



PENRITH TOWN COUNCIL

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

Enquiries: Rosalyn Richardson, Deputy Town Clerk

Tel: 01768 899773

Email: deputytownclerk@penrithtowncouncil.co.uk

DATE: 27 November 2017

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 4 December 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

4 December 2017

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 Meetings

To authorise the Chairman to sign the Minutes of

- a) the Meeting of the Planning Committee held on 6 November 2017; and
- b) the special meeting of the Planning Committee held on 20 November 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. Budget

To consider and review the budget and make any amendments for recommendation to full Council.

7. Wetheriggs Area Residents Parking Scheme

To consider and respond to informal consultation documents from Cumbria County Council regarding the introduction of a residents parking scheme on Wetheriggs.

8. Planning Applications

a) Delegated Responses – To Note

Planning application number: 17/0905

Site address: CAR PARK SITUATED WITHIN GILWILLY INDUSTRIAL ESTATE
PENRITH CA11 9BN

Description: Peak Power Plant comprising of 2no generators with associated flue stack, 1no transformers, service road, oil tank, welfare cabin, switchgear cabin, substation and gas governor

Response: No Objection

Planning application number: 17/0908

Site address: 4 WORDSWORTH TERRACE DROVERS LANE PENRITH CA11
7QT

Description: Replacement of four windows

Response: No Objection, double glazing will help with heat retention and environmental sustainability

Planning application number: 17/0921

Site address: 9 SYCAMORE DRIVE PENRITH CA11 8UG

Description: First floor gable, rear and front extension over garage

Response: No Objection

Planning application number: 17/0903

Site address: 47 WHITE OX WAY PENRITH CA11 8QP

Description: External lift for disabled person on front elevation.

Response: No Objection

Planning application number: 17/0931

Site address: BEACON HILL FELL LANE PENRITH CA11 8BJ

Description: T1 / T2 Laburnum: Remove at base to increase light in area below; T3 Yew: Remove low hanging branches; T4 Portuguese Laurel: Coppice / stool to create small bush; T5 Cherry: Remove (old and dying back); T6 Silver Birch: Remove due to overcrowding; T7 Holly: Prune to reduce height; T8 Cedar: Remove because of overcrowding; T9 Portuguese Laurels: Coppice / stool to create low hedge; T10 Portuguese Laurels: Prune to reduce height and depth; T11 Plum: Prune to lighten overhanging branches; Works as agreed with Tree Surgeon / EDC Arboriculturist and detailed in plan of works; Penrith New Streets Conservation Area.

Response: No Objection

Planning application number: 17/0927

Site address: Heathfield Croft Terrace PENRITH CA11 7RS

Description: Atlantic Blue Cedar: Remove tree due to it having outgrown garden and having suffered storm damage in recent storms; Penrith New Streets Conservation Area.

Response: No Objection but replace with a smaller native tree

Planning Application Number: 17/0708

Site Address: 22 SANDGATE PENRITH CA11 7TJ

Description: Listed Building Consent for remedial works to repair and refurbish the property

Response: No Objection

Planning application number: 17/0942

Site address: Eden Mencap Society ULLSWATER HOUSE DUKE STREET PENRITH CA11 7LY

Description: Replace windows.

Response: No Objection

Planning application number: 17/0947
Site address: 10 POPLAR PLACE SCOTLAND ROAD PENRITH CA11 9HN
Description: Erection of a conservatory (Part retrospective).

Response: No Objection

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: 17/0949
Site address: 46 CASTLEGATE PENRITH CA11 7HY
Description: Advertisement consent for 2no facia signs, 1no hanging sign, 4no hoarding signs, 2no illuminated signs, 6no floodlights and 2no lanterns

Planning application number: 17/0971
Site address: 22-24 KING STREET PENRITH CA11 7AG
Description: Four metre high column and camera for Automatic Number Plate Recognition

Planning application number: 17/0972
Site address: 22-24 KING STREET PENRITH CA11 7AG
Description: Display of 6 non-illuminated advertisements in supermarket car park.

Planning application number: 17/0967
Site address: FRENCHWOOD DROVERS LANE PENRITH CA11 7RA
Description: Proposed single storey extension to rear and two storey side extension

Planning application number: 17/0986
Site address: 62 CROFT AVENUE PENRITH CA11 7RL
Description: Single storey rear extension and alterations to provide new kitchen/dining/sitting area.

Planning application number: 17/0990
Site address: THE VETERINARY CENTRE CARLETON HILL ROAD PENRITH
CA11 8TZ
Description: New Equine Clinic and extensions to reception & waiting area.

9. Neighbourhood Plan Feedback

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

10. Food Enterprise Zones

To note the proposal by Eden District Council to use a Local Development Order to create a Food Enterprise Zone <https://www.eden.gov.uk/your-council/news-and-social-media/media-releases/consultation-on-new-food-enterprise-zones/>

11. Next Meeting

To note that the next Planning Committee Meeting will be held Monday 8 January 2018 2.00pm – 3.00pm, in the Boardroom, Penrith Town Council Offices, Unit 1, Church House, 19-24 Friargate, Penrith

For the attention of the Planning Committee

Councillor S Jackson
Councillor P Baker
Councillor D Graham
Councillor R Kenyon

Chairman

For information to all other Councillors

Councillor R Burgin
Councillor M Clark
Councillor S Connelly
Councillor D Lawson
Councillor J Monk
Councillor J Thompson
Councillor D Whipp



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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 6 November 2017, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Graham - Vice Chairman
Cllr Baker

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

6 November 2017

2.00PM – 3.10PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/17/50 Apologies for Absence

Apologies for absence were received from Councillor Kenyon.

PL/17/51 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 2 October 2017 be signed by the Chairman as a true and accurate record.

PL/17/52 Declarations of Interest 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/17/53 Public Participation

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

PL/17/54 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/17/57 Council Plan Monitoring

The Committee considered and reviewed the workplan.

RESOLVED that the progress against the workplan objectives as at 6 November 2017 be noted.

PL/17/56 Street Naming – Carleton Village

The Committee considered the request from Storey Homes to allocate street names to their development at Carleton to allow them to apply for the connection of services.

RESOLVED that suggestions be put forward from the previously agreed list relating to the Pennines which can easily be seen from the development.

PL/17/57 Planning Applications

a) Delegated Responses

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

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 fascia 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. overall 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

Members considered the following applications for which information could 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.

The Committee considered the objections to the application received from EDC.

PTC wishes to **OBJECT** to the application on the following grounds:

- The design does not accord to CS18 in that the design is not felt to be high quality and due to its massing, scale and layout will be overbearing and create overshadowing and overlooking to the detriment of the residential amenity of residents in the older properties next to the site, most newer developments nearby are three storey;
- The visual appearance of the building, although it may match The Foyer adjacent, does not match the local vernacular of red sandstone and render, brick cills, heads and jambs are totally out of keeping with the stone surrounds that are part of the character and charm of Penrith;
- Roper Street currently experiences serious traffic issues with cars often backed up beyond its junction with Old Scotland Road due to the traffic lights at the junction of Roper Street with Victoria Road can cause difficulties for customers visiting the timber merchants and vehicles exiting Scotland Road to head towards Victoria Road. Because of this there are increased fumes in this area already and the vehicular access of this development will add to difficulties for local residents and those travelling along this road, therefore the development will not protect air quality;
- Car parking on the site is inadequate for the scale of the development. It is already known that the development at Pele Court has insufficient parking and this application has more units and less parking. Staff, residents and visitors will require parking and inevitably, if the proposal is approved, add to existing parking problems on streets in the town. There is no affordable long-term parking nearby. It is wrong for the developer to assume that older people living in a location close to the centre of town won't be car owners/drivers evidenced by the waiting list for parking spaces at Pele Court. This is a rural area with little or no public transport, the population is living longer and wishes to be self-reliant getting out and about and visiting family and friends. Cumbria County Council are currently consulting on a design guide and we understand that their recommendation for this many units would be commensurate with the number of units although they haven't confirmed the number to date despite being requested to do so.

The initial consultation for the Neighbourhood Plan identified that although accommodation for older people was a requirement of the town it was not by the provision of developments such as these (there are still vacant units in Pele Court) but by the provision of bungalows within developments or in assisted developments to allow those in larger family homes to downsize but retain their own 'front door'.

Should this application go to Planning Committee at Eden District Council, Councillor Graham said that he was happy to go and speak on behalf of the Town Council.

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

RESOLVED that a response of NO COMMENT be submitted.

Planning application number:	17/0858
Site address:	NEWRAINE HALLIN CROFT PENRITH CA11 8AS
Description:	Proposed extension and alterations.

Although concern was expressed that the first-floor roof terrace may result in some overlooking in the absence of any comments from neighbours being submitted to EDC it was **RESOLVED** that a response of NO OBJECTION be submitted.

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.

RESOLVED that a response of NO OBJECTION be submitted.

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

Concern was expressed at the distance from services and the lack of storage and a maintenance area for bikes if being promoted as a facility on the C2C route however it was recognised as a farm diversification scheme. **RESOLVED** that a response of NO OBJECTION be submitted however EDC be requested to apply conditions relating to holiday use only, no long terms lets and a register being maintained by the owners of occupancy for holiday lettings.

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.

RESOLVED that a response of NO OBJECTION be submitted.

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

RESOLVED that a response of NO OBJECTION be submitted in the absence of any comments from neighbours.

PL/17/58 Strategic Housing Land Availability Assessment and Brownfield Land Register

The Committee considered the correspondence from the Planning Policy Team at Eden District Council, which requested them to make suggestions of possible brownfield sites within Penrith for inclusion on a Brownfield Land Register for publication by 31 December as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 which came into force in April 2017.

RESOLVED that members of the Committee email any suggestions to the Deputy Town Clerk no later than Tuesday 21 November to meet the prescribed deadlines.

PL/17/59 Neighbourhood Plan Group

Councillor Baker, Chairman of the Neighbourhood Plan Group updated Members on its progress. Draft documentation has been prepared using information received a part of the initial consultation. Specific sections of the document were circulated to individual members of the group with expertise and knowledge in the area for their input although returns were slightly disappointing.

The draft key issues, vision, objectives and policies will be considered by the NPG at its next meeting on Tuesday 14 November.

Councillor Jackson thanked Councillor Baker for all his work on the project so far.

PL/17/60 Planning Applications

Members noted that the next Planning Committee Meeting would be held on Monday 4 December 2017 at 2.00pm in the Boardroom, Penrith Town Council Offices, Unit 1, Church House, 19-24 Friargate, Penrith

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Chairman

For the attention of members of the Planning Committee:

Cllr. Jackson **Chairman**
Cllr. Graham **Vice Chairman**
Cllr. Baker
Cllr. Kenyon

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

Councillors

Cllr. Burgin
Cllr. Clark
Cllr. Connelly
Cllr. Lawson
Cllr. Monk
Cllr. Quinn
Cllr. Thompson
Cllr. Whipp



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Tel: 01768 899773 **Email: deputytownclerk@penrithtowncouncil.co.uk**

Minutes of the meeting of the:

SPECIAL PLANNING COMMITTEE

Held on: 20 November 2017, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Graham – Vice Chairman
Cllr Baker

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE Date
2.00PM – 2.35 PM Unit 1, Church House, 19-24 Friargate, Penrith

Prior to the start of the meeting Members introduced themselves and welcomed the representatives of PFK to the meeting.

PL/17/61 Apologies for Absence

Apologies for absence were received from Councillor Kenyon.

PL/17/62 Declarations of Interest and Dispensations

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

There were no declarations of interest made at this meeting.

PL/17/63 Public Participation

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

PL/17/64 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/17/65 Planning Applications

a) Items for Consideration

Members were asked to consider the following item which had been received after the previous meeting and which required a response prior to the meeting already schooled in December.

Planning application number:	17/0928
Site address:	LAND AT THE JUNCTION OF A6 AND B5035 PENRITH
Description:	Outline planning permission for Use Class B1/B2/B8 development associated access, car parking landscaping and ecological enhancement measures with all matters reserved except for access.

Members noted that the next Planning Committee Meeting would be held on Monday 11 July 2016 in Rm.2 Parish Centre, St Andrews Place.

Members received a presentation from Stephen Lancaster, Managing Director PFK and Rachel Lightfoot, Director of Planning PFK, regarding the background to the application and the idea to develop Junction 41 to enhance the vision being consulted upon by Eden District Council. Members were advised that the proposed development was on good road links with a bus stop nearby and that PFK hoped to develop a high-quality business park, with quality buildings on a gateway into the town bringing high-quality jobs. PFK reported that they had already received some enquiries from companies considering relocating to the area.

Moved by Councillor Jackson
Seconded by Councillor Baker

and **RESOLVED** that a response of NO OBJECTION be returned to EDC along with the comments that it was hoped that any traffic using the A66 could be directed to the Motorway and Junction 41 rather than cutting through the town.

It was also requested that all reserved matters come back to the Town Council for consideration when a Highways response should also be available.

Stephen Lancaster and Rachel Lightfoot were thanked for their presentation before they left the meeting at 2.25pm.

PL/17/66 Highways Issues

Councillor Baker introduced the report which highlighted issues raised by residents as part of the Neighbourhood Plan consultation. As many of the issues raised were the responsibility of Cumbria County Council as the Highways Authority, it was pointed out that the Town Council could only lobby for improvements to be made rather than take the lead. Issues raised by residents as part of the consultation included:

1. the pedestrian crossing on Friargate outside Merlin Court. The pedestrian crossing is dangerous and cars, vans and wagons often drive past at speed even when people are on the crossing, usually coming from the King Street direction. The crossing is regularly used by elderly people and parents with young children. Comments provided as part of the consultation suggested that more warning needed to be given before the bend on the approach from King Street, perhaps an elderly people crossing sign, or the crossing moved further away from the bend;
2. the small double roundabout at the bottom of Fell Lane at its junction with Benson Row is a very busy junction, often used by cars as part of an unofficial 'inner ring road' as well as being an important crossing point for children going to school. Many comments requested that consideration be given to making it light controlled because of obscure sight lines;

3. the whole of the 'inner ring-road' of Friargate / Benson Row / Meeting House Lane / Portland Place / Stricklandgate needs improvement;
4. light control was required at the sharp one-way exit from Folly Lane onto Carleton Road and that the Langton Street junction with King Street was very awkward and impeded traffic flow if vehicles were turning into or out of the street; and
5. Crown Square was confusing and dangerous to both drivers and pedestrians and Southend Road / Princes street was too narrow for two-way traffic and should be one-way.

Members were reminded that a parking study (both on and off street) for the whole of Penrith was to be undertaken shortly and that it would involve Cumbria County Council, Eden District Council and Penrith Town Council as well as possible other partners. This, as well as the vision for a ring road would impact on any decisions made.

RESOLVED that a letter be sent to the Cumbria County Council as the Highways Authority (copied to the Eden Local Committee and the District Council), requesting them to consider the issues raised, including the parking area outside the laundry on Friargate, and work with the District Council, Penrith Town Council and other interested parties to consider the improvement of traffic flow through the town for the safety of residents and visitors.

PL/17/67 Next Meeting

It was noted that the next Planning Committee Meeting would 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

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Chairman

For the attention of members of the Planning Committee:

Cllr. Jackson	Chairman
Cllr. Graham	Vice Chairman
Cllr. Baker	
Cllr. Kenyon	

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

Councillors

Councillor R Burgin
Councillor M Clark
Councillor S Connelly
Councillor D Lawson
Councillor J Monk
Councillor J Thompson
Councillor D Whipp

PENRITH TOWN COUNCIL

**PLANNING
COMMITTEE:**

4 DECEMBER 2017

MATTER:

BUDGET

AUTHOR:

**R. RICHARDSON
DEPUTY TOWN CLERK**

ITEM NO: 6

1. Purpose of Report

Members are asked to review the budget and make any amendments for recommendation to full Council.

2. Recommendation

The budget set out be approved for recommendation to full Council.

3. Policy Framework

The Council has six priorities which are:

Health & Wellbeing:

- To assume responsibility for devolved assets and services that contributes to the quality of life for residents and the visitor experience of Penrith.
- To preserve and enhance the nature of the town.
- To support and contribute to the social fabric of the Town, enhancing community facilities and supporting arts and culture.

Economic Development:

- To support and contribute to the economic growth and prosperity of the town through encouraging inward investment, sustainable employment, tourism and provision of devolved services.
- To support employment initiatives that deliver better paid employment, apprenticeships and encourage skills development.

Transport:

- To value the role of public transport and community transport schemes in influencing the vitality of the Towns economy
- To provide pedestrian and cycling opportunities that are safe, reliable and enhance the visitor experience.
- To support and contribute to sustainable transport.
- To support and lead on actions identified within the Community Led Plan.

Growth:

- To support sustainable appropriate development, where this meets local planning criteria.
- To develop a Neighbourhood Plan for Penrith.
- To protect and preserve local amenity.

Community Engagement:

- To encourage and facilitate community engagement ensuring those members of the community with the smallest voice are heard.
- To value the community's contributions and give them, due consideration.

Core Council Business:

- To ensure that the Council is run in a lawful and business-like manner.
- To give confidence in the new model of service delivery and decision-making.
- To provide good governance that provides:
 - Clear and effective decision-making.
 - Clarity about lines of responsibility.
 - Accountability for the different levels of decision-making.

4. Implications

Legal

There are no legal implications arising from this report.

Financial

Any decision to reduce or increase resources must be made within the context of the Council's resolved priorities. The Planning Committee has delegated authority to manage funds related to the Neighbourhood Plan.

The proposed budget is detailed overleaf.

Budget 2017-2019

Planning Committee

Summary

Budget Heading	Actual 2016-17	Original Budget 2017-18	Revised Budget 2017-18	Budget 2018-19	Notes
	£	£	£	£	
Officer support	6,000	6,000	6,000	6,000	2
Planning consultants	0	7,000	7,000	7,000	3
Specialist Consultants	0	5,000		5,000	4
Consultation events	0	7,000	7,000	7,000	6
Printing and stationery	502	5,000	5,000	5,000	
Unallocated costs	9,150	0		0	5
Grants	-9,150	0		0	5
Total net expenditure	15,652	30,000	25,000	30,000	1

Notes

- 1 This budget is provided so that the committee can deliver the Neighbourhood Plan for Penrith. It is intended that the plan will be agreed in 2019/20. The estimated cost in future years is £20,000 in 2019/20. This is a revision from the original budget plan as the full costs of the referendum are borne by the District Council
- 2 Staff resource will be required to undertake research and support the specialist consultants.
- 3 Planning consultants have been appointed following a competitive procurement exercise.
- 4 Specialist Consultants will be required as part of the consultation for the draft plan
- 5 It is hoped to apply for another grant for 2017/18 from the Department of Communities and Local Government under its Community Rights Programme grant. The amount awarded in a second grant would be lower than the original grant. There is no certainty of receiving a grant and it is therefore not shown in the budget.
- 6 The Consultation on the draft Neighbourhood Plan will be costly as it will need to be posted to all households within the parish area.

6. Risk Management

Risk Management is a process whereby attempts are made to identify, actively control and reduce risk to protect the council. This covers not only the traditional areas of insurable risk but also the organisational risk that the council faces in undertaking all its activities.

The objectives in the Council's Plan take account of the responsibilities of the Council and the risks associated with them.

The Occupier

3rd November 2017

Your reference: ---- • Our reference: PTRO1

Dear Sir or Madam

Proposed New Waiting Restrictions Wetheriggs Lane, Holme Riggs Avenue, Netherend Road and Mayburgh Avenue, Penrith.

As part of this year's annual review of traffic regulation orders, Cumbria County Council are undertaking an informal consultation on some proposed changes to the Penrith Traffic Regulation Order (TRO) on Wetheriggs Lane, Holme Riggs Avenue, Netherend Road and Mayburgh Avenue.

The proposal is to introduce new 'No Waiting at Any Time' restrictions (double yellow lines) around the junctions of Wetheriggs Lane, Holme Riggs Avenue, Netherend Road and Mayburgh Avenue and new 'No Waiting Monday to Friday 8.30am-4.30pm' restrictions (single yellow lines) on the East side of Wetheriggs Lane opposite Ullswater Community College. Full details of the extents of the new restrictions are shown on the enclosed plan.

This letter opens the first of two consultation processes, any responses received will be reviewed and amendments may be made to this proposal. The proposals will be debated by Councillors at Eden Local Committee and, with Committee approval, we will then proceed to a formal consultation. This will include the legal documentation and measurements of the proposed lines.

Comments on the proposals are welcome. Please send your comments via email to julian.maclaine@cumbria.gov.uk or in writing marked FAO Julian Maclaine to the address shown above. Comments need to be received by 1st December 2017.

Yours faithfully

Julian Maclaine
Traffic Management Officer

Environment • Skirsgill Depot • Skirsgill
The Occupier

3rd Nov 2017

Your reference: --- • Our reference: WRPS1

Dear Resident

Proposed Residents Parking Scheme, Tyne Close Avenue, Tyne Close Terrace and Wetheriggs Rise, Penrith.

As part of this year's annual review of traffic regulation orders, Cumbria County Council are undertaking an informal consultation on proposals to extend the Zone E Residents Permit Holder Only parking into Tyne Close Avenue, Tyne Close Terrace and Wetheriggs Rise.

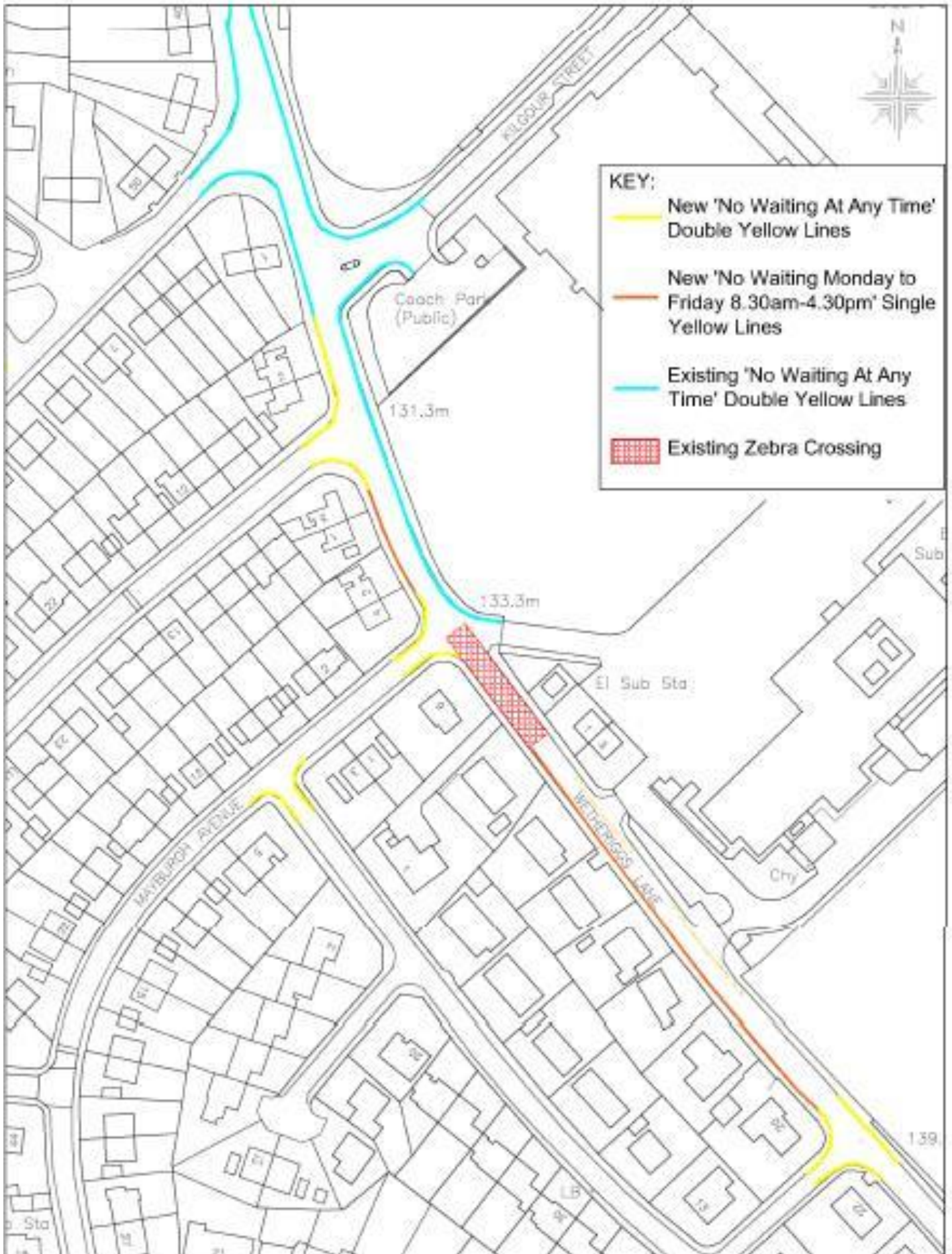
The proposals include marking bays for residents parking and lengths of yellow lines to prevent parking outside of these marked bays. Full details of the scheme are shown on the included plan. The conditions of the scheme allows for residents within the parking zone to apply for up to two permits per household, you will also be entitled to a maximum 60 visitor permits per year.

This letter opens the first of two consultation processes, any responses received will be reviewed and amendments may be made to this proposal. The proposals will be debated by Councillors at Eden Local Committee and, with Committee approval, we will then proceed to a formal consultation. This will include the legal documentation and measurements of the proposed bays and lines.

Comments on the proposals are welcome. Please send your comments via email to julian.maclaine@cumbria.gov.uk or in writing marked FAO Julian Maclaine to the address shown above. Comments need to be received by the 1st December 2017.

Yours faithfully

Julian Maclaine - Traffic Management Officer

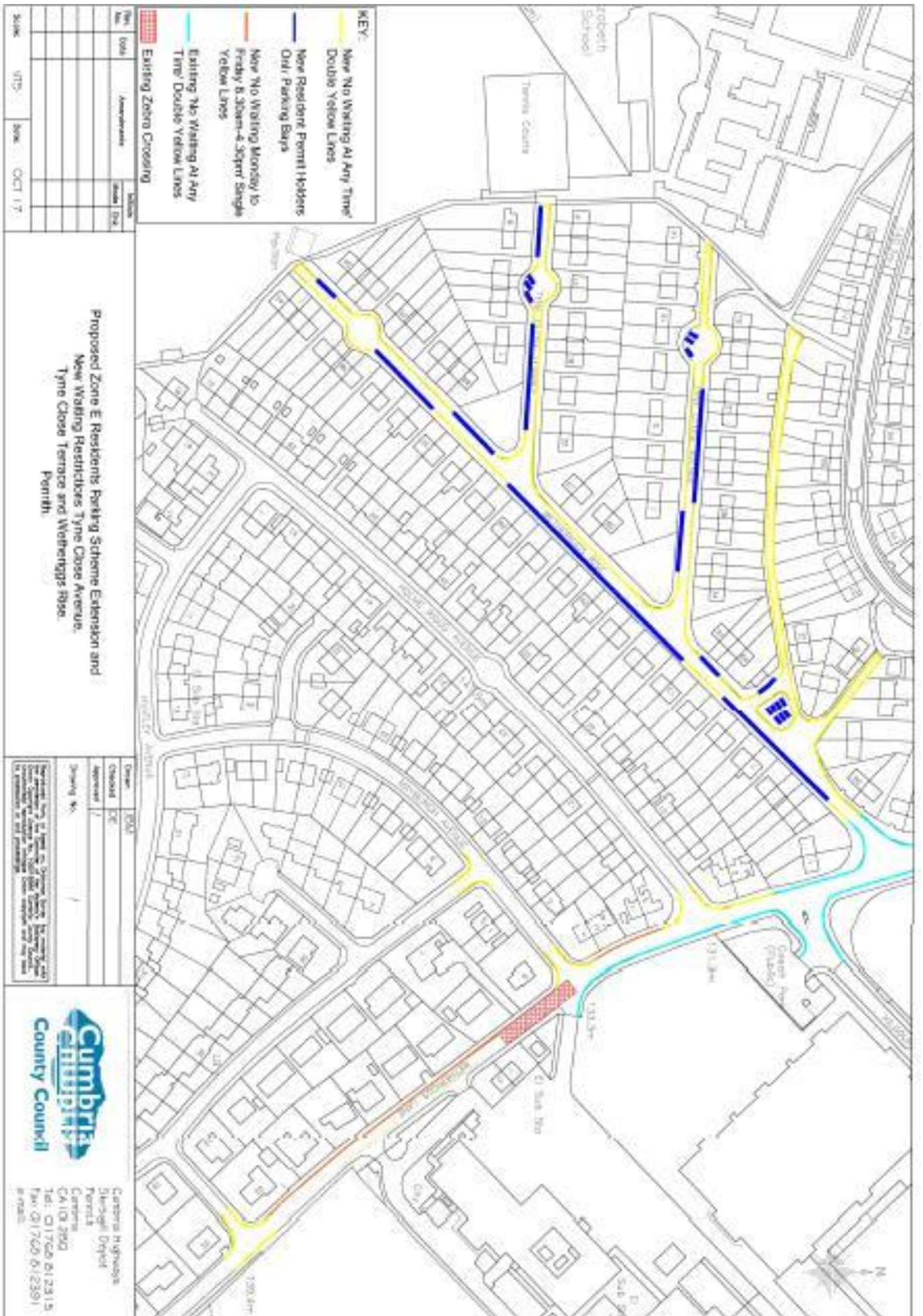


Cumbria Highway
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 CA10 2BQ
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Proposed New Waiting Restrictions Wetheriggs Lane, Holme Rigg Avenue, Netherend Road and Mayburgh Avenue, Penrith

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Proposed Zone E Residents Parking Scheme Extension and New Waiting Restrictions Tynes Close Avenue, Tynes Close Terrace and Wetheriggs Rise, Penrith.

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Approved	/
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Cumbria Highways
 Strategic Dept
 Penrith
 Cumbria
 CA10 2ND
 Tel: 01768 612315
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 877488

Wetheriggs Lane
Penrith
Cumbria CA11 8PE
22 November 2017

Dear Mr Maclaine

Also :-

- Cumbria County Council Member, Wetheriggs Area
- EDC Members Wetheriggs Area
- Town Council Members, Wetheriggs Area
- Ullswater Community College

Proposed New Waiting Restrictions, Wetheriggs Lane, Holme Riggs Avenue, Netherend Road and Mayburgh Avenue Penrith

1.0 Background

I have lived with my family at Wetheriggs Lane for approaching 25 years, over this time I have become increasingly affected by the level of non-residents parking on the Wetheriggs Estate and particularly on Wetheriggs Lane and outside my property.

The main issue being that I park our vehicles on our side of the road on an evening and then others come the following day and park directly opposite, this narrowing the road and then buses etc. blame me for causing an obstruction.

I write this letter not only to Mr Maclaine currently looking at tweaking the parking arrangements, but also to Ullswater Community College (UCC), Eden District Council (EDC), Cumbria County Council (CCC) and Penrith Town Council (TC) Members as I feel the issues with parking are generated from much wider issues that require actions from all of these organisations, tweaking the parking is not going to solve the problem.

I am employed by EDC and as such I have been extremely reluctant to make any representation to either EDC, CCC or the TC. However with these new proposals being put forward which will have a direct effect on my property and way of life as well as many others on the estate I now feel I have no option.

From a personal point of view we have a number of vehicles and a caravan within the family yellow lines around my property will have a major detrimental effect on the way we live our lives and will no doubt affect the value of my property and that of others in the area.

It would appear that traffic engineers are trying to develop open roads so that the estate can be used as a fast flowing thoroughfare between the centre of town and Ullwater Road, through what is a residential estate with roads designed as estate roads..

As this letter raises a good number of issues relating to Parking, traffic flows, the effect of UCC and other related issues that are controlled by a number of agencies and organisations I am sending the same letter to those on the circulation list at the bottom of the letter. By doing this it is hoped that all of the organisations may come together in order to come up with a joined up approach to solving the issues on the estate.

The issues relating to parking on the Wetheriggs Estate and specifically in the area of my house has been growing over many years but has got significantly worse over the last 12 months.

In terms of the Estate itself, it has generated very little increase in traffic movements or increase in the need for parking as there has been very little in the way of increased housing, unlike in other areas of the Town where there has been significant development. The additional traffic and the need for additional parking being generated by decisions made in other areas of the Town.

As I see it, the main factors affecting traffic movements and parking in the Wetheriggs area over the last few years include :-

- a) Post Office staff now not being able to park in the Post office yard
- b) Removal of cheap parking in the Souhend Road car park
- c) The Sainsbury's car park being signposted and badged as Sainsbury's rather than town parking which Southend Road was
- d) Sainsbury's all day parking being too expensive for commuters to use
- e) Sainsbury's / town parking was reduced by 1/3 from that originally planned, the top storey of the car park being omitted.
- f) Every Sainsbury's deliver van appears to come through the estate rather than using Kilgour street
- g) The whole new squares project and the new hotel does not have sufficient parking / staff parking provision
- h) Increased restrictions on parking in other areas of the town
- i) An increase in the number of staff and pupils parking outside the curtilage of the School
- j) Castle Drive being made access only

For the above reasons I have written this letter which I hope will be considered by all parties in order that a Co-ordinated approach toward parking and traffic movements can be brought together, which will provide a lasting solution to the issues rather than a sticking plaster approach which I feel will cause as many problems as it is trying to solve.

I would also like to see the issues raised below being discussed by Elected Members of CCC, EDC and the TC in order that they understand the frustration of local residents who are now being inconvenienced and persecuted due to the effects of decisions made elsewhere affecting the Estate.

I am sure that other residents within the estate will have similar concerns and questions, therefore it would be extremely useful if answers from all agencies could be provided to the residents in the area.

2.0 Issues relating to UCC Parking and the use of estate roads

- a) It is appreciated that the school has been forced to lock down vehicle movements around the school due to the results of a recent Ofstead Report. It has however been suggested that the resultant additional parking on the Wetheriggs Estate is solely due to 6th formers. On closer observation this is not the only cause of additional parking, with a good number of the additional cars being those of staff who don't want to be part of the lockdown and park off the school site in order to be able to leave quickly before the end of lockdown.

In order to remove the additional parking burden that the school has generated, does the school not have an obligation to provide additional parking capacity within its own site or make other arrangements for parking? The school should not expect local neighbours to be affected by what is a school issue.

Could an arrangement not be put in place with the Sainsbury's car park for staff to park. Or could the school not invest in providing a car park on its own site, the school doesn't use all of its land, it could charge a nominal rate to pupils and staff and recoup any capital cost or even have the car park as an income generator.

- b) It is recognised that the size of the 6th form has expanded as more pupils are required or want to stay longer in education. I also appreciate that this will have resulted in an increase in the numbers of youngsters able to drive, gain their independence and want to bring cars into school, (I have no issue with the young people whatsoever). The issue of youngsters bringing vehicles into town has been exacerbated since the CCC decided to withdraw free school travel for this age group and bus services have been reduced. But again why should the Wetheriggs Estate bear the brunt / burden of these decisions

Because of the issues outlined above CCC and the School should have been aware that more pupils would have access too and want to travel to school in cars. Both parties also knew that provision at the school was approaching its limit, so why has the school and CCC not looked to provide additional provision. It has just been assumed that the estate would accommodate the overspill without any consideration of the effects on local residents and traffic movements.

As mentioned earlier the school has land that it currently doesn't have any apparent use for, so why can this not be used for parking.

In order to make Wetheriggs lane safer access to any additional Parking should be from Bridge Lane which would reduce significantly traffic movements across the Estate.

- c) It is extremely apparent that school term time significantly increases the number of traffic movements and parking issues as during school holidays there are rarely issues.
- d) The school currently does not have any "pull in" or "dropping off" areas for those attending the school, many cars just stop on Wetheriggs Lane, doors on both sides of the car open and youngsters jump out. This must be a risk to both the youngsters going to school and also the school by not providing a safe area for dropping off area.
I'm not sure why this hasn't been looked at as I can't be the only person that has noticed this happening. As well as the safety angle there is also the effect this "drop off in the road" has on the surrounding area and traffic movements.

One solution could be to demolish the old caretaker's houses and the Bike shed area – now not used for anything, and create a specific pull in / drop off area off from the road. Whilst this will cost the school or CCC this should be set against safety of pupils, reduction in the detrimental effect on neighbours from an ever increasing size of school.

An even better solution would be a "pull in / drop off" provided off Bridge Lane Road which would actually reduce or alleviate a lot of the traffic issues on the Wetheriggs Estate – whilst this again would cost, this should be set against the inconvenience to all on the estate and the detrimental effect on traffic throughout the Estate and the adverse effect on safety of residents and property values in the area.

- e) All delivery vehicles delivering to the school come around the estate rather than Via Kilgour St, this is an easy thing that could be stopped by the school.
- f) *As I am writing and including the school, a further issue that I would like to raise with the school and CCC which is unrelated to the parking issue, is the state of the footpath and the verge between the Cricket Club and the UCC changing facilities.
The path is constantly covered in mud which is brought from the school fields beyond the Cricket Club out onto the footway as the youngsters go to and from the fields from the changing rooms, especially during the winter months when the fields are muddy.
Additional to the mess on the path brought from the fields, a number of the youngsters naturally try not to wear down their studs by walking on the strip of grass between the footpath and the Cricket Club wall.
This constant traffic has worn away all of the grass off the verge and has created a mud bath which has worn lower than the path, this used to recover over the summer but doesn't now as there is little soil and it is now lower than the path, now being a constant puddled mess.
Surely the School and the CCC can put something in place so that this isn't such a mess and the verge is either reinstated or an alternative finish installed so as to prevent a mud bath and mess to the path.*

3.0 Cause of the current problems

- a) Both EDC & CCC along with UCC are largely responsible for the ever increasing level of traffic going through the estate, due largely to issues outlined 1 a) to j) above but again outlined below :-
1. Removal of cheap parking in the Souhend Road car park
 2. The Building of New Squares and the recent Hotel with insufficient provision for Parking / staff parking
 3. The Sainsbury's car park being signposted and badged as Sainsbury's rather than town parking which Southend Road was
 4. Sainsbury's all day parking being too expensive for commuters to use
 5. Sainsbury's / town parking was reduced by 1/3 from that originally planned as the top level of the car park was removed from the original plan.
 6. Increased restrictions on parking in other areas
 7. An increase in the number of staff and pupils parking outside the curtilage of UCC.
 8. Castle Drive being made access only as part of any future plans should this not be opened up to traffic again ???
 9. Wetheriggs Lane was linked via Clifford Road to Ullswater Road
 10. The estate has been used for diversions which has increased people's awareness of the route as a shortcut
 11. Kilgour street has been created allowing people to take a short cut to and from the town centre to the motorway
 12. Expensive parkin at the Penrith Station, many commuters now park on the estate, leaving cars for days and often full weeks.
- As we understand it, the New Squares / Sainsbury development was to have little effect on the Wetherihiggs Estate in terms of traffic movements. The new Kilgour Street, link to Bridge Lane and upgrade of Kemplay bank roundabout was to handle additional traffic.

Many do use Kilgour street and onto Bridge Lane, but there are an increasing number who cut through from Ullwater Road to both UCC and North Lakes School but also to Sainsburys, the premier Inn and generally to the centre of town. The estate being used as a Rat Run for through Traffic rather than estate roads.

We are increasingly getting Sainsbury delivery vehicles driving straight up Wetheriggs Lane, especially late in the evening when drivers obviously think no one will notice.

4.0 My personal parking and issues around my house

- a) Within my family we have five vehicles and a caravan, when we purchased the property this wasn't an issue as rarely did anyone park outside our property. In the current plan I see that the CCC is intending to put Double Yellow lines around the corner of my house and even across my drive. Why should I not be able to park in the area of my own property and use my own drive !!

Additionally it is also proposed that double yellow lines are installed opposite my house I find this totally unacceptable and will continue to park outside my house. I assume the idea is that the corners will be clear so that the School bus can get up the hill. Then from my house up Wetheriggs Lane, Clifford Road will be left as one large Car Park, with parking moving further up the road.

- b) The main issue with parking in the area is that I park outside my house, then other people park on the other side of the road directly opposite, the road being too narrow this then causes an obstruction. I then have bus drivers shouting and swearing at me as I'm causing an obstruction.
- c) Why can we not just have residents only Parking similar to that on Castle Hill Road, with a similar design we could have Residents Parking on our side of the road and no obstruction on the other. This would keep the parking on the same side along the length of the road from Castle Hill Road through Wetheriggs lane. I disagree with yellow lines on both sides of the road as this will encourage high speeds and the rat run syndrome.
- d) The short Cut from, Clifford Road, Huntley Avenue, Netherend Road, Wetheriggs Lane is now a high speed short cut used by a very large number of vehicles either accessing the schools or taking a short cut to and from town.
These are estate roads which should be safe for children to access within the estate. I'm not sure how the installation of yellow lines all over the place will help this, I think clearing the parking will encourage high speed use of the Estate roads, should CCC not be looking at Traffic calming measures such as islands etc. to reduce traffic speeds and make the area more child friendly?? Not additional speed humps, these are a joke to everyone apart from those who have to live on the estate and pay for damage to cars suspension.
- e) Why are the speed humps not being removed from our roads, the only effect that they have is to damage the cars of those living on the estate, most other vehicles including the town bus speed over them as if they aren't there, I understand that such humps are not being used by most authorities now as they are viewed as being ineffective.

- f) A parking scheme with islands, small planted areas and single lane traffic would do much more to address the parking / traffic issues than random yellow lines
- g) By stopping parking on both sides of the road just encourages people to speed through the estate making the whole area a lot more dangerous

5.0 Other Solutions that should be considered.

- a) Make the whole of Wetheriggs Estate access only. Erect access only / no through road signs beyond the entrance to the North Lakes Hotel Car Park with a supplementary sign saying do not follow your Sat Nav (they ignore signage) with similar signage on Castle Hill Road / Castle Drive and on the Roundabout at Sainsbury's. This should reduce through traffic moving across the estate significantly.
- b) Remove speed humps, the speed humps – throughout the estate have no effect on the speed of most traffic, which continues to speed, indeed accelerate hard up the hill on the shortcut past out house. The only effect of the humps is on the repair bills of resident's cars who have to negotiate them each day.
- c) Residents only parking across the estate.

From this letter you will appreciate that I along with my family are not satisfied with the proposals that have been put forward, the proposals only tinkering with issues that the CCC have known have been issues for many years.

It is around ten years since there was an earlier proposal when members of the Traffic team and CCC members staged an exhibition in the Cricket Club about a parking proposal. This scheme was turned down and the Officers were to come back in a few months with a revision, this is the first revision we have seen !!.

I hope that a more comprehensive proposal / solution can be brought together via a multi-agency approach, I strongly believe that the effects of UCC on the local area needs to be addressed as part of this process.

This is a rather long letter but I do feel that there are many issues affecting parking on the estate, not least of which is the large amounts of traffic that is being allowed through the estate following planning and other decisions.

This is all having a detrimental effect on the estate residents through no fault of their own. My own personal family situation will be greatly affected if I am "barricaded in" by numerous yellow lines.

I do hope that a long term solution to the traffic and parking issues can be achieved.

I look forward to receiving comments from:-

- County Council Officers dealing with this issue
- County Council Members with an interest in the Wetheriggs Estate
- Eden District Council Members representing Wetheriggs
- Ullswater Community College
- Penrith Town Council Ward members for Wetheriggs

Regards

PENRITH TOWN COUNCIL

**PLANNING
COMMITTEE:**

4 DECEMBER 2017

MATTER:

FOOD ENTERPRISE ZONES

AUTHOR:

**R. RICHARDSON
DEPUTY TOWN CLERK**

ITEM NO: 10

5. Purpose of Report

To advise Members about the proposal by Eden District Council to create Food Enterprise Zones.

6. Recommendation

To note the information.

7. Detail

- 3.1 Eden District Council have been awarded funding by the Department for Environment, Food and Rural Affairs (DEFRA) to set up one of 17 Government backed Food Enterprise Zones across England. These zones will use a Local Development Order (LDO) to streamline the planning process in the area and support growth for business.
- 3.2 Local Development Orders were introduced through the Planning and Compulsory Purchase Act 2004 and, in effect, grant planning permission for the specific form and type of development detailed in the order.
- 3.3 Eden District Council propose to make a Local Development Order granting planning permission for the erection of buildings, and/or the use of the land as part of a Food and Farming Enterprise Zone, in accordance with a specified design code on the Gilwilly Industrial Estate Extension, Newton Rigg Campus and Skirsgill (land to the south of the A66) at Penrith as well as at 4 other sites within Eden. Employment use on these sites is already supported in the emerging Local Plan.
- 3.4 The LDO is designed to encourage food and farming businesses to expand their business activities into processing, packing and other activities which 'add value' to agricultural produce, as part of a wider objective to increase the number of higher paid skilled jobs within the district.
- 3.5 EDC have to consult with site owners, tenants and neighbours who they believe may be affected by the proposals, they do not have to consult with the Town Council

3.6 Documents relating to the proposal can be found on the Eden District Council website at <https://www.eden.gov.uk/planning-and-building/planning-policy/local-development-order/>

8. Implications

Legal

There are no legal implications arising from this report.

Financial

Any decision to reduce or increase resources must be made within the context of the Council's resolved priorities. There are no financial implications arising from this report.

5. Risk Management

Risk Management is a process whereby attempts are made to identify, actively control and reduce risk to protect the council. This covers not only the traditional areas of insurable risk but also the organisational risk that the council faces in undertaking all its activities.

There is no risk to Penrith Town Council.