



PENRITH TOWN COUNCIL

Council Office, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria CA11 7XR

Enquiries: Rosalyn Richardson, Deputy Town Clerk

DATE: 30 October 2017

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 6 November 2017 at 2.00 pm - 3.00 pm, the Boardroom, Penrith Town Council Offices, Unit 1, Church House, 19-24 Friargate, Penrith

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 Date
2.00 PM – 3.00 PM
the Boardroom, Penrith Town Council Offices, Unit 1, Church House,
19-24 Friargate, Penrith

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 2 October 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. Council Plan Monitoring

To consider and review progress on the workplan.

7. Street Naming – Carleton Village

Storey Homes have received planning consent the residential; development at Carleton and wish to allocate street names to allow them to apply for the connection of services. Members are requested to suggest a category of names as agreed at the meeting of the Planning Committee on 3 July 2017 to be put forward.

8. Planning Applications

a) Delegated Responses – To Note

Planning application number: 17/0750
Site address: 63 WORDSWORTH STREET PENRITH CA11 7QY
Description: Demolition of existing rear conservatory and extension of new lean-to extension

Proposed Response: No Objection however it would have been useful to know whether any neighbours have submitted objections.

Planning application number: 17/0645
Site address: SUBWAY 37 MIDDLEGATE PENRITH CA11 7PT
Description: Advertisement consent, retrospective, for the retention of an installed ATM 2050 ATM facia with illuminated black and green polycarbonate surround signage, illuminated lettering and halo illumination to surround

Proposed Response: No Objection

Planning application number: 17/0744
Site address: 8 HOWARD STREET PENRITH CA11 9DL
Description: Demolition of single storey extension and replacement with double storey extension on the same footprint.

Proposed Response: No Objection.

Planning application number: 17/0775
Site address: 3 ARTHUR STREET PENRITH CA11 7TT
Description: Remove trees T1 Acer and T2 Cypress; Penrith New Streets Conservation Area.

Proposed Response: No objection to felling of trees however would like to see the Acer in particular replaced with another tree as they are a feature of this area

Planning application number: 17/0749
Site address: 5 WHITE HART YARD CORNMARKE PENRITH CA11 7HR
Description: Retrospective change of use of office/storage space to residential use.

Proposed Response: No objection but would like to request that they make provision for parking as part of the application.

Planning application number: 17/0792
Site address: LAND AT BEACON FARM EAMONT BRIDGE PENRITH
Description: Variation of conditions 12 and 13 attached to 11/0446, comprising 12 - flood plain storage scheme and 13 - surface water regulation scheme.

Response: At the present time there is extant outline planning permission for this development although the time period for starting the development keeps being extended which is of concern to Penrith Town Council as the affordable element keeps being reduced. On the whole the proposed conditions suggested by Burnetts are more prescriptive than those put on by EDC requesting approval of schemes prior to development rather than just submission. **No comment** due to the lack of an Environment Agency Report (which another developer had managed to obtain) or any views of neighbours but should EDC approve the application PTC would request that the proposed conditions are used and that reserved matters on layout and design are brought back to committee and to PTC for consultation.

Planning application number: 17/0770
Site address: 5 WHITE HART YARD CORNMARKE PENRITH CA11 7HR
Description: Listed building consent for the retention of a dormer window and internal alterations to facilitate the creation of a residential unit.

Response No objection, window style is already evident throughout Penrith and in listed buildings, wish to reiterate the need for parking with this application

Planning application number: 17/0821
Site address: OMEGA PROTEINS LTD GREYSTOKE ROAD PENRITH CA11 0BX
Description: Development of a Class B2 industrial building and associated demolition works

Response No objection,

Planning application number: 17/0418
Site address: 10 CASTLEGATE PENRITH CA11 7HZ
Description: Proposed three storey rear extension.

Response No Objection however as the building is in a conservation area it would be preferable for slate of the same type as other buildings to be used in repairing/renovating the roof rather than the tiles proposed. Given the size of the property (and in line with the proposed design guidelines produced by Cumbria County Council), a minimum of two off-street parking places should be provided. Members suggested the outbuilding to the rear of the property could be converted into a double open-fronted garage/parking space? Alternatively, it should be demolished in order that the rear yard plus the footprint of the outbuilding may be utilised for off-street parking.

Planning application number: 17/0773
Site address: FRENCHWOOD DROVERS LANE PENRITH CA11 7RA
Description: Erection of a single storey orangery with canopy overhang to the rear of the property.

Response No objection

Planning application number: 17/0778
Site address: THREE CROWNS HOUSE BLUEBELL LANE PENRITH CA11 7LH
Description: Variation of condition 2, approved plans, comprising addition of groundfloor window, a door canopy and 1st floor window for fire escape, attached to approval 17/0335.

Proposed Response: No Objection but still remain concerned about the lack of parking at this property and would like to see some parking made available

Planning application number: 17/0875
Site address: 27 DROVERS TERRACE DROVERS LANE PENRITH CA11 9EN
Description: Pseudoacacia (T): Fell and remove to ground level; Penrith Conservation Area.

Proposed Response: No objection as it is a non native species but when in flower it strongly attracts bees, would like it to be replaced with a smaller tree (perhaps a fruit tree) for bees.

b) Planning Applications for Consideration

To consider the following applications for which information can be found on the Eden District Council Website <http://eforms.eden.gov.uk/fastweb/search.asp> by inserting the appropriate planning reference number

Planning application number:	17/0771
Site address:	ARMSTRONG AND FLEMING LTD ROPER STREET PENRITH CA11 8HT
Description:	Demolition of existing buildings and erection of 54no. retirement living apartments, including communal facilities, car parking and landscaping.
Planning application number:	17/0653
Site address:	32 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Change of use of vacant land to form additional garden curtilage, addition of shed and greenhouse
Planning application number:	17/0858
Site address:	NEWRAINE HALLIN CROFT PENRITH CA11 8AS
Description:	Proposed extension and alterations.
Planning application number:	17/0872
Site address:	BRANDLEHOW GUEST HOUSE 1 PORTLAND PLACE PENRITH CA11 7QN
Description:	Proposed change of use of guest house to dwelling house.
Planning application number:	17/0878
Site address:	LADYSWOOD BARN ROUNDTORN PENRITH CA11 8SJ
Description:	Convert barn into bunk house accommodation and change of use of part of field to garden
Planning application number:	17/0901
Site address:	SPECSAVERS OPTICIANS 6 ANGEL SQUARE PENRITH CA11 7BT
Description:	Advertisement consent for 1no internally illuminated fascia sign and 2no externally illuminated hanging sign.

Planning application number: 17/0859
Site address: 54 LONSDALE COURT PENRITH CA11 8LD
Description: Proposed rear extension.

9. Strategic Housing Land Availability Assessment and Brownfield Land Register

To consider correspondence from Eden District Council requesting possible brownfield sites to add to a Brownfield Land Register and make suggestions for possible inclusion on the register.

10. Neighbourhood Plan Group

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

11. Next Meeting

To note that the next Planning Committee Meeting will be held on 4 December 2017 at 2.00pm – 3.00pm, the Boardroom, Penrith Town Council Offices, Unit 1, Church House, 19-24 Friargate, Penrith



PENRITH TOWN COUNCIL

Council Office, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899773

Email: deputytownclerk@penrithtowncouncil.co.uk

Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 2 October 2017, The Boardroom, Council Offices,
Church House, 19-24 Friargate, Penrith

PRESENT:

Cllr Baker

Cllr. Graham

Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

2 October 2017

2.00PM – 3.20 PM ROOM 2, PARISH CENTRE, ST ANDREWS

PL/17/39 Apologies for Absence

Apologies for absence were received from Councillor Jackson

PL/17/40 Appointment of Vice-Chairman

RESOLVED that Councillor Graham be appointed Vice-Chairman of the Planning Committee for the remainder of the 2017-2018 municipal year.

PL/17/41 Minutes of the Previous Meeting

Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 4 September 2017 be signed by the Chairman as a true and accurate record.

PL/17/42 Declarations of Interests and Dispensations

Members were asked to disclose their interests in matters to be discussed whether disclosable pecuniary or other registrable interest, and to decide requests for dispensations.

There were no declarations of interest made at this meeting.

PL/17/43 Public Participation

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

PL/17/44 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/17/45 Draft Design Guide for New Residential and Commercial Properties

Peter Barnard and Graeme Innes from Cumbria County Council were welcomed to the meeting to give Members a presentation on the draft Design Guide for new Residential and Commercial Properties advising that although it had been in existence since 1996 it was not in line with national policy. Members were advised about a number of issues covered in the guide including the requirements regarding parking and highway design.

It was stressed that the guide was intended to inform developers but ultimately it was up to the Planning Authority (EDC) to accept the application. Ultimately if a developer goes against the advice given it was possible that CCC would object to the application. The draft Design Guide would be taken to Cabinet for adoption in November.

Members thanked Peter and Graeme for attending before they left the meeting.

RESOLVED that the design guide be endorsed as it clarified information for developers. Regret was expressed that the guide was not enforceable.

PL/17/46 Disk Zone and Residents Parking Scheme, Scaws Estate, Penrith

Members considered the formal consultation documents from Cumbria County Council and reconsidered their response to the informal consultation which was sent on 11 July 2017. There is concern that such a scheme will only move the parking problem further out due to the unaffordability of long term parking for those who work in the town many of whom are part time in lower paid jobs

RESOLVED that Penrith Town Council supports the scheme on Scaws and that:

1. the points made in the first response be returned to Cumbria County Council as follows:

The residents in Friars Rise would welcome a residents parking scheme as the road is used during the day by commuters working in Penrith. Views have been expressed to Penrith Town Councillors by residents in Brentfield Way, Roman Road and Pennine Way that they do not want a plethora of signs or a legal restriction for what works currently, albeit informally; and

2. the parking study for Penrith as a whole, both on and off street, be undertaken urgently and involve the County Council, District Council, Town Council and other interested partners such as the Chamber of Trade and BID in order to come up with positive solutions for the town.

PL/17/47 Planning Applications

a) Delegated Responses

RESOLVED that the planning responses submitted under delegated authority by the Deputy Town Clerk

Planning application number:	17/0402
Site address:	First Floor Unit 46A Gilwilly Road Gilwilly Industrial Estate PENRITH CA11 9BL
Description:	Two Storey Office Extension.
Proposed Response:	No objection

Planning application number:	17/0707
Site address:	GREENGILL HOUSE GREENGILL PENRITH CA11 8SE
Description:	Detached garage and linked garden store
Proposed Response:	No Objection

Planning application number: 17/0724
Site address: 4 PATEGILL PARK PENRITH CA11 8JX
Description: Replacement timber shed

Proposed Response: No Objection although the garden shed does seem to be out of proportion to the size of the garden

Planning application number: 17/0678
Site address: THE BEWICK COFFEE HOUSE PRINCES STREET PENRITH CA11 7BQ
Description: External alterations to include creation of doorway and addition of retractable canopy with heaters and lighting.

Proposed Response: No Objection, however conditions should state that external lighting should be in keeping with the age of the building as should the awning as the building is in a conservation area. External heaters (although not environmentally friendly) should be discrete and blend in likewise

Planning application number: 17/0735
Site address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Retrospective Listed Building consent for the installation of new auto-swing doors (toughened glass) to the main entrance and platform access areas

Proposed Response: No Objection. On balance the doors are better than those they replaced but, as this is a Listed Building Virgin should have been aware of the necessity of planning permission, they should be reminded that they cannot undertake work without gaining the necessary permissions.

Planning application number: 17/0733
Site address: 8 HUNTLEY COURT PENRITH CA11 8NW
Description: Extension and alterations to dwelling.

Proposed Response: No Objection

Planning application number: 17/0740
Site address: 47 CASTLE TERRACE PENRITH CA11 7EA
Description: Two storey extension to dwelling.

Proposed Response: No Objection

Planning application number: 17/0744
Site address: 8 HOWARD STREET PENRITH CA11 9DL
Description: Demolition of single storey extension and replacement with double storey extension on the same footprint.

Proposed Response: No Objection.

b) Planning Applications for Consideration

Members considered the following applications:

Planning application number:	17/0769
Site address:	MORRISONS SUPERMARKET BRUNSWICK ROAD PENRITH CA11 7JU
Description:	Non material amendment comprising of relocation and alterations to entrance attached to approval 16/0883

RESOLVED that a response of no objection be submitted with a comment expressing a view that the five parking spaces behind should be herringbone rather than as shown to allow greater room for larger vehicles entering the site.

Planning application number:	17/0729
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building.

RESOLVED that a response of no objection be submitted.

Planning application number:	17/0743
Site address:	OLIVER'S TASTY BITES 33 GREAT DOCKRAY PENRITH CA11 7BN
Description:	Part retrospective application for exterior walls.

RESOLVED that a response objecting to the application be returned to EDC on the grounds that the application is contrary to Policy CS17 of the core strategy. The proposed external finish of render is at odds with the character of the listed buildings surrounding Great Dockray and would fail to preserve the character of the Conservation Area. Members were happy to support the cleaning of the gable end wall fronting onto Great Dockray and leaving it as exposed sandstone but would wish to see the side wall cleaned of white paint and repointed too, i.e. presented as exposed natural sandstone in keeping with the Conservation Area. Repainting of the side wall, if absolutely necessary to offer protection to a softer sandstone, should be in a clear (uncoloured) protective coating after removal of the white paint and repointing as necessary.

Planning application number:	17/0738
Site address:	LAND ADJACENT RITTON HOUSE SKIRSGILL LANE EAMONT BRIDGE PENRITH CA10 2BQ
Description:	Outline application for one dwelling with all matters reserved.

RESOLVED that a response be sent back saying that concern was expressed that the site had flooded on three occasions in ten years and that that the indicative design was disproportionate, overbearing and out of character to the area. It was requested that all reserved matters be brought back to committee for full consideration should EDC approve the application.

PL/17/48 Neighbourhood Plan Feedback

Councillor Baker reported that he and the Deputy Clerk had met the EDC Housing Officers and had a very constructive meeting with them. They had explained about the Community Housing Fund and that PTC could apply for a grant from it to carry out a detailed housing need for Penrith to supplement the information gathered as part of the initial Neighbourhood Plan consultation. Members endorsed this as a way forward.

It was also reported that a meeting had taken place with Michael Wellock to discuss how to move the NP process forward given the time constraints that people had. Cllr Baker pointed out that working groups could take a lot of people's time, especially when so many work, so was proposing to use Michael's expertise and experience to draft policies from the initial feedback which could then be critiqued, discussed and refined at meetings. The topics to be covered are:

- Housing (JM will assist with her housing expertise)
- Leisure
- Health and Education (DG to start pulling information together as well as using the expertise of the two secondary schools)
- Greenspaces (RK has already carried out work on a survey)
- Parking and Brownfield sites (RK to pull information together)
- Traffic Management
- Town Centre
- Employment

An email has been sent suggesting the date of the next Neighbourhood Plan meeting as 14 November 2017 to allow time for information to be collated.

PL/17/49 Next Meeting

The next meeting will be held on 6 November 2017 from 2.00pm in the Council Offices, Church House, 19-24 Friargate, Penrith

.....
Chairman

Your Reference:
Our Reference:
Enquiries to: Planning Policy Team
Direct Dial: (01768) 817817
Email: loc.plan@eden.gov.uk
Date: 26 September 2017



Dear Rosalyn Richardson (Penrith Town Council),

Call for Sites: Strategic Housing Land Availability Assessment and Brownfield Land Register

Following the successful completion of the Main Modifications consultation, the Eden Local Plan 2014 - 2032 is going through the final stages towards formal adoption, which is anticipated before the end of the year.

As part of a continual process to take the Local Plan forward to an early review, and in response to an additional government requirement to compile a Brownfield Land Register, we are writing to inform you that Eden District Council will shortly be undertaking a 'Call for Sites'.

A call for sites is an opportunity for residents, landowners, agents and developers to promote sites for future housing and employment development. Information collected through the call for sites will help to inform the Council's preparation of its Strategic Housing and Economic Land Availability Assessment [SHELAA] and Brownfield Land Register. Undertaking a call for sites is a regular process the Council undertakes and has been used recently to inform the preparation of the Eden Local Plan.

SHELAA

The Council is responsible for preparing and keeping up to date a SHELAA to help inform future plan making in the District. The SHELAA gathers information on potential sites for housing and economic development and assesses their suitability. As part of this, it is increasingly important for the Council to understand the deliverability of sites.

The SHELAA is a technical assessment which is designed to establish whether land in the area might be available for development for a range of different uses. However, the SHELAA does not allocate land for development.

Brownfield Land Register

The requirement for the Council to prepare and maintain a Brownfield Land Register came into force in April 2017 and we are required to publish, by 31 December 2017, a register of brownfield land (i.e. previously developed land) within the District that is suitable for residential development. Sites submitted for inclusion in the Brownfield Land Register must also meet the definition of Brownfield (i.e. previously developed land). Brownfield sites are those which have already been built on and either currently contain buildings and/or structures or have done so in the recent past. Brownfield sites **do not** include those that contain agricultural buildings, certain mineral extraction or waste disposal sites or those where the previous development is so historic that its remains have blended into the landscape. The detailed definition can be found in Annex 2 of the National Planning Policy Framework (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>) under the heading 'previously developed land'.

The purpose of the register is to provide house builders with up-to-date information on all brownfield sites available for housing locally. In helping housebuilders to identify suitable sites quickly, it is hoped this will speed up the construction of new homes.

How can I get involved?

If you are aware of any land within the Council's Plan area (Eden District outside the Yorkshire Dales and Lake District National Parks) that could be considered for inclusion within the SHELAA and/or Brownfield Land Register, site submission forms will be available to view and download from the Council's website at: <http://www.eden.gov.uk/callforsites> from 9am on **Monday 25th September 2017**. A map identifying the extent of the Council's Plan area will also be available to view on this web page.

You will need to use a separate form for each site submitted and attach a site plan (1:1250 or 1:2500 scale) with the boundaries of the site clearly marked in red.

All completed forms should be sent with a location plan, and any other supporting documentation, either:

- By email to: loc.plan@eden.gov.uk
- By post to: Planning Policy Team, Eden District Council, Mansion House, Penrith, Cumbria, CA11 7YG.

The deadline for the submission of sites is **Monday 27th November 2017**.

If you have previously submitted details of a site(s) to Eden District Council, which you think would be suitable for development, we would kindly ask you to also respond to this current Call for Sites so we can understand whether the site still remains available for development and any circumstances have changed.

Should you require a printed copy of the Call for Sites form, or if you have any questions or queries, please contact a member of the Planning Policy Team on 01768 817817 or by email to loc.plan@eden.gov.uk.

Yours faithfully,

Kevin Hutchinson
Principal Planning Officer (Policy)