

APPLEBY-IN-WESTMORLAND TOWN COUNCIL

Sue Gilbertson: Town Clerk
Town Clerk's Office
Telephone: 017683 51177
Email: clerk@applebytown.org.uk



www.applebytown.org.uk

Town Clerk's Office
Moot Hall, Boroughgate
Appleby-in-Westmorland
Cumbria
CA16 6YB

Planning and General-Purposes Committee Minutes

For the meeting held in the Moot Hall
Monday 15th January 2024 at 6.45pm

Present:

Cllr Curley (Chair)
Cllr Connell
Cllr Mycock
Cllr Pape

Cllr Railton
Cllr Turnbull
Cllr Davidson

Also in attendance:

Cllr Anderton
Cllr Heap
Cllr Hilsden
Town Clerk and Clerk's Assistant

Cllr Kemp
Cllr Rooke

P1/01/24 Apologies for Absence

There were no apologies received.

P2/01/24 Declarations of Interest

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

P3/01/24 Actions from the Previous Minutes

- **Story Homes development** (Application No. 23/0744)

The Clerk has been in contact with the Land Manager for Story Homes, who had confirmed that their Planning Consultant who had worked on the development would be happy to meet with the Council. Cllr Mycock asked whether members of the public would be welcome to join the meeting and it was agreed this would be a good idea.

ACTION: The Clerk will ask Story Homes about inviting members of the public to attend the meeting.

- **Erection of four dwellings on Bongate** (Application No. 23/0786)

The Clerk circulated the updated plan for the reduction in the height of the existing wall, which had not been available at last month's meeting, because the planning portal was offline. It was agreed this had been sympathetically done, and that the feedback from Council had been taken into consideration, so no objections would be submitted.

- **Doomgate FRMS**

The Planning Application for the demolition of Edenside and the erection of the new building has now been approved, subject to 17 conditions. Once the application has been submitted by Oaklea Trust to discharge these conditions, it is likely to take around 8 weeks to be considered by Planning. The Planning Application submitted by the Environment Agency for use of the site as a temporary car park had been put on hold, pending approval of the demolition application. Once these applications are approved, the EA estimate that it will take approximately 4 weeks to demolish the building and 3-4 weeks to install the temporary car park. No work will start on Broad Close car park until such time as the temporary car park on the Edenside site is up and running.

The online Appleby Flood Hub site is still showing work will start in January 2024 and will be publicised to residents once it is updated showing the new timeline of work.

- **Heritage Centre**

It was reported that NR Training have now moved out of the Heritage Centre. Cllr Connell reported that a meeting took place last week regarding the Heritage Centre and he is awaiting a report from W&F officers, and will have a more comprehensive update once this is received. Cllr Curley advised that although the Council wishes to see the Heritage Centre used, the Council should avoid “beating the drum” for individual applicants, and instead be supportive, but acknowledge that W&F Council have a process they need to follow to enable them to make their decisions.

Cllr Railton highlighted the lack of affordable office spaces in Appleby and suggested the Heritage Centre would be an ideal space for that.

- **W&F Community Asset Transfer Scheme**

The Clerk reported that the Asset Transfer Scheme appears to be more focused on community organisations taking on properties, but had made some initial enquiries, including asking W&F Council for the list of Appleby properties that had been identified for ‘disposal’. The Clerk intends to raise this subject at the next Area Planning meeting later in the week.

Cllr Curley re-iterated his wish to develop the first floor of the library building, which has been empty for many years, and is wasted space. Cllr Anderton raised concerns about the Council taking on responsibility for additional buildings, when current Town Council owned buildings still need renovations: primarily the Public Hall. Cllr Curley agreed that a thorough business plan would have to be carried out before any future decisions are made.

The Clerk reported that there could potentially be funding available through the Community Ownership Fund, which supports communities to take ownership of assets that are at risk of being lost to the community, and strengthen community ownership.

Cllr Connell agreed to also make some enquires to the Estates team to see if he could speed things up.

P4/01/24 Planning Applications

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

There was no comments or concerns raised about the below applications. It was noted Application 2023/1094/TCA has already been approved.

<p>2023/1089/FPA Full Application 9 Rivington Park, CA16 6HU Two storey rear extension <i>Applicant: Mr Richard Park</i></p> <p>No comments or objections. Cllr Connell noted that the proposed extension will not be visible to any other properties.</p>	<p>2023/1094/TCA Tree in Conservation Area 27 Chapel Street, CA16 6QR Willow Tree to be removed <i>Applicant: Mr Andrew Hastings</i></p> <p>Application already approved – wasn’t considered in Dec meeting as the portal was offline.</p> <p>No comments or objections.</p>
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P5/01/24 Planning Decisions

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

<p>19/0820 Approved with Conditions Former Edenside Residential Care Home, Holme Street, CA16 6QU Demolition of former care home and erection of 16 no. extra care apartments and communal facilities. <i>Applicant: Oaklea Trust</i></p>	<p>23/0674 & 23/0675 Approved with Conditions St Anne's Hospital, Boroughgate, CA16 6XQ External and internal alterations to all 13 Almshouses, spare cottage and existing outbuilding to include new extension to the outbuilding to house plant room, store, waste and recycling bins. Installation of new communal heating system to all cottages including air source heat pump and associated services. <i>Applicant: Chair of Trustees– Mr Guy Heelis</i></p>
<p>23/0597 TPO Approved Trees North of Play Area, Barrowmoor Road, CA16 6SA (<i>Dowpitts Wood</i>) 20no trees to be removed <i>Applicant: Appleby Town Council</i></p>	<p>23/0591 Tree CA No Objections St Lawrence's Church, Boroughgate, CA16 6QN Reducing and pruning of various trees. <i>Applicant: Westmorland and Furness Council</i></p>
<p>2023/1094/TCA Tree CA No Objection 27 Chapel Street, CA16 6QR Willow Tree to be removed <i>Applicant: Mr Andrew Hastings</i></p>	<p>21/0125 REFUSED Banks Wood, SW end of Banks Lane Erection of Dwelling <i>Applicant: Mr Brian Randall</i></p>

P6/01/24 Chairman's Report

There was no report in respect of this meeting.

P7/01/24 Place Standards Tool Survey

As part of the action plan for the Area Planning Group, a survey has been developed with W&F, using a standard assessment tool, which helps communities identify their local issues and priorities. The survey is published online, but hardcopies will also be available. It is hoped that a wide range of residents will complete the survey, including some children from the schools.

The survey is split into 14 themes and the results are consolidated to give an overview of the ratings in each area.

P8/01/24 Councillors' reports and items for future agendas

- Cllr Mycock enquired about the Shared Prosperity Fund, which he had read had recently awarded Kirkby Stephen a grant for public realm improvements and whether Appleby could make an application to the fund. The Clerk reported that this fund was being managed by W&F Council and that Appleby Council had already received some funding from it for the repair work carried out to the East Cloisters.
- Cllr Railton informed the Council that Appleby Conservation Area is on the Heritage at Risk Register, as being in a poor condition. The register also includes two other properties in Appleby, the Castle and the Red House. He asked who monitors the list. He also highlighted that there is no guidance about appropriate shop frontage or signage in town. Cllr Curley advised that the Town Council's powers are limited, but there may be a way to offer some guidance and advice on this. Bridge Street was identified as a particular area of concern, with many buildings in a bad state of disrepair and Cllr Heap asked whether the building owners in Bridge Street could be collectively encouraged to repair their properties.

- Cllr Turnbull asked about Landlord meetings, and it was confirmed that these are held by Westmorland and Furness Council, but Cllr Connell understood these usually have limited attendance. It was suggested that any future meetings could be better publicised to encourage local landlords to attend.
- Cllr Curley would like to know more about the building control process and whether Planning have a register of buildings of concern. Cllr Mycock asked whether there was a programme of review for buildings which have been identified as having issues, for example High Wiend. The Clerk reported it had recently been visited by Building Control, after she had reported that rubble had fallen from the roof. Cllr Mycock understood that internally the building is worsening and gradually collapsing.

ACTIONS: The Clerk will contact Historic England regarding the properties in Appleby that are on their At Risk Register to find out about the monitoring process and will contact Westmorland & Furness Council's Building Control officer for clarification on their building review programme.

P9/01/24 Next Meeting

To note that the next meeting of the Planning and General Purposes Committee will be on **Monday 12th February 2024** at **6.45pm** in the Moot Hall.

There being no further business, the meeting closed at 7.45pm.

At the Council Meeting held on **Wednesday 24th January 2024**, 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
