



PENRITH TOWN COUNCIL

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899773 Email: deputy townclerk@penrithtowncouncil.co.uk

PLEASE NOTE DATE OF MEETING

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Tuesday 9 January 2018 2.00 pm - 3.00 pm, the Boardroom, Penrith Town Council Offices, 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

Tuesday 9 January 2018

2.00 PM – 2.50 PM

**the Boardroom, Penrith Town Council Offices, 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 4 December 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. Planning Applications

a) Delegated Responses – To Note

Planning application number: 17/0867

Site address: CASTLE HILL ROAD CAR PARK PENRITH NEW SQUARES
CASTLE HILL ROAD PENRITH CA11 7HA

Description: Installation of 1 no. pole mounted automatic number plate recognition camera and associated signs within surface car park.

Response: No Objection

Planning application number: 17/0868
Site address: CASTLE HILL ROAD CAR PARK PENRITH NEW SQUARES
CASTLE HILL ROAD PENRITH CA11 7HA
Description: Installation of 1 no. pole mounted automatic number plate recognition camera and associated signs within surface car park.

Response: No Objection

Planning application number: 17/0709
Site address: MOUNT EDEN BEACON EDGE PENRITH CA11 8SW
Description: Proposed conversion of barn, extension and renovation of house, and erection of garage

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: 17/1024
Site address: LAMLEY HOUSE GRAHAM STREET PENRITH CA11 9LG
Description: Single storey extension

Planning application number: 17/1062
Site address: 33 HOLME RIGGS AVENUE PENRITH CA11 8NL
Description: Proposed two storey side extension.

Planning application number: 17/1065
Site address: 47 BARCO AVENUE PENRITH CA11 8LY
Description: Side extensions and front porch.

Planning application number: 17/1066
Site address: 58 MILNER MOUNT PENRITH CA11 8HB
Description: Single storey side/rear extension, front porch and additional hardstanding.

Planning application number: 17/1011
Site address: FERN BANK GRAHAM STREET PENRITH CA11 9LB
Description: Listed Building consent for two storey extension with internal alterations.

Planning application number: 17/1010
Site address: FERN BANK GRAHAM STREET PENRITH CA11 9LB
Description: Two storey extension.

Planning application number: 17/0963
Site address: LAND OFF TYNEFIELD DRIVE TYNEFIELD DRIVE PENRITH CA11 8HZ
Description: Outline planning application (with all matters reserved) for residential development include associated parking and amenity space.

Please note that many of the documents relating to this application are large files and must be viewed online

7. Next Meeting

To note that the next meeting of the Planning Committee will be held 5th February 2018 2.00pm – 2.50pm, in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith



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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 4 December 2017, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Graham – Vice Chairman
Cllr Baker
Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

4 December 2017

2.00PM – 2.40PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/17/68 Apologies for Absence

There were no apologies for absence.

PL/17/69 Minutes of Previous Meeting

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

- a) Monday 6 November 2017; and
- b) Monday 20 November 2017

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

PL/17/70 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/17/71 Public Participation

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

PL/17/72 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/17/73 Budget

The Committee considered and reviewed the proposed budget.

RESOLVED that the following budget be recommended to Council for approval

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.

PL/17/74 Wetheriggs Area Residents Parking Scheme

The Committee considered the information provided by Cumbria County Council on the proposal to introduce a residents parking scheme on Wetheriggs. Concern was expressed again by Members that a number of proposals were coming forward in isolation rather than a holistic approach being taken. Members were reminded that a letter had been sent to Cumbria County Council following the last meeting of the Committee outlining several highways concerns, including parking, raised as part of the Neighbourhood Plan Consultation, and seeking a meeting to discuss the issues.

Councillor Graham joined the meeting at 2.10pm.

RESOLVED that a response be returned to Cumbria County Council:

- a) supporting much of the proposal but suggesting that the proposed no waiting on Wetheriggs Lane be replaced by residents parking or a two-hour restriction; and

b) requesting that a holistic parking study for both on and off-street parking and involving the County Council, District Council and Town Council, be commenced as soon as possible

PL/17/75 Planning Applications

a) Delegated Responses

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

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

Members were advised by the Deputy Town Clerk that following their response to Planning Application No 17/0743, 33 Great Dockray, the application had been amended to leave expose sandstone on both walls as requested. Members expressed approval for this change.

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: 17/0949

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

Members were pleased to see some improvements to this sadly neglected part of town. **RESOLVED** that a response of NO OBJECTION be returned to EDC

The following applications were considered and discussed together but agreed upon separately.

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

RESOLVED that a response of NO OBJECTION be returned to EDC.

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.

RESOLVED that a response of NO OBJECTION be returned to EDC.

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

In the absence of any comments from neighbouring properties and the lack of impact on the conservation area, it was **RESOLVED** that a response of NO OBJECTION be returned to EDC.

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.

In the absence of any comments from neighbouring it was **RESOLVED** that a response of NO OBJECTION be returned to EDC.

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.

Members were pleased to see that a local business was expanding its operation on a site they had moved to when it had been on the edge of town. **RESOLVED** that a response of NO OBJECTION be returned to EDC.

PL/17/76 Neighbourhood Plan Feedback

Councillor Baker, Chairman of the Neighbourhood Plan Group reported that meetings were continuing to take place and that the draft plan was being prepared and refined prior to consultation during the forthcoming year.

PL/17/77 Food Enterprise Zones

Members considered the proposal by Eden District Council to use a Local Development Order to create 7 Food Enterprise Zones including three in Penrith at the Gilwilly Extension, Skirsgill and Newton Rigg Campus. These zones are aimed at facilitating growth in the food and farming sector by slim lining the planning process making it easier for them to grow and hopefully attract new businesses into the area. It was noted that the area was already earmarked for development in the emerging Local Plan.

Councillor Jackson declared a registrable interest in this item of business as Melbourne House was his previous family home. He explained that this would not affect the way that he voted on the issue.

RESOLVED that a response be returned to Eden District Council stating that although PTC had no objection in principal to the creation of the LDO, there were serious concerns about the environmental impact on the nature reserve and surrounding area as, potentially, the development could create more runoff into Thacka impacting, along with the impending development at Raiselands, on existing residences on Thacka Lane. PTC would like to see an Environmental Impact Assessment carried out before any development is commenced. Concern was also expressed about the impact on traffic in the middle of the town and it was hoped that there would not be a temptation to use Thacka Lane as a way to access the area

PL/17/78 Next Meeting

RESOLVED that the next meeting of the Planning Committee will be held on Tuesday 9th January 2018 in order to publish an agenda to comply with legal requirements.

It was explained that an existing member was potentially interested in joining the Planning Committee however due to work commitments could not make meetings during the day. **RESOLVED** that the Deputy Town Clerk enquire whether a start time of 4.30pm would be suitable as some exiting members had prior appointments later on.

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Chairman