

APPLEBY-IN-WESTMORLAND TOWN COUNCIL

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A MEETING OF THE PLANNING COMMITTEE WAS HELD IN THE MOOT HALL ON MONDAY SEPTEMBER 3rd 2007 at 6.50pm

Committee Members Present : [in alphabetical order]	Chairman	Mrs C Patterson
	Vice Chairman	A Connell
	Councillors	Mrs M Clowes
		Mrs J Dempster
		CK Duncan
		F Harland
		S Rooke
Apologies from Committee Members :	Councillors	Mrs D Anderton
		AK Morgan
Copies to all remaining Members of Council for information, <i>some of whom were in attendance at this Committee Meeting in an advisory capacity.</i>		

P1/09/07 APOLOGIES FOR ABSENCE

Apologies were received by the Chairman. Cllr Mrs Patterson also welcomed Mrs Ruth Longrigg, Council's new Assistant to the RFO, to her first Planning Committee meeting.

P2/09/07 MINUTES OF LAST MEETING

Members **AGREED** that minutes of the last meeting of the Planning Committee, held on Monday July 30th 2007, were a true and accurate record. The Chairman was authorised to sign them as such. Recommendations contained in these minutes would be considered for adoption by Council on September 12th 2007.

P3/09/07 DECLARATIONS OF INTEREST

None were received. Cllr Elliott confirmed he had been asked to speak on a resident's behalf regarding Application 07/0646.

P4/09/07 PLANNING APPLICATIONS

07/0614 Full Application

New concrete horse ramp to replace existing ramp which is to be removed (demolished)
Land adjacent to The Sands between B6542 and river Eden approx 30M north of Bridge Street
R.S.P.C.A.

AGREED that the Clerk write to EDC to inform them that Members had the following concerns relating to this application :

Many residents of Appleby are against this application and do not think they have been given sufficient time to discuss it.

The Committee would therefore suggest that a site visit be conducted jointly between the Town and District Councils' Planning Committees, in order that concerns may be discussed on site.

continued overleaf ...

ACTION

CP

Clerk

It is felt better to modify the existing ramp to make it suitable for the short three or four day period which is required and also to maintain access to the river for other work.

THE COMMITTEE WOULD LIKE THIS APPLICATION TO BE CONSIDERED BY EDC'S PLANNING COMMITTEE, RATHER THAN BY OFFICERS UNDER DELEGATED POWERS. Members would like to attend that Planning Meeting, and so would appreciate being informed of the date and time.

Members would like to know who will have ownership of the ramp once completed, who will maintain and insure it, who takes responsibility for it.

The new design of ramp would not be of benefit to horses, workmen could not get diggers down to work on the river, remove trees from under the bridge, etc. (the new ramp would not be wide enough for a vehicle, whereas the existing ramp is).

If the RSPCA are concerned about animal welfare, the ford at Bongate Mill would be a far safer place for horses to be washed.

The original design of sandstone faced retaining walls was better than the proposed re-profiling of the bank, which will erode.

Visitors wish to sit on the river bank - the new ramp would spoil the most attractive part of river bank.

07/0644 Full Application

Proposed rear dining conservatory extension to the dwelling granted approval under application 04/0835

Dwelling adjacent to Courtfield Garage, Cross Croft, Appleby

Mr D Robinson

Members had no objections to this application.

Clerk

07/0646 Full Application

Proposal to demolish existing flat roof single storey garage for ground floor garage/store and first floor loft/store recreation space

5 Clifford Street, Appleby

Mr & Mrs R Smith

Cllr Elliott raised a neighbour's concerns relating to this application, who believed Mr Smith to be building out into what is effectively his neighbour's access. A written objection had been sent by the neighbour to EDC concerning this and also the height of the development.

Clerk

07/0656 Full Application

Change of use of vacant shop to nursery

2/3 Bridge End, The Sands, Appleby

Biggins Day Nursery Ltd

Members expressed the following concerns regarding this application :

Clerk

- **the danger of flooding, as so close to the river**
- **the children's safety in relation to the proximity of the river**
- **the children's safety in relation to the busy road**
- **parent's access in relation to the busy road**

07/0700 Full Application

Proposed ground floor bedrooms & bathroom extension, demolish existing single garage for a new detached double garage with pitched roof

37 Glebe Road, Appleby

Mr & Mrs M Alderson

Members had no objections to this application.

Clerk

07/0712 Full Application

Conservatory to rear
25 Glebe Road, Appleby
Mr & Mrs Allan

Members had no objections to this application.

Clerk

07/0717 Full Application

Erection of UPVC conservatory
8 Rampkin Pastures, Colby Lane, Appleby
Mr M Pearson

Members had no objections to this application.

Clerk

P5/09/07 PLANNING DECISIONS

None outstanding.

P6/09/07 CHAIRMAN'S REPORT AND COUNCILLORS' QUESTIONS

The Chairman's report was received and noted.

AGREED that the Clerk would ask Cllr Morgan for the outcome of his telephone calls regarding street lights not working in Boroughgate. Cllr Elliott also reported on this subject as part of his update to the Committee on outstanding Town Enhancement work. Cllr Elliott had spoken to Mr David Spence about the many items still outstanding on the snagging list and it was **AGREED** he would write a formal letter to Mr Spence on the Committee's behalf to reiterate the Council's concerns.

Clerk

PE

P7/09/07 PROPOSED BUS SHELTER FOR THE SANDS

Cllr Mrs Patterson updated Members re. progress on the draft plans prepared by the Heritage Centre for the proposed bus shelter on The Sands.

P8/09/07 PROPOSED ZEBRA CROSSING FOR THE SANDS

Cllr Elliott updated Members re. progress on the County Council's plans for the proposed Zebra Crossing on The Sands.

AGREED that Cllr Elliott will organise a meeting of the Working Party and interested parties (including Cllrs Rooke and Mrs Clowes) as soon as plans became available. The Clerk was asked to include an item in the agenda for full Council on September 12th to receive a proposal from the Working Party in order that a decision re. the plans could be given to allow CCC to begin work.

PE

Clerk

P9/09/07 CORRESPONDENCE (for information / recommendation to Council)

RECOMMEND to Council that Cllr Patterson study the many attachments received with a letter from EDC consulting on their Eden Local Development Framework Housing Development Plan Document to ascertain their relevance for Appleby and prepare a recommended response for Council.

CP

RECOMMEND to Council that the proposed reply prepared by the Public Toilets Working Party to EDC's letter of July 30 re. the Shire Hall public toilets be approved and sent. A proposed further letter prepared by the Working Party relating to the lease negotiations to be held, pending the outcome of EDC's Community & Economy Committee meeting on September 5th.

Clerk

P10/09/07 NEXT MEETING

Members noted that the next ordinary meeting of the Planning Committee would be held on **Monday October 1st at 6.45pm** in the Moot Hall.

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

ALL