



## PENRITH TOWN COUNCIL

Council Office, First Floor, The Parish Centre, St. Andrew's Place,  
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DATE: 2 May 2017

Dear Councillor

You are hereby summoned to attend a meeting of the:

### PLANNING COMMITTEE

to be held on:

Monday 8 May 2017 from 2.30 pm - 3.30 pm Rm.2 Parish Centre, St  
Andrews Place

Mrs V. Tunnadine

### TOWN CLERK

*(Please Note: Under the Openness of Local Government Bodies  
Regulations 2014 this meeting has been advertised as a public meeting  
and as such could be filmed or recorded by broadcasters, the media or  
members of the public)*

When it is proposed to consider the following business:-

# **AGENDA FOR THE PLANNING COMMITTEE**

**8 May 2017**

**2.30 PM – 3.30 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

## **1. Apologies for Absence**

To receive apologies from members.

## **2. Minutes of the Previous Meeting**

To authorise the Chairman to sign the Minutes of the Meeting of the Planning Committee held on 10 April 2017 as a true record.

## **3. Declaration of Interests and Dispensations**

To receive any declarations of interest by elected or co-opted Members of any disclosable pecuniary or other registrable interests relating to any items on the agenda for this meeting and to decide requests for dispensations. Members are reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered

**Note:** *If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the clerk in advance of the meeting*

## **4. Public Participation**

Members of the public who have requested in writing to speak prior to the meeting, are invited to speak on matters related to the agenda for up to three minutes.

## **5. Public Bodies (Admission to Meetings) Act 1960 – Excluded Item**

To consider whether any agenda items should be considered without the presence of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 2.

## **6. Local Plan Hearing**

To receive verbal feedback from the Chairman of the Committee regarding the Local Plan Hearing held on 2 May 2017 at Eden Rural Foyer, Penrith

## **7. Planning Application Ref 17/0092: 4-5 Southend Road Penrith**

To consider the response of the applicants in response to Penrith Town Council's objection to the application. The minute of the meeting of this committee held on 13 March state:

**'RESOLVED** that the Town Council send a response OBJECTING to the planning application on the grounds that the application constitutes an overdevelopment of the site with poor design, in particular the cottage has no outlook and is surrounded by higher buildings. Members were concerned about highways safety as that particular area is already very busy and has no off-road parking and is a delivery area for a hotel, pub and shops on a narrow road. The application goes against CS18 in that it does not protect the amenity of existing residents or provide an acceptable amenity for future occupiers, and it is not an appropriate scale or layout.'

## **8. Planning Application 17/0204: Story Homes Discharge of Conditions, Gateway Feature Advanced Warning Signs**

To consider further information received from Story Homes with regard to the gateway features on Salkeld Road following the following response of the Town Council determined at the meeting of this committee held on 10 April 2017:

**'RESOLVED** that a response be sent back to Eden District Council stating that although Penrith Town Council supports the application in principle and is happy with the design of the signs element, it would like to see additional measures put in place outside the signs coming into the town counting down and giving warning that speeds must reduce to 30mph as this sign would come shortly after a blind crest and a small hillock just before the golf club entrance. It is felt that this would 'future proof' the road should development extend into the field above the current development as detailed within the Local Plan.'

## **9. Street Naming and Numbering: Address Allocation Former Car Park Brentfield Way, Planning Application No 16/0950**

To consider proposals from Atkinsons Builders for the development on the former car park at Brentfield Way:

### **1st Choice – Promise Gardens**

Promise – all girl guiding members are invited to make a Promise. The development is adjacent to Penrith Girl Guide hut.

Gardens as defined by Eden District Council (EDC) Street Naming and Numbering in Eden Guidance Document – a residential road.

### **2nd Choice – Pewter Gardens**

Pewter - an attractive metal which has been used for the production of household and other items in Britain since Roman times.

Gardens as defined by Eden District Council (EDC) Street Naming and Numbering in Eden Guidance Document – a residential road.

### **3rd Choice – Albion Gardens**

Albion - the oldest known name of the island of Great Britain

Gardens as defined by Eden District Council (EDC) Street Naming and Numbering in Eden Guidance Document – a residential road.

## **10. Planning Applications**

### **a) Delegated Responses – To Note**

Planning Application 17/0218

Number:

Site Address: 64 WETHERIGGS RISE PENRITH CA11 7EU

Description: Provision of access and parking area.

**Response:** No objection

Planning Application Number: 17/0230  
Site Address: LAND AT ENTRANCE TO PENRITH GOLF CLUB  
PENRITH  
Description: Advertisement consent for 1 no sales board and 2 no flagpoles and fabric flags

**Response:** No objection

Planning Application Number: 17/0251  
Site Address: THE COTTAGE BISHOP YARDS PENRITH CA11 7XU  
Description: Listed building consent for extensions and alterations

**Response:** No objection

Planning application number: 17/0250  
Site address: THE COTTAGE BISHOP YARDS PENRITH CA11 7XU  
Description: Extensions and alterations.

**Response:** No objection, the application is to make minor changes to a previously approved application following some work that the Inspector deemed necessary.

Planning application number: 17/0257  
Site address: 10 MANOR PARK CARLETON PENRITH CA11 8AL  
Description: Single storey extension to dwelling

**Response:** No objection

Planning application number: 17/0219  
Site address: YARD KITCHEN BRUNSWICK YARD BRUNSWICK ROAD PENRITH CA11 7JU  
Description: Variation of condition 3 (hours of operation) attached to approval 14/1113

**Response:** No objection as issues regarding noise and effect on neighbouring properties are covered by environmental health.

Planning application number: 17/0273  
Site address: 91 PENNY HILL PARK PENRITH CA11 9JW  
Description: Two storey side extension and ground floor extension to rear.

**Response:** No objection

### **b) Planning Applications for Consideration**

Documents on Eden District Council Website.

Planning application number: 17/0318  
Site address: 12 PARKLANDS CRESCENT PENRITH CA11 8SL  
Description: Extensions to dwelling.

Planning application number: 17/0319  
Site address: 4 PORTHOUSE ROAD PENRITH CA11 8QB  
Description: Extensions to dwelling

### **11. Neighbourhood Plan Group**

To receive a verbal update on the work being undertaken for the Neighbourhood Plan.

### **12. Next Meeting**

Subject to ratification at the Annual Meeting, to note that the next Planning Committee Meeting will be held 5 May 2017 2.00pm – 2.50pm, in Rm.2 Parish Centre, St Andrews Place

#### For the attention of the Planning Committee

Councillor S Jackson	Chairman
Councillor F Johnson	Vice-Chairman
Councillor J Ayres	
Councillor D Graham	
Councillor R Kenyon	

#### For information to all other Councillors

Councillor P Barker  
Councillor R Burgin  
Councillor M Clark  
Councillor S Connelly  
Councillor D Lawson  
Councillor J Lynch  
Councillor J Monk  
Councillor L Quinn  
Councillor J Thompson  
Councillor D Whipp



## **PENRITH TOWN COUNCIL**

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Minutes of the meeting of the:

### **PLANNING COMMITTEE**

Held on: Monday 10 April 2017, Room 2, Parish Centre, St Andrews Place.

#### **PRESENT:**

Cllr Jackson - Chairman  
Cllr. Johnson  
Cllr Ayres  
Cllr. Kenyon

Deputy Town Clerk

## **Agenda Item 2**

### **DRAFT MINUTES FOR THE PLANNING COMMITTEE 10 April 2017**

**2.00PM – 2.30 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

#### **PL/16/87 Apologies for Absence**

Apologies were received from Cllr Shorrocks who was unwell. Cllr Graham was absent from the meeting

#### **PL/16/88 Minutes of the Previous Meeting**

Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on:

- Monday 13 March 2017; and
- 3 April 2017

be signed by the Chairman as a true and accurate record.

#### **PL/16/89 Declarations of Interests and Dispensations**

Members were asked to disclose their interests in matters to be discussed and to decide requests for dispensations.

Councillors S Jackson and F Johnson declared that they had been lobbied in respect of Planning Application 17/0143 (item 1 on agenda item 6b) but that they had no prejudicial interest.

#### **PL/16/90 Public Participation**

No members of the public had requested in writing to speak prior to the meeting.

David Wright, Principal Planning Officer, Eden District Council was in attendance in respect of Planning Application No 17/0143.

Mr Leon Kirk was in attendance in respect of Planning Application No 17/0143.

Mr Andrew Tait was in attendance in respect of Planning Application No 17/0143.

#### **PL/16/91 Public Bodies (Admissions to Meetings) Act 1960 – Excluded Items**

**RESOLVED** that there were no agenda items to be considered without the presence of the press and public, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 Section 2.

## PL/16/92 Planning Applications

### a) Delegated Responses

Members noted the planning responses submitted under delegated authority by the Town Clerk

Planning Application Number: 17/0167  
Site Address: FORMER CAR PARK BRENTFIELD WAY PENRITH  
Description: Variation of condition 2 (plans compliance) comprising of the change of bungalow type and design attached to approval **16/0950**

**Proposed Response:** No objection.

Planning Application Number: 17/0162  
Site Address: 52 CARLETON DRIVE PENRITH CA11 8JR  
Description: Two storey extension, increased off road parking and extension to dropped curb

**Proposed Response:** No objection

Planning Application Number: 17/0170  
Site Address: LAND ADJACENT SALKELD ROAD. FAIRHILL PENRITH  
Description: Discharge of conditions 4 (foul and surface water drainage), 10 (carriageway and paths), 19 (archaeology) and 25 (materials) attached to approval 15/0799.

**Proposed Response:** No Objection

Planning Application Number: 17/0183  
Site Address: BEACON SQUARE PENRITH CA11 8AJ  
Description: Variation of condition 2 (plans compliance) substitution of bungalow design to include car port attached to approval 16/0993



## **b) Planning Applications for consideration**

Members were asked to consider the following applications.

Planning Application Number:	17/0143
Site Address:	1 PORTLAND PLACE PENRITH CA11 7QN
Description:	Change of use of guest house C1 to house in multiple occupancy Sui Generis

**The Committee received a presentation from David Wright, Principal Planning Officer, Eden District Council who outlined the nature of the application before being questioned by Members.**

**The Committee received a presentation from Leon Kirk objecting to the application.**

**The Council received a presentation from Andrew Tait, the applicants Agent, in support of the application.**

**David Wright left the meeting at 2.35pm.**

Moved by Cllr Johnson  
Seconded by Cllr Ayres

and **RESOLVED** unanimously that a response be sent back to Eden District Council **OBJECTING** to the application on the following grounds:

**CS12 – Principles for Economic Development and Tourism** – this application does not protect and enhance existing tourist facilities and infrastructure. Portland Place is renowned for its B&Bs with the only 5\* B&B in Penrith next door to the application site, nor is an HMO appropriate to the character of the area.

**CS17 – Principles for the Built (Historic) Environment** – this application within the conservation area and directly opposite a historic park/garden does not conserve and enhance buildings, landscapes and areas of cultural, historic or archaeological interest or their settings.

Portland Place is a special area of Penrith generally renowned for the high-quality guest houses it contains. An HMO would change the character of the street. Although there are no objections from the Highways Authority there is concern that an HMO with up to 10 bedrooms will naturally affecting the parking availability within the location and the Town Council has grave concerns about the visual impact that such a potential change would have.

Should EDC approve the application, Penrith Town Council would ask that the change of use be governed by a legal agreement tying its use to the hotel chain for a limited period of three years to review its use

Planning Application Number:	17/0146
Site Address:	PENRITH RUGBY UNION FOOTBALL CLUB WINTERS PARK PENRITH CA11 8RG
Description:	Replacement sports pitch and training areas and installation of hardstanding, pitch, perimeter team shelters, storage container and flood lighting system

**RESOLVED** that Penrith Town Council support the application which it was felt would improve the sporting facilities within the town.

Planning Application Number:	17/0204
Site Address:	LAND ADJACENT TO SALKELD ROAD
Description:	Discharge of condition 8 (suitable gateway feature) attached to application 15/0799. To go to committee

**RESOLVED** that a response be sent back to Eden District Council stating that although Penrith Town Council supports the application in principle and is happy with the design of the signs element, it would like to see additional measures put in place outside the signs coming into the town counting down and giving warning that speeds must reduce to 30mph as this sign would come shortly after a blind crest and a small hillock just before the golf club entrance. It is felt that this would 'future proof' the road should development extend into the field above the current development as detailed within the Local Plan

### **PL/16/93 Planning Application No 14/0405 Raiselands Farm**

The Committee considered information provided by Councillor Johnson following her visit to EDC offices relating to the above application. It was reported that the Planning Committee at EDC had not received all the information relating to the noise impact assessment prepared by Apex Acoustics. The report revealed that the noise levels on this site are more severe and unacceptable than those on the White Ox site which had been ruled out as allocated land in the emerging Local Plan by the Planning Inspector.

**RESOLVED** that a letter would be sent from the Chair of the Planning Committee to Eden District Council pointing out the democratic deficit and requesting that they re-consider the application with all the pertinent information.

## **PL/16/94 Consultation on the draft Cumbria Minerals and Waste Local Plan: Main Modifications and Sustainability Appraisal Update**

Due to the complexity and specialised nature of the Plan, the Committee felt that they were not qualified to comment on the content.

**RESOLVED** that the contents and changes be noted.

## **PL/16/95 Neighbourhood Planning**

Councillor Johnson updated those present on the progress of the Neighbourhood Plan Group explaining that Kirkwells had prepared the Baseline Evidence and that the public consultation was underway. The next meeting of the Group would be on 10 May 2017.

## **PL/16/96 Date of Next Meeting**

Members noted that the next Planning Committee Meeting would be held on Monday 8 May 2017 in Rm.2 Parish Centre, St Andrews Place.

.....  
Chairman

For the attention of members of the Planning Committee:

Cllr. Jackson	<b>Chairman</b>
Cllr. Johnson	<b>Vice Chairman</b>
Cllr. Ayers	
Cllr Graham	
Cllr Kenyon	

**For Information only:** All other members of the Penrith Town Council

### **Councillors**

Cllr.Barker  
Cllr Burgin  
Cllr.Clark  
Cllr.Connelly  
Cllr Lawson  
Cllr. Lynch  
Cllr Monk  
Cllr Quinn  
Cllr. Tompkins  
Cllr. Thompson  
Cllr. Whipp

## Agenda Item 7

MANNINGELLIOTT  
PARTNERSHIP

REF:1623-D1

Chartered Architects and Designers

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11<sup>th</sup> April 2017

David.Cox@eden.gov.uk \*Sent via email

Dear David

Re: Application reference number 17/0092, 4-5 Southend Road, Penrith. Comments received from Penrith Town Council.

In response to the comments raised by Penrith Town Council (PTC) and further to our discussions on this matter we would reiterate that the site has precedent for development with an approval granted under application 06/0945 on 5th February 2007 and extended under application 13/0009 on 28th February 2013.

The current application 17/0092 was made following the withdrawal of application 16/0595 in order to address concerns raised by Eden District Council regarding over-looking windows and the scale of the building in respect of the existing properties at the rear of the site. Following its withdrawal we engaged in detailed discussions and correspondence with the planning officer Shaun Wells in order to agree an appropriate scale and an appropriate layout prior to re-submission of this scheme.

Those discussions resulted in the reduction of the number of flats and the creation of the cottage at the rear of the site which PTC have cited as grounds for objection. The scheme in its current form was supported by Shaun Wells which prompted the re-submission of the application.

The proposed development does not detract from the existing amenity of the local residents or businesses but, in pursuit of CS18, seeks to provide an acceptable future local amenity through the development of a vacant and unused brownfield site that exists within an area of the town that has experienced recent positive development.

The development will not effect existing highway conditions. Hotel deliveries are not made in proximity to the proposed development but via an access road in front of the public house nor are there any shops nearby that would be affected. The width of the existing road, although narrow will not be affected whilst existing parking regulations already prohibit parking on Southend Road. We would draw your attention to the comments provided by the Local Highways Authority that state that they have no objection to this application and we accept the conditions that they have proposed that would be appended to the approval.

We trust this satisfies the objections of Penrith Town Council but if you require any further information please do not hesitate to contact us.

Yours sincerely

M & E Partnership Ltd. Company Registration No: 3324055

**Chris Staniowski**  
**Architect**

**Manning Elliott Partnership**  
Chartered Architects and Designers

Enc:

# Agenda Item 8

