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| **PENRITH TOWN COUNCIL** |

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

Penrith, Cumbria, CA11 7XR

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

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**

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| **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. |
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| **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** |
| 1. **Delegated Responses**
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| Members noted the planning responses submitted under delegated authority by the Town Clerk

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| 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.

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| 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.

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| 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.

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| 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

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| Planning application number: | 17/0749 |
| Site address: | 5 WHITE HART YARD CORNMARKET 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.

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| 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

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| Planning application number: | 17/0770 |
| Site address: | 5 WHITE HART YARD CORNMARKET 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.

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| 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.

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| 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.

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| 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

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| 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

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

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| 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. |

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| 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 |

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| **RESOLVED** that a response of NO COMMENT be submitted. |
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| Planning application number: | 17/0858 |
| Site address: | NEWRAINE HALLIN CROFT PENRITH CA11 8AS |
| Description: | Proposed extension and alterations. |

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| 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. |
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| 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. |

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| **RESOLVED** that a response of NO OBJECTION be submitted. |
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| Planning application number: | 17/0878 |
| Site address: | LADYSWOOD BARN ROUNDTHORN PENRITH CA11 8SJ |
| Description: | Convert barn into bunk house accommodation and change of use of part of field to garden |

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| 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.  |
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| Planning application number: | 17/0901 |
| Site address: | SPECSAVERS OPTICIANS 6 ANGEL SQUARE PENRITH CA11 7BT |
| Description: | Advertisement consent for 1no internally illuminated facia sign and 2no externally illuminated hanging sign. |

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| **RESOLVED** thata response of NO OBJECTION be submitted. |
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| Planning application number: | 17/0859 |
| Site address: | 54 LONSDALE COURT PENRITH CA11 8LD |
| Description: | Proposed rear extension. |

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| **RESOLVED** thata 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. |
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| **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** |
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| 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