For the meeting held in the Moot Hall

**Monday 11<sup>th</sup> December 2023 at 6.45pm**

### Present:

Cllr Curley (Chairman)      Cllr Mycock  
Cllr Connell                      Cllr Pape  
Cllr Davidson                      Cllr Railton

### Also in attendance:

Cllr Anderton  
Cllr Heap  
Cllr Turnbull (arr. 6.50pm)  
1 Member of the Public  
Town Clerk and Clerk's Assistant

### P1/12/23 Apologies for Absence

Apologies received from Cllr Swann.

### P2/12/23 Declarations of Interest

Cllr Railton declared an interest in applications 23/0744 and 23/0786, due to his company Eden Heritage providing services in respect of both developments.

### P3/12/23 Actions from the Previous Minutes

#### • Yew Tree at Mill Hill

The structural engineer's report has been received and their recommendation is that the tree needs to be felled. As the land does not belong to Appleby Town Council and it is not registered on the Land Registry, the Clerk proposed putting up a notice by the tree, stating that it is dangerous and needs to be removed and asking that if anyone knows who owns the land, to please contact the Council. The Clerk will also send a letter to the neighbouring properties in case any of them claimed ownership of the land or knew who owned it.

Any associated costs relating to this will need to come out of the Council's Contingency budget.

**ACTION:** Clerk to erect a sign and send a letter to the neighbouring properties, outlining the plans for the Yew Tree, giving 28 days' notice for replies.

### P4/12/23 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:

[23/0744](#)

#### **Land off Cross Croft, CA16 6HX**

Residential development of 117 dwellings with associated landscaping and infrastructure.

*Applicant: Story Homes*

**Carried over from last month's Committee**

[23/0786](#)

#### **Land South of Highfield Lodge, Bongate, CA16 6UE**

Erection of four dwellings, including associated operations.

- **23/0744: Land off Cross Croft (Story Homes development)**

Cllr Curley recommended that it would be wise to hold off submitting any formal comments until a meeting has been held with Story Homes. The Clerk reported that responses received directly from members of the public are now being published on the new planning portal. The comments received so far outline the various issues and comments received from residents. One of the main concerns with the proposed development is the lack of any affordable housing provision. It was also noted that out of the 117 dwellings, only 7 are 2 bedroom houses and 71 are 4+ bedrooms.

**ACTION:** To respond to Westmorland & Furness outlining that the responses from residents have been noted, but the Council would like to assimilate before making any formal comments on the application. The Clerk will make further contact with Story Homes to setup a meeting in the new year.

- **23/0786: Land South of Highfield Lodge, Bongate**

This application was originally considered by the Committee in November 2022. This amended submission has reduced the development from five to four dwellings. Concerns expressed by the Committee at that time were loss of the existing wall, which it was felt was of historical value to the town and asking whether increasing the width of the entrance splay might avoid the need to do this. Cllrs Davidson and Railton both agreed that the wall is an important historic feature of the town and it should be retained.

It was agreed that no comments would be submitted until the plans and drawings had been considered more thoroughly by the Committee, as it was not fully known what changes had been made to the profile of the existing wall in this amended application. It was noted that the new Planning portal is currently offline, so it had not been possible to view these documents prior to the meeting.

### **P5/12/23 Planning Decisions**

Under Westmorland & Furness Council's consultation process, to consider the following Planning Decisions: There were no decisions to consider.

### **P6/12/23 Chairman's Report**

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

### **P7/12/23 Councillors' reports and items for future agendas**

Cllr Curley brought up an article in the W&F Winter Newsletter which was encouraging community groups to consider looking at taking on Council owned buildings on a long term lease to run as community hubs, through a Community Asset Transfer (CAT). The Council has previously discussed a potential interest in the first floor of the library building, which has been lying empty for a number of years. Although, this has been passed on to EDC and W&F Council, there has been no progress.

Cllr Anderton highlighted it would be important to establish the feasibility of taking over such a space. Cllr Railton added there is a lack of affordable office space in Appleby and the upstairs rooms would be perfect for this. The Clerk re-assured Cllr Anderton that if anything was to go ahead, a full business case and plan would need to be undertaken.

**ACTION:** The Clerk to make some further enquiries with W&F about their CAT initiative.

### **P8/12/23 Next Meeting**

To note that the next meeting of the Planning and General Purposes Committee will be on **Monday 15<sup>th</sup> January 2024 at 6.45pm** in the Moot Hall.

There being no further business, the meeting closed at 7.21pm.

At the Council Meeting held on **Wednesday 20<sup>th</sup> December 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*

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