



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: 5 February 2018, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman

Cllr Baker

Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

5 February 2018

2.15PM – 2.55 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/18/86 Apologies for Absence

Apologies for absence were received from Councillor Graham.

PL/18/87 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 9 January 2018 be signed by the Chairman as a true and accurate record.

PL/18/88 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.

For clarity and transparency Councillor Jackson declared that Eden District Council, at their last meeting which he had been absent from, had nominated him to be the district's liaison on the Omega Proteins Liaison Group. He explained that he had not attended a meeting, or talked to anyone on the group, and that he would be declining the position as it was a conflict of interest with his role of Chairman of the Town Council's Planning Committee.

PL/18/89 Public Participation

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

PL/18/90 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/18/91 Planning Applications

a) Delegated Responses

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

Planning application number:	17/0966
Site address:	42 NETHEREND ROAD PENRITH CA11 8PH
Description:	Proposed side extension

Response: Green profiled steel cladding is out of keeping in a residential setting and the fact that the proposed 'agricultural style' structure is on a corner/junction will mean that it is prominent. Such a structure being visible above the fence line is of concern. The existing polytunnel may not be attractive but it is not visible above the fence line.

It would have been helpful to learn what the neighbours think of the proposal.

OBJECT on the grounds that the cladding materials are out of character in a residential environment.

Planning application number: 17/0945
Site address: NORTH FRIARAGE FRIARGATE PENRITH CA11 7XR
Description: Change of use of offices to form additional residential accommodation.

Response: No objection, the application just seeks to extend the existing residential house back into what was previously part of the house. It would be useful to have comments from the heritage officer but they are unavailable at the current time. Any development must be sympathetic and respect the form of the listed building and use traditional crafts and design

Planning application number: 17/0946
Site address: NORTH FRIARAGE FRIARGATE PENRITH CA11 7XR
Description: Listed building consent for creation of internal doorway.

Response: No objection

Planning application number: 17/1030
Site address: ULLSWATER ROAD GARAGE UNIT10 ULLSWATER ROAD BUSINESS PARK ULLSWATER ROAD PENRITH CA11 7EH
Description: Canopy over existing car valeting services

Response: While the rationale for specifying a canopy height of 4.2 meters is acknowledged and accepted, it is considered the height of the proposed structure to be inappropriate to such a prominent location at a gateway to the town. If as is stated the proposed canopy will be susceptible to damage by passing HGVs then it (car valeting area) is wrongly located and should be re-positioned. The proposed structure would be less obtrusive if positioned next to the main building.

Members considered the application and, in the absence of any material planning grounds, confirmed their previous response sent back to Eden District Council.

Planning application number: 17/1040
Site address: LAND ADJACENT TO SALKELD ROAD FAIRHILL PENRITH
Description: Variation of condition 2 (Plans compliance) to amend house type for plot nos 48-53 and repositioning of plots 1-3 attached to approval 15/0799.

In the absence of additional information relating to the reasons for the change in house type, no comments are submitted on this application

Planning application number: 17/1020
Site address: BLAIN HOUSE BRIDGE LANE PENRITH CA11 8QU
Description: Variation of condition 3 (windows) to change from non-opening windows to restricted opening, attached to approval 13/0804.

Response: No Objection

Planning application number: 17/1071
Site address: 7 MANOR PARK PENRITH CA11 8AL
Description: Retrospective application for the retention of 17m of 1.8 high fencing between points A and E as illustrated on Plan no1

Response: No objection, subject to confirmation that the Highways Agency has approved retention of this 17 metre section.

Planning application number: 17/1086
Site address: PENRITH RUGBY UNION FOOTBALL CLUB WINTERS PARK PENRITH CA11 8RG
Description: Variation of condition 2 (plans compliance) to include a reduction in pitch size and removal of condition 3 (surface water drainage) to include a revised drainage strategy attached to approval 17/0146.

Response: No Objection

a) Planning Applications for Consideration

Members considered the following items which had been received and which required a committee decision due to the nature of the applications Further 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: 18/0065
Site address: PINFOLD NICHOLSON LANE PENRITH CA11 7UL
Description: 1) Remove Sycamores less than 7cms diameter; 2) Remove mutli-stemmed Cypress; 3) Target prune Cherry overhang back to wall; 4) Remove 4 Cypress stems; Penrith New Streets Conservation Area.

RESOLVED that a response of No Objection be returned to EDC.

Planning application number: 18/0029
Site address: 25 NETHEREND ROAD PENRITH CA11 8PH
Description: Proposed extension and alterations.

RESOLVED that a response of No Objection be returned to EDC

Planning application number: 18/0048
Site address: OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description: Erection of a tipping shed and hardstanding, relocation of existing SRU tank and pipework to enable formation of vehicular access, formation of a pond and associated car park, pathways and landscape planting scheme.

RESOLVED that a response of NO Objection be returned to EDC

RESOLVED that the following item be considered as a matter of urgency at this meeting due the deadline for a response to be submitted.

PL/18/92 Strategic Road Network Consultation

Members considered the consultation document from the Department for Transport on 'Shaping the Future of England's Strategic Roads' which required a response by 7 February. Although it had been received previously, advice had been received from Highways England at that time that this was a strategic document and that separate consultation would be received on the duelling of the A66 and any suggestions for the junction at Penrith. At this point the Town Council would be consulted.

Councillor Baker had attended a meeting on 31 January with EDC, landowners, Highways Agency and other interested parties regarding Eden's Vision and was advised by the representative of the Highways Agency to submit any comments now which could help shape proposals for Penrith.

Members considered the suggestion by Highways England of a flyover at Kemplay Bank, together with alternatives put forward by landowners (a road from Kirkby Thore behind Whinfell, Cliburn and Clifton following the old railway line to a new Junction 39a on the M6) and EDC (a bypass behind the Beacon and joining at J40 on the M6)

RESOLVED that a response be sent back strongly objecting to a flyover which it was agreed would exacerbate any problems and create a bottleneck at J40 and be environmentally and economically disastrous for the town. The two alternative suggestions were considered. Although no preference was expressed, Highways England would be requested to work closely with the local authorities and organisations to consider alternative plans for .

PL/18/93 Neighbourhood Plan Feedback

Councillor Baker updated Members on the progress of the Neighbourhood Plan advising that two working group meetings had been held, one on which green spaces to protect and one on the town centre. The next meeting of the full Neighbourhood Plan Group would be held on 27 February 2018.

PL/18/94 Meeting Dates and Times 2018-2019

Members considered the proposed dates for Planning Committee meetings for the 2018-2019 municipal year. Members were advised that holding the meetings on the first Monday of the month fitted nicely with EDC Planning Committee dates which were always the third Thursday of the month to allow any comments to be submitted in a timely manner.

RESOLVED that:

1. the dates of meetings for the 2018-2019 municipal year be confirmed as: 4 June, 2 July, 3 September, 1 October, 5 November, 3 December, 7 January 2019, 4 February and 1 April; and
2. meetings would commence at 2.15pm

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Chairman

For the attention of the Planning Committee

Councillor S Jackson	Chairman
Councillor D Graham	Vice-Chairman
Councillor P Baker	
Councillor R Kenyon	

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