



0

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: 29 March 2018

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 9 April 2018 at 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

9 April 2018

2.00 PM – 3.00 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 5 March 2018 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: 18/0080

Site address: UNIT43 GILWILLY ROAD PENRITH CA11 9BL

Description: Extension to existing warehouse, creation of new yard, vehicle wash and fuelling facilities, internal alterations.

Response: No Objection

However, as trees are to be felled it should be incumbent upon the Applicant to plant replacements in a suitable position where they will thrive and felling of the willows should be undertaken outside the bird breeding season (March to end September).

Planning Application Number: 18/0084
Site Address: 1 CEDAR CLOSE PENRITH CA11 8TJ
Description: Extension to side and rear with new porch to front.

Response: No Objection

TPO Number: 191, 2018
Site Address: NEWTON HOUSE PENRITH
Description: Prohibition of cutting down, topping, lopping or damaging branches or root system.

Response: No Objection

Planning application number: 18/0089
Site address: 10 HAWTHORN DRIVE PENRITH CA11 8WF
Description: Extensions to bungalow.

Response – No Objection

Planning application number: 18/0096
Site address: MOUNT EDEN BEACON EDGE PENRITH CA11 8SW
Description: Revised access for dwelling house following approval 17/0709.

Response – No Objection providing Highways have no problems with the revision

Planning application number: 18/0106
Site address: THE GREEN CARLETON AVENUE PENRITH CA10 2AU
Description: Discharge of condition 3 (drainage) attached to approval 17/0691.

Response – No Objection

Planning application number: 18/0156
Site address: 40 CASTLE HILL ROAD PENRITH CA11 7HA
Description: Erection of a conservatory

Response: No Objection

Planning application number: 17/1092
Site address: THE GARAGE BLENCATHRA HOUSE HIGH CARLETON PENRITH CA11 8SW
Description: Retrospective application for change of use from Transport Depot to Tyre Depot and storage. Installation of Tyre Fitting Bay, also MOT Centre's including siting of portakabin offices.

Response – No Objection

Planning application number: 18/0144
Site address: 1 SCAWS DRIVE PENRITH CA11 8BH
Description: First floor side extension.

Response – No Objection

Planning application number: 18/0166
Site address: LAUREL BANK FELL LANE PENRITH CA11 8AA
Description: Listed building consent for internal and external alterations.

Response – No Objection

Planning application number: 18/0151
Site address: 19 KING STREET PENRITH CA11 7AJ
Description: Listed building consent for erection of second floor accommodation to create 2 no. one bedroom apartments.

Response – No Objection

Planning application number: 18/0173
Site address: THACKA LEA THACKA LANE PENRITH CA11 9HX
Description: Proposed alterations and extension.

Response – No Objection

Planning application number: 18/0170
Site address: LAND BEHIND BEACON HILL COTTAGE FELL LANE PENRITH CA11 8BJ
Description: T1 Fir, T2 Holly, T3 Holly, T4 Fir, T5 Fir, T6 Fir, T7 Holly, T8 Apple: All trees to be removed as too close to existing and proposed dwellings; Penrith New Streets Conservation Area.

Response – No Objection but any felling to be carried out outside of bird nesting season (March to October). Trees are important habitats for wildlife (insects, mammals and birds) and provide a source of food and shelter. Would prefer to see the apple tree retained perhaps with some crown reduction at an appropriate time of the year. If however it is felt that they should be removed due to disease or safety would like to see it (and the hollies) replaced with two further fruit bearing trees.

Planning application number: 18/0178
Site address: LAND OFF WHITE OX WAY PENRITH CA11 8QP

Description: Discharge of conditions 7 (surface water drainage) and 8 (carriageways, footways and associated works) attached to approval 11/0052

Response – No objection

Planning application number: 18/0145

Site address: Board & Elbow 10 - 11 CORNMARKE PENRITH CA11 7DA

Description: Listed building consent for internal works to fireplace to create a "Through Stove"

Response – No objection

Planning application number: 18/0180

Site address: FRIENDS MEETING HOUSE MEETING HOUSE LANE PENRITH CA11 7TR

Description: Retrospective advertisement consent for pole mounted sign not attached to building

Response – No objection - less obtrusive than before given the colours used

Planning application number: 18/0190

Site address: 44 MAYBURGH AVENUE PENRITH CA11 8PA

Description: Erection of single storey side extension

Response – No objection

Planning application number: 18/0211

Site address: A W JENKINSON FOREST PRODUCTS HAWESWATER ROAD PENRITH CA11 9EU

Description: Replacement entrance canopy and replacement of staircase with covered staircase.

Response – No objection

Planning application number: 18/0199

Site address: SAINSBURYS UNIT A2 & A3 BREWERY LANE COMMON GARDEN SQUARE PENRITH CA11 7FG

Description: Advertisement consent for 3.no illuminated signs and 8.no non illuminated signs

Response – No objection

Planning application number: 18/0214

Site address: BEACONSFIELD BEACON EDGE PENRITH CA11 7SF
Description: G1 Mixed Laurels/Various: Remove group; G2 Mixed Acer and Cypress: Remove Cypress to open Acer; G3 Mixed Cypress: Remove smaller specimens to encourage Birch; G4 Remove all Cypress to re-open veg garden; T2A Wellingtonia: Crown raise by removing two lowest whorls of branches; Penrith New Streets Conservation Area.

Response – No objection, however any felling to be carried out outside of bird nesting season (March to October) as this is the official bird nesting season and when bats may be roosting in the cypress trees. Trees are important habitats for wildlife (insects, mammals and birds) and provide a source of food and shelter.

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: 18/0050

Site address: 19 BURROWGATE PENRITH CA11 7TE
Description: Change of use and dormer roof extension and alterations to existing vacant retail store to create 53 residential units at first and second floor and maintain retail usage at ground floor.

Planning application number: 18/0188

Site address: LAND ADJACENT RITSON HOUSE SKIRSGILL LANE PENRITH CA10 2BQ
Description: Erection of a single raised dwelling with garage.

Planning application number: 18/0151

Site address: 19 KING STREET PENRITH CA11 7AJ
Description: Listed building consent for erection of second floor accommodation to create 2 no. one bedroom apartments and for the painting of the front and rear elevations

Planning application number: 18/0217
Site address: 44 KING STREET PENRITH CA11 7AY
Description: Listed building consent for replacement of existing window panel with new external door for disabled access.

Planning application number: 18/0189
Site address: LAND KNOWN AS CARLETON HEIGHTS PENRITH
Description: Variation of condition 1 (Plans Compliance) to replace Layout Revision H with Layout Revision I attached to approval 16/0811.

7. Neighbourhood Plan and EDC Vision Update

To receive:

- a) a verbal update on the work being undertaken for the Neighbourhood Plan; and
- b) information regarding EDCs Vision .

8. Next Meeting

To note that the next Planning Committee Meeting will be held Monday 14th May 2.00pm – 3.00pm, in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith

For the attention of the Planning Committee

Councillor S Jackson 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



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 March 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

Monday 5 March 2018

2.15PM – 3.45 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/18/95 Apologies for Absence

There were no apologies for absence at this meeting.

PL/18/96 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 5 February 2018 be signed by the Chairman as a true and accurate record.

PL/18/97 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.

All those present declared a registrable but non pecuniary interest in application 18/0049, Old Registrars Office, Friargate as it adjoined the Town Council Offices.

PL/18/98 Public Participation

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

PL/18/99 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/18/100 Planning Committee and Neighbourhood Plan Workplan Review 2017-2018

Members considered the updated workplan of the Planning Committee and Neighbourhood Plan Group and noted the ongoing work being undertaken.

RESOLVED that the Workplan be noted and recommended to full Council.

PL/18/101 Planning Applications

a) Delegated Responses

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

Planning application number: 17/1093

Site address: UNIT1 SWAINSONS YARD MYERS LANE PENRITH CA11 9DP

Description: Change of use of industrial building (use classes B1c and B8) to tyre fitting establishment (use classes B2 and B8).

Response – No Objection

Planning application number: 17/1096
Site address: PEAR TREE YARD SOUTHEND ROAD PENRITH CA11 8HR
Description: Non material amendment for replacement of existing bicycle and refuse stores attached to approval 14/0536.

Response – No Objection

Planning application number: 17/1076
Site address: 8 MANOR PARK CARLETON PENRITH CA11 8AL
Description: Retrospective application for the retention of 31m of 1.8 high fencing between points B and C as illustrated on the Site Plan.

Response: No objections subject to confirmation from Highways that they have no objection

Planning application number: 18/0002
Site address: 1A PORTHOUSE ROAD PENRITH CA11 8QB
Description: Side and rear extension.

Response: No objection

Planning application number: 18/0005
Site address: 16 RYDAL CRESCENT PENRITH CA11 8PL
Description: Erection of single storey rear extension, conversion of existing attached garage with extension to the front elevation to create additional living accommodation

Response: No objection

Planning application number: 17/1088
Site address: 14A LITTLE DOCKRAY PENRITH CA11 7HL
Description: Sub division of apartment into 2 no. apartments.

Response: No objection – Given the location of the flat is seems more suitable as two one bedroom flats rather than a three bed.

Planning application number: 18/0015
Site address: 58 MILNER MOUNT PENRITH CA11 8HB
Description: Erection of two storey side extension, with rear extension and front porch, plus access to off road parking spaces at rear of garden and increased parking to front with dropped kerb.

Response: No objection

Planning application number: 18/0078
Site address: 25 RYDAL CRESCENT PENRITH CA11 8PL
Description: Demolition of existing garage. Proposed two storey extension to side and rear elevations.

Response – No Objection, although it would have been useful to know if there had been any objections from neighbours

Planning application number: 18/0076
Site address: LAND OFF RIDLEY COURT PENRITH CUMBRIA CA11 8RT
Description: Variation of condition 13 (access to site) to replace construction management plan attached to approval 16/0359.

Response: - No objection but would like to see some provision for ensuring mud/soil and debris does not become deposited on the public highway, i.e. cleaning-down of vehicles before leaving site.

Members were advised that notification had just been received from Eden District Council advising that Planning Application No 17/0771: Demolition of existing buildings and erection of 54 no retirement living apartments including commercial facilities, car parking and landscaping at the site of the Armstrong and Fleming Garage on Roper Street would be considered by the Planning Committee of Eden District Council on Thursday 15 March. **RESOLVED** that Councillor Baker would attend the meeting on behalf of the Town Council.

b) 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: 18/0049
Site address: OLD REGISTRARS OFFICE FRIARGATE PENRITH CA11 7XR
Description: Change of use from office/storage building into 4 no two bedroom residential apartments

RESOLVED that a response of no objection be returned to Eden District Council.

Planning application number: 18/0117
Site address: MORRISONS SUPERMARKET PETROL FILLING STATION & CAR WASH BRUNSWICK ROAD PENRITH CA11 7JU
Description: Advertisement consent for replacement of existing signage.

RESOLVED that a response of no objection be returned to EDC. It was felt that the signage was appropriate and blended in better with the surroundings.

Planning application number: 18/0119
Site address: LAUREL BANK FELL LANE PENRITH CA11 8AA
Description: Listed Building consent for roof alterations.
RESOLVED that a response of no objection be returned to EDC.

Planning application number: 18/0124
Site address: BARN AT LADYS WOOD HOUSE ROUNDTORN PENRITH CA11 8SJ
Description: Change of Use of barn and part field to tourist accommodation and garden.

RESOLVED that a response of no objection be returned to EDC with the comment that the applicants give consideration to reconsidering the internal layout, particularly of the living areas given that the building could potentially accommodate 10 people.

PL/18/102 Neighbourhood Plan Update

Councillor Baker updated Members on the progress of the Neighbourhood Plan advising that a very useful meeting focussing on the Town Centre had taken place. A lot of work on Town Centre mapping had been undertaken with a little more still to do following receipt of the final information from the Scouts who had undertaken the work. Following cancellation of the last meeting due to snow, a new date would be arranged as soon as possible.

PL/18/103 Eden Vision 2050

Members considered Eden District Council's draft Eden Vision 2050 document. Concern was expressed about the lack of consultation with all interested parties including the public and the perceived reliance on the development at Moorside. Members also queried the amount of housing detailed in the vision and the location, seemingly divorced from Penrith given the topography, which could also be affected given the development of the St Cuthbert's Garden Village on the southern side of Carlisle.

RESOLVED that:

1. Suggested amendments be made to the document;
2. a letter be drafted for the Chairman to sign based on the discussions;
3. once finalised the suggested amendments and letter be circulated to EDC members prior to being submitted to EDC.

PL/18/104 Date of next Meeting

Members noted that the next meeting of the Planning Committee would be held on 9 April 2018 commencing at 2.00pm.

.....
Chairman