# APPLEBY-IN-WESTMORLAND TOWN COUNCIL

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

www.applebytown.gov.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 14th September 2026 at 6.45pm**

| **Present:** | | **Also in attendance:** | |
|---|---|---|---|
| Cllr Connell | Cllr Railton | Cllr Anderton | Cllr Gates |
| Cllr Davidson | Cllr Turnbull | Cllr Chalmers | Cllr Heap |
| Cllr Hilsden | | Town Clerk and Clerk's Assistant | |

### P1/09/26 Apologies for Absence

Apologies received from Cllr Curley.

### P2/09/26 Declarations of Interest

Cllr Railton declared an interest in the three housing developments due to his company carrying out Archaeology surveys for the developments.

### P3/09/26 Actions from the Previous Minutes

All actions from the previous minutes are covered in separate agenda items.

### P4/09/26 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:

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|---|---|
| 2026/1623/NMA *Decision received*<br>**Land South of Highfield Lodge, Bongate, CA16 6UE**<br>Non-material amendment to house type 1 by replacing 2 windows to the front elevation with 1 arched window, and the addition of roof-integrated PV panels to the rear of all dwellings attached to approval 23/0786.<br>*Applicant: Harrys & Co Ltd* | 2026/1624/DISC No comments<br>**Land South of Highfield Lodge, Bongate, CA16 6UE**<br>Approval of details reserved by Condition 5 (material samples - external surfaces), 6 (archaeological works), 8 (surface water management works) and 11 (landscaping plan) attached to approval 23/0786.<br>*Applicant: Harrys & Co Ltd* |
| 2026/1601/TCA No comments<br>**9 Friary Fields, CA16 6UT**<br>S211 Notification; Conservation Area tree works: T1 Birch - reduce crown by up to 30%.<br>*Applicant: Mrs Barbara Lister* | |

**P5/09/26 Planning Decisions**

Under Westmorland and Furness Council's consultation process, to consider the following Planning Decisions:

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|---|---|
| 21/1029 Approved with Conditions<br>**Land at Station Road, Appleby**<br>Re-consultation - reserved matters application for appearance, landscaping, layout and scale, attached to outline approval 20/0312.<br>*Applicant: Barratt Homes* | 2026/1352/TCA Approved with Conditions<br>**Supermarket, The Sands, CA16 6XN**<br>S211 Notification; Conservation Area tree works: Willow and Conifer- trim to a height of approximately 4m.<br>*Applicant: Mike Dowling Contracting Ltd* |
| 2026/0357/LBC Approved with Conditions<br>**New House, Parkin Hill, CA16 6EA**<br>Listed Building Consent for the installation of a wall mounted EV charger to an outbuilding with associated cabling to be fixed to the dwelling.<br>*Applicant: Mrs Katherine Thomas* | 2026/0851/HOU Approved with Conditions<br>**Little Cross, Garth Heads Road, CA16 6TN**<br>Installation of an electric vehicle charge point on the rear boundary wall of the dwelling, as part of Westmorland and Furness Council's EV Pavement Channel Trial.<br>*Applicant: Andrew O'Sullivan* |
| 2026/0808/LBC Approved with Conditions<br>**Apartment 3, 19 Boroughgate, CA16 6XF**<br>Listed Building Consent for installation of a stairlift.<br>*Applicant: Westmorland and Furness Council* | 2026/1623/NMA Approved with Conditions<br>**Land South of Highfield Lodge, Bongate, CA16 6UE**<br>Non-material amendment to house type 1 by replacing 2 windows to the front elevation with 1 arched window, and the addition of roof-integrated PV panels to the rear of all dwellings attached to approval 23/0786.<br>*Applicant: Harrys & Co Ltd* |

**P6/09/26 Housing Developments**

- **Story Homes, Cross Croft**

The planning application is still under consideration as there are two conditions outstanding, relating to the secondary emergency access and drainage issues. Westmorland & Furness Council's planning officer has been communicating with both the Clerk and the residents of Cross Croft and will continue to do so, including if and when the application will go to the Council's Strategic Planning Committee for consideration.

Cllr Heap raised concerns about the safety of the emergency secondary access point, because of its position in relation to the entrance of Goldington Drive estate, as well as there being no pavement on that side of the road for pedestrians and cyclists. She also expressed concern about the access becoming a regularly used access point for the estate, rather then just in emergencies. The Clerk understood that the plans included a bollard restricting general vehicle access, but would seek clarification.

- **Barratt Homes, Station Road**

The Barratt Homes application has now been approved and a detailed report is available on the planning portal. They have confirmed that the single lane road up from the development will be widened to allow two way traffic.

- **Bongate**

The developers took the Council's recommendation and have called the proposed development 'Silvan Heights'. Groundworks have started.

**P7/09/26 Doomgate Culvert FRMS**

There are delays due to completion of groundworks in the car park and electrical work being carried out in the Cricket Club. The car park is now due to be open by December. Cllr Chalmers asked when the pump house would be fully operational. The Clerk will get a date from the EA.

**P8/09/26 Highways and Road Closures**

There have been a number of road closures throughout summer, which have caused less disruption than anticipated. United Utilities are starting work to Holme and Chapel Street on Wednesday 16th September to replace the overflow chamber, which will take approximately 8 weeks to complete. The road will be open outside of working hours with traffic lights and there will be two days in October where access to Edenside car park is restricted. It will be advertised to residents and businesses that disc parking will not be enforced for those two days, but visitors will still adhere to it.

Chapel Street is due to be closed for 2 days at the end of the month, and we are waiting on further information from Highways before publishing.

**P9/09/26 Holme Farm Bridge**

There is currently no update. Cllr Connell will make some enquiries with St Anne's trustees and the Clerk will write to them to ask what their plans were.

**P10/09/26 Tree Felling**

The trimming of the horse chestnut tree on the riverside adjacent to the leisure centre caused upset to some residents. Westmorland and Furness Council commissioned the work as the tree was dangerous and a public safety hazard. We asked that they let us know when the work was planned so we could inform residents, but unfortunately, they forgot. They also had to trim the tree next to the chestnut to allow access. Cllr Railton would like it reporting to W&F that the contractors were not very compliant with health and safety regulations and only had a small bit of hazard tape around their working area.

**P11/09/26 Flags on Private Land**

This issue was raised after a resident attended July's Full Council Meeting to make a complaint about flags being flown in a private field by Salt-tip corner. It has since been raised with Crackenthorpe Parish Council, as the land is in their parish. We have been informed that the issue will be discussed at their next Parish Meeting on Wednesday 23rd September.

**P12/09/26 British Legion Silhouette**

The Heads of Terms Agreement for the British Legion Silhouette has been signed, and it is due to be installed on the piece of land opposite the Leisure Centre entrance. Westmorland and Furness have agreed to install two raised flowerbeds to add to the feature.

**P13/09/26 River Eden Sewage**

There is no update from the Environment Agency about the sewage spill into the River Eden at the beginning of July. Eden Rivers Trust have also been chasing them on our behalf, as they too received complaints.

Cllr Railton informed Council that a new charity called Appleby CAN (Appleby Climate Action Network). Appleby CAN have decided that river pollution is an area of concern in Appleby and they intend to look into water testing. As they are only at the planning stage, it is unlikely that they will be doing this in the next few months. He will report back to Council with any relevant information.

**P14/09/26 Voluntary Car Scheme**

The Voluntary Car Scheme continues to be busy, but we have two new drivers who have joined the scheme.

**P15/09/26 Councillors' reports and items for future agendas**

- Cllr Turnbull raised issues with Lady Garths path, as a large conifer tree is blocking light from the path so there is a large section of the path that is unlit.
- Cllr Turnbull also reported that the double yellow lines at the top of Lady Garth's have still not been installed. The Clerk advised they are on Highways list, but every time they have come to do them, there are cars parked and they cannot get to the area. The Clerk reported that the section of Battlebarrow opposite Station Road will also be considered for double yellow lines.

**P16/09/26 Next Meeting**

To note that the next meeting of the Planning and General Purposes Committee will be on **Monday 12th October 2026** at **6.45pm** in the Moot Hall.

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

At the Council Meeting held on **Wednesday 23rd September 2026**, the Chair of this meeting was authorised by the Council to sign these minutes, to confirm they are a true and accurate record:

*Cllr Connell*