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| **PENRITH TOWN COUNCIL** |

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

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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**

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| **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. |
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| **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. |
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| **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** |
| 1. **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. |
| 1. **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 RITTSON 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 |

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Chairman