



# Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR  
Tel: 01768 899773 Email: [deputytownclerk@penrithtowncouncil.co.uk](mailto:deputytownclerk@penrithtowncouncil.co.uk)

DATE: 25 September 2018

Dear Councillor

You are hereby summoned to attend a meeting of the:

## **PLANNING COMMITTEE**

to be held on:

Monday 1 October 2018 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**

**1 October 2018**

**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 Meeting**

To authorise the Chairman to sign the Minutes of the Meeting of the Planning Committee held on 3 September 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. 2019/20 Budget Proposals**

To consider a report from the Responsible Finance Officer and make recommendations for the Budget Task and Finish Group.

## **7. Penrith Vision Strategic Masterplan**

To consider the letter sent to Eden District Council following the special meeting of Council on 19 June to determine whether to amend the wording in the light of the additional information provided by Eden District Council to respond to the consultation.

## 8. Planning Applications

### a) Delegated Responses – To Note

Planning Application Number: 18/0543  
Site Address: 27 ALBERT STREET PENRITH CA11 7XA  
Description: Listed building consent for replacement of roof apex window.

**Proposed Response:** No objection although a listed building the apex window is barely able to be seen and difficult to access to maintain. This alteration ensures that the house is weatherproof and habitable.

Planning application number: 18/0613  
Site address: 62 ARTHUR STREET PENRITH CA11 7TU  
Description: Fell Holly tree overhanging neighbour's garden; Penrith New Streets Conservation Area.

**Proposed Response:** No objection although would like work carried out after bird breeding season as per advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Planning application number: 18/0430  
Site address: 8 WORDSWORTH TERRACE DROVERS LANE PENRITH CA11 7QT  
Description: Listed building consent for 4no. replacement double glazed sliding sash timber windows

**Proposed Response:** No objection

Planning Application Number: 18/0633  
Site Address: 7 SKIRSGILL GARDENS PENRITH CA11 7EP  
Description: Two Storey Side Extension, Single Storey Rear Extension and Loft Conversion with Dormer Windows.

**Proposed Response:** No objection

Planning Application Number: 18/0652  
Site Address: 13 GRAHAM STREET PENRITH CA11 9LG  
Description: Two storey rear extension.

**Proposed Response:** No objection, not dissimilar to other extensions on the same street

Planning application number: 18/0578  
Site address: CARLETON HILL FARM PENRITH CA11 8TZ  
Description: Agricultural building.

**Proposed Response:** No objection however to reduce visual impact from Beacon Edge in particular as well as local housing development would prefer roof to be conditioned to be green coloured rather than natural.

Planning Application Number: 18/0716  
Site Address: LAND AT COWRAIK BEACON EDGE PENRITH CA11 8SW  
Description: Outline application for one dwelling with all matters reserved.

**Proposed Response:** Objection, proposal is for market led housing within open countryside with no justification for dwelling against current and emerging local plan

Planning application number: 18/0702  
Site address: PELE COURT FRIARGATE PENRITH CA11 7XT  
Description: T1 Ash: Mature tree with sparse crown indicating declining vigour - sectional fell/dismantle to ground level; Group 1, Sycamore: Fell to ground level two outer stems to reduce crowded growth and promote growth of remaining central stems; Group 2, Sycamore and Ash: Fell to ground level Sycamore closest to lamp post and prune/ reduce crown on opposite side (towards Pele Court building) to maintain overall symmetry and balance; Group 3, Sycamore : Prune/ crown raise in order to increase clearance underneath; Penrith Conservation Area.

**Proposed Response:** No objection although would like work carried out after bird breeding season as per advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.

In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Replacement of T1 Ash tree is desirable with another Ash or native species.

Planning application number: 18/0707  
Site address: 16 KING STREET PENRITH CA11 7AJ  
Description: Change of use from hairdressing salon to chiropractic clinic.

**Proposed Response:** No objection, signage must be in keeping with the age and location of the building in the conservation area.

Planning application number: 18/0684  
Site address: 28 SALKELD ROAD PENRITH CA11 8RA  
Description: Alterations & new timber balcony.

**Proposed 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/welcome.asp> by inserting the appropriate planning reference number.

Planning application number: 18/0725  
Site address: 8A ANGEL LANE PENRITH CA11 7BP  
Description: Replacement of existing front and rear windows and rear entrance door with uPVC.

Planning application number: 18/0731  
Site address: 56 CROFT AVENUE PENRITH CUMBRIA CA11 7RL  
Description: Extension to dwelling.

## **9. Neighbourhood Development Plan Group**

To receive a verbal update on the work being undertaken for the Neighbourhood Plan and consider amendments/proposals to take to the next Neighbourhood Plan Group.

## **10. Next Meeting**

To note that the next Planning Committee Meeting will be held 5 November 2018, 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	Vice-Chairman
Councillor G Bowen	
Councillor R Kenyon	

Councillor R Burgin – Standing Deputy

### For information to all other Councillors

Councillor J Briggs  
Councillor M Clark  
Councillor P Donald  
Councillor D Lawson  
Councillor J Monk  
Councillor M Thorley  
Councillor D Whipp



## PENRITH TOWN COUNCIL

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Minutes of the meeting of the:

### **PLANNING COMMITTEE**

Held on: Monday 3 September 2018, Unit 1, Church House, 19-24 Friargate, Penrith.

#### **PRESENT:**

Cllr Jackson - Chairman  
Cllr Baker  
Cllr Bowen  
Cllr Kenyon

Deputy Town Clerk

## **MINUTES FOR THE PLANNING COMMITTEE**

**3 September 2018**

**2.00PM –3.20PM Unit 1, Church House, 19-24 Friargate, Penrith**

### **PL/18/20 Apologies for Absence**

There were no apologies for absence for this meeting.

### **PL/18/21 Urgent Late Item**

The Deputy Town Clerk explained that a consultation request had just been received from Highways England which had a deadline of 17<sup>th</sup> September.

**RESOLVED** that this item be considered as an urgent late item at the end of the meeting.

### **PL/18/22 Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on 2 July 2018 be approved as a true and accurate record.

### **PL/18/23 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 the meeting.

### **PL/18/24 Public Participation**

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

### **PL/18/25 Public Bodies (Admissions to Meetings) Act 1960 – Excluded Items**

**RESOLVED** that the appendix to agenda item 10 be exempt under Section 100A(4) of the Local Government Act 1972 and be considered without the presence of the press and public, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 Section 2

### **PL/18/26 Record of Decision Taken Pursuant to Delegated Powers**

The Housing Department of Eden District Council awarded Penrith Town Council a grant to undertake a Housing needs Survey which they carried out on our behalf to evidence the Neighbourhood Plan.

**RESOLVED** that:

1. the results of the Housing Needs Survey be noted; and



2. it be noted that delegated authority was given to the Town Clerk to advise the Housing Officer at Eden District Council that they could share and use the results of the Housing Needs Survey as part of the development of Eden District Council's Masterplan with the caveat that this consent be included within the Masterplan documentation.

### PL/18/27 Delegation of Authority

Members considered the report of the Town Clerk and Deputy Town Clerk which set out proposed delegations to the Chairman and Vice-Chairman of the Planning Committee and the Deputy Town Clerk to expedite matters relating to the Neighbourhood Plan.

**RESOLVED** that the Delegation of Authority Notice be approved with an amendment to bullet point four, point three to read 'grammatical changes to the document however policy content changes must be approved by the Planning Consultant to ensure the information remains consistent with the requirements of the Inspectorate.

### PL/18/28 Planning Applications

#### a) Delegated Responses

Members noted the planning responses submitted under delegated powers by the Town Clerk between the scheduled meetings of the Committee.

Planning application number:	18/0519
Site address:	UNITED REFORMED CHURCH LOWTHER STREET PENRITH CA11 7UW
Description:	Fell Fir tree due to position near building; Penrith New Streets Conservation Area.

**Response:** No objections however confirmation should be obtained that this isn't a bat roost. Works to be carried out after bird breeding season and late Autumn/Winter if bats are present. Advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Planning application number:	18/0512
Site address:	THE GREEN CARLETON AVENUE PENRITH CA10 2BA
Description:	Variation of condition 2 (Plans Compliance) to include alternative construction set up as per application 17/0691.

**Response:** No objections

Planning application number: 18/0532  
Site address: FELLSIDE NICHOLSON LANE PENRITH CA11 7UL  
Description: Fell 2 small trees in boundary with Briar Cottage and 1 small Elm in hedge boundary with Applegarth; Penrith New Streets Conservation Area.

**Response:** No objections, Works to be carried out after bird breeding season as per advice from DEFRA

Planning application number: 18/0544  
Site address: PLOT B EDEN BUSINESS PARK COWPER ROAD PENRITH CA11 9FB  
Description: Proposed vehicle preparation centre.

**Response:** In terms of a planning application there seem to be no material planning grounds on which to object to the application HOWEVER this is an application for a non-food related business on a site EDC have designated through a Local Development Order as part of the Food Enterprise Zone so it is unclear how this sits with EDCs plans.

Planning Application Number: 18/0556  
Site Address: WEST VIEW TRAINING CENTRE A6 NORTH OF PENNYHILL PARK PENRITH  
Description: Variation of condition 3 (five year permission) to extend permission for a further five years attached to approval 08/0745.

**Response:** No objection – training centre has been running without problem for 5 years already, no material planning grounds on which to object

Planning application number: 18/0563  
Site address: 1 SALKELD ROAD PENRITH CA11 8QL  
Description: Construction of new dwelling.

**Response:** No objection a previous application submitted in 2015 for the same footprint and position was approved.

Planning application number: 18/0455  
Site address: MCDONALDS RESTAURANT LTD ULLSWATER ROAD PENRITH CA11 7JH  
Description: Installation of an ANPR and CCTV camera on the restaurant roof, and one CCTV camera on an existing post.

**Response:** No objection

Planning application number: 18/0566  
Site address: LAND ADJACENT TO SALKELD ROAD FAIRHILL PENRITH  
Description: Advertisement consent for 2no flag poles and flags, 2no pole signs, 2no v-boards and lettering on show home.

**Response:** No objection but would like permission to be time limited.

Planning application number: 18/0568  
Site address: 40 PATEGILL COURT PENRITH CA11 8LG  
Description: Replace garage with single storey extension

**Response:** No objection but would ask that a condition be applied stating that the construction should be of brick matching the existing dwelling

Planning application number: 18/0485  
Site address: ARMSTRONG AND FLEMING ROPER STREET PENRITH CA11 8HT  
Description: Discharge of condition 4 (archaeological works) attached to approval 17/0771.

**Response:** It is assumed that the County Archaeologist or his/her representative will be on site when works commence and that there is a strategy if something of note is found - No objection

Planning Application Number: 18/0608  
Site Address: SHEARMAN HOUSE BENSON ROW PENRITH CA11 7YW  
Description: Tree 1: Removal of right trunk (as viewed from house) pressing on shed roof; Crown thinning of left trunk (30%); Tree 2 Eucalyptus: Height reduction by 30% and reshaping to avoid telephone wire; Penrith Conservation Area.

**Response:** No objection – prefer works to be carried out after bird breeding season as per advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Planning Application Number: 18/0578  
Site Address: CARLETON HILL FARM PENRITH CA11 8TZ  
Description: Agricultural building.

**Response:** No Objection (subject to representations by neighbours) but suggest the application be conditioned to utilising a coloured finish (e.g. green).

Planning Application Number: 18/0584  
Site Address: 8 SAND CROFT PENRITH CA11 8BB  
Description: Proposed extension to rear and side of dwelling  
**Response:** No Objection

Planning application number: 18/0602  
Site address: 113 GRAHAM STREET PENRITH CA11 9LE  
Description: Beech tree: 1) Prune back the crown by between 3-4m on south / south-east side (overhanging road) concentrating on branches exposed by loss of recent large stem; 2) Crown raise over road to a height of 5m; 3) Remove any dead / damaged branches, including any with defects which possess a high potential for failure; All pruning work as shown on photographs provided; Reason: Reduce risk to people and property; Tree Preservation Order No 119, 2004, 113 Graham Street, Penrith.

**Response:** No objection – Works to be carried out after bird breeding season as per advice provided by DEFRA

Planning Application Number: 18/0604  
Site Address: GRASS AREA IN FRONT OF 18 THE PARKLANDS PENRITH CA11 8TF  
Description: T7 Oak: Remove and replace; Tree is showing signs of significant decline including large limb failure, Inonotus Dryaedus, Laetiporus and large historical pruning wounds which may be harbouring large amounts of decay; Reason: Condition of tree; Proximity to road and house is a cause for concern should the tree fail; Tree Preservation Order No 123, 2005, The Parklands, Penrith.

**Response:** No objection – subject to the advice of the Trees Officer and confirmation of what will be planted to replace the felled tree. Since this is an old established oak it is highly likely to be a bat roost as well as a bird nesting site. The tree should be surveyed for bats and any felling operations should be conducted between 1st November and 28th February (provided bats are not hibernating in the tree). Works to be carried out after bird breeding season as per advice provided by DEFRA

Planning application number: 18/0613  
Site address: 62 Arthur Street Penrith CA11 7TU  
Description: Fell Holly tree overhanging neighbour's garden; Penrith New Streets Conservation Area.

**Response:** No objection – works to be carried out after bird breeding season as per advice provided by DEFRA or if needed before carrying out a survey to confirm absence

## **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.

**RESOLVED** that Planning Applications 18/0628 and 18/0627 be discussed together but be considered separately.

Planning application number: 18/0628  
Site address: THACKA HOUSE MILTON STREET PENRITH CA11 9HY  
Description: Listed building consent for proposed annex for ancillary use.

**RESOLVED** that a response of no objection be returned to EDC

Planning application number: 18/0627  
Site address: THACKA HOUSE MILTON STREET PENRITH CA11 9HY  
Description: Proposed annex for ancillary use.

**RESOLVED** that a response of no objection be returned to EDC with a request that the application be conditioned so that the boundary wall is retained in perpetuity and so that the annexe shall not be used or occupied at any time other than for the purposes ancillary to the residential use of Thacka House to ensure that the character of the area is preserved and a separate dwelling is not created.

Planning application number: 18/0642  
Site address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ  
Description: Listed building consent for installation of audio announcement equipment in the waiting rooms of platform 1 and 2.

**RESOLVED** that a response of no objection be returned to EDC

Planning application number: 18/0653  
Site address: MAYBURGH VIEW SKIRSGILL LANE PENRITH CA10 2BQ  
Description: Removal of condition 3 (occupancy restriction) attached to approval 89/0185.

**RESOLVED** that a response of no objection in principle be returned to EDC with a request that the application be approved with a local occupancy clause so that the dwelling continues to serve the local community.

### **PL/18/29 Request for a Pedestrian Crossing**

Members were advised that a member of the public had written to the Town Council requesting it's support for a pedestrian crossing to the island in Stricklandgate / Duke Street on the one way system on the side of the Royal Pub. The island contains a pub, children's craft centre, members club and is home to quite a few people whose average age is high.

**RESOLVED** that a letter be drafted to be sent from the Chairman requesting Cumbria County Council to consider the request.

### **PL/18/30 Regulation 14 Pre-Submission Consultation**

Members considered the report of the Deputy Town Clerk which requested Members' consideration of the draft communication strategy for the Regulation 14 Pre-Submission Consultation for the Neighbourhood Plan and agree the format for the consultation.

**RESOLVED** that:

1. the draft Communication Strategy for the Regulation 14 Pre-Submission consultation be agreed with the amendments made at the meeting (attached to these minutes as an appendix);
2. delegated authority be given to the Chairman, Vice Chairman and Deputy Town Clerk to agree the final details once the outcome of the grant application is known although postage to 100% of properties is preferable; and
3. the Deputy Town Clerk continue to negotiate suitable venues within town to hold drop in sessions and liaise with printing and distribution companies regarding production of the consultation document.

**The following item was considered as an urgent late item as a response is required to be sent prior to the next meeting of the Committee.**

### **PL/18/31 M6 Junction 40 to Rheged Cycleway Improvements**

Members considered a letter from Highways England requesting comments on their proposal to allow pedestrians and cyclists to cross the A66 trunk road to the westbound carriageway using the existing signalised crossing at Junction 40.

**RESOLVED** that a response be sent to Cumbria County Council confirming that Penrith Town Council are in full agreement with the additional safety measures but requesting that appropriate signage to Rheged and Ullswater be included in the scheme for those using the facilities.

### **PL/18/32 Next Meeting**

Members noted that the next Planning Committee Meeting would be held on Monday 1 October 2018 2.00pm – 3.00pm, in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith



# Penrith Town Council

**Planning Committee**

**1 October 2018**

## **2019/20 BUDGET PROPOSALS**

**AUTHOR:**

**Jack Jones - RFO**

### **RECOMMENDATION**

The Committee is requested to consider this report and indicate whether it wishes:

- a) to request the carry forward into 2019/20 of any underspending of its 2018/19 Neighbourhood Plan budget;
- b) to reduce its base budget or to redirect any resources within that budget; and/or
- c) to identify any service development proposals to be submitted as growth bids in the 2019/20 budget process.

#### **1. LAW: LINK TO COUNCIL FUNCTIONS**

Sections 41 and 50 of the Local Government Finance Act 1992 require the Council to calculate its annual budget requirement and its resulting precept by 28 February.

#### **2. LINKS TO COUNCIL PRIORITIES**

The annual budget should reflect the Council's priorities for the financial year ahead.

##### **• REPORT**

###### **Introduction**

The Budget Task and Finish Group has considered guidelines for the preparation of the Council's budget for 2019/20 and has adopted the following parameters:

- There should be a clear distinction between the committed level of service (the base budget) and proposals to develop services (growth items).
- All Members to be given the opportunity to suggest growth items to improve the Council's services.



- Growth proposals should be scheduled separately from the base budget and assessed by reference to the Council’s budget priorities, ie the six Council Plan priorities plus unavoidable legislative or health and safety/business continuity work.
- The process should consider exemplifications of 0%, 1%, 2%, etc increases in Council Tax.
- Existing targets for the General and Devolution Reserves should be maintained.

### **Timescale**

Key dates in the budget process are as follows:

25 September	CCEG & Planning Committees to consider growth proposals, redirection or reduction in resources
1 October	
15 October	Budget Task & Finish Group to consider draft budget prospects
3 December	Budget Task & Finish Group to consider initial draft budget
4 December	CCEG & Planning Committees to consider their estimates in the light of corporate budgets
7 January	
14 January	Finance Committee to consider draft budget
28 January	Council to approve budget and determine precept

The remainder of this report deals with the first step in the process, which is for the Committee to consider whether it wishes to make any changes in its budget for next year.

### **Base Budget**

The Base Budget is a continuation budget which identifies and provides for the current committed level of service to be maintained. This involves the current year’s budget being adjusted to remove any one-off items in the 2018/19 budget and to include the estimated costs of contractually committed changes to expenditure or income.

The statement at **Appendix A** shows the Committee’s 2018/19 Budget and its section of the current Medium Term Financial Plan. The approved budget for this year of £30,000 was supplemented by the approved carry forward of £11,000 of unspent 2017/18 budgets, as shown in the statement. The amended 2018/19 budget therefore totals £41,000.

The Committee's base budget for 2019/20, after adjustments for the carry forwards and one-off items in the 2018/19 approved budget, reverts to a total of £20,000, as shown in the 2019/20 column. The longer term forecast is a total budget of £10,000.

An extract of the Quarter 1 corporate budget monitoring statement for this Committee's services is attached as **Appendix B**. No expenditure is shown against the Committee's budget headings; this was expected as the profiled budget is £nil. The majority of the Committee's spend is related to the production of the Neighbourhood Plan and the budget for this is mainly expected to be spent in the second half of the year. Given the importance of this piece of work, Officers suggest that the Committee requests that any underspending of its 2018/19 budget at year end is allowed to be carried forward.

There is no suggestion from the monitoring statement that the current budget might be inadequate. The Committee is therefore asked to consider whether there is scope to consider any reduction in the 2019/20 base budget of £20,000, or whether it wishes to propose redirection of resources within that budget.

### **Service Development Proposals (Growth Items)**

Committees and individual Members are being given the opportunity to suggest items which would involve increased expenditure but would enable the Council to provide a better level of service to the community. These could be one off items, for a single financial year, or could create an ongoing financial commitment, in which case the implications should be identified clearly.

Growth items (bids) will not be included in the Base Budget but will be scheduled separately for consideration by the Finance Committee and Council. In all cases, proposals should be assessed by reference to the budget priorities, which are:

- Health & Wellbeing;
- Economic Development;
- Transport;
- Growth;
- Community Engagement;
- Core Council Business;
- Unavoidable legislative changes; and
- Essential work to meet health and safety standards or to ensure business continuity.

The Committee is asked to consider whether it wishes to propose any service development proposals to be progressed as growth bids in the budget process.

### **3. FINANCE IMPLICATIONS**

The Budget is wholly connected to the financial management of the Council.

### **4. RISK ASSESSMENT**

<b>Risk</b>	<b>Consequence</b>	<b>Controls Required</b>
Inadequate budget process which fails to recognise financial responsibilities	Overspendings leading to unwelcome curtailment of other spending programmes; possible unpalatable council tax increase; potential reputational damage	A sound budget process will address these risks

### **5. BACKGROUND PAPERS**

None

### **6. OFFICER CONTACT DETAILS**

Responsible Finance Officer – Jack Jones

Tel: 01768 425852

Email: [rfo@penrithtowncouncil.co.uk](mailto:rfo@penrithtowncouncil.co.uk)

## **PTC18/27 Penrith Vision Strategic Masterplan**

Resolution of Council 19 June 2018

Penrith Town Council welcomes the prospect of a Masterplan for Penrith and the development of a long-term vision for the growth of the town, in terms of its economy, housing supply and transport links. Understanding the interplay between the needs of economic growth, housing supply and transport issues makes this plan very important for Penrith's future. It is with this desire for success in mind that we feel we have to express our concerns with the manner in which the Masterplan has been developed and outline issues we have with a number of aspects of the document:

1. The draft document states that the growth option chosen was approved by the stakeholder group. This was not the case. At the first meeting when an Officer of EDC asked if those present were being asked for a preferred option, Dr Hooper stated that he had told the consultants which option to progress. LUC's website says that they have to provide an evidence based Masterplan to provide a resolute case for EDC. We have the impression that EDC have appointed a Consultant to make a case for its plans.
2. The Eden Local Plan states (PEN2) that a Masterplan should be prepared through genuine public consultation. For such a major plan it is important that any development plan grows from the future needs and wishes of the residents and businesses. We believe that there should have been public consultation after the 'leaking' of the plan in December 2016 rather than, as is the case now, presenting the Town with a single option.

Extensive consultation should also have taken place with businesses, transport providers, schools, healthcare providers, the emergency services and surrounding parishes. We understand this to have been the strategy adopted by Carlisle City Council who have spent 18 months consulting on their Garden Village Scheme and associated Link Road.

The Penrith Neighbourhood Development Plan policies and supporting actions were developed from the public consultation and the comments provided by those who live, work and visit Penrith.

We would support Eden District Council was it to take a step back from the evident rush to publish the Masterplan then revise the Eden Local Plan, and conduct a thorough public consultation which allows those potentially impacted to give their views on all possible alternative sites for development; options for reducing traffic in and around the Town, the commercial area and housing needs. The Housing Needs Survey, currently being undertaken by Eden District Council on behalf of Penrith Town Council, should help inform the latter.

3. We question whether 'behind The Beacon' is the best site for 3 new villages, two the size of Appleby and one the size of Kirkoswald. No solid evidence regarding the unsuitability of other proposed sites has been presented. Indeed, the impression gained is that a desk-top exercise has been conducted in order to appease those who have questioned why other sites have not been proposed. For example, in the Masterplan 2011 to 2025, the area around Newton Rigg (current Masterplan areas 8, 9 and 22) was highlighted as being suitable for residential development but is dismissed in the current Masterplan. Despite the existence of a road connecting directly with Gilwilly and the West of the town, 'poor connectivity' and 'significant visual impact' are cited. Building behind The Beacon encroaches into the Eden Valley and will be visible from many areas including from the North Pennines AONB.
4. We agree that there is a need for more better paid and higher paid jobs but we must support existing businesses and attract manufacturers and service providers to Penrith. Building new houses on the scale suggested needs to be part of a broader strategy to attract inward investment which seems to be beyond the remit of this Masterplan. We are concerned however that there is an imbalance between industrial and residential allocations and would suggest that you review whether sufficient land has been allocated for the envisaged employment opportunities. For example, distribution centres occupy huge sites as do many manufacturers.

The businesses cited as being unable to attract workers are those requiring specialist skills and are in fields where there are few qualified people nationally, not because of the lack of housing. There is a disconnect between the vision of attracting fully automated distribution centres supplied by autonomous trucks and staffed by a few well-paid managers and the building 5500 homes to provide workers for new and existing businesses. However, the proposed phasing does give the Council the ability to manage change. Perhaps a risk assessment is required in order to assess the impact on infrastructure of, for example, only one village being built.

5. The chosen sites are disconnected from Penrith so that distance and topography will mean that very few will walk or cycle into town. People living here will use their cars and will find it easier to access J41 and head for Carlisle. Likewise, those working at the proposed business park at J41 are unlikely to walk or cycle along the A6 so will also use their cars.
6. The Masterplan proposes the provision of retail facilities, primary schools and a secondary school so making the villages largely self-sufficient, i.e. potentially, coupled with lower business rates and the likely growth in shopping online, reducing the need to use the shops and services offered in the Town.
7. There is a perception that the development of the 'villages' is being driven by the desire for a relief road behind the Beacon. Highways England (HE) have already stated that such a road will not be part of the A66 upgrade scheme and that even if such a road was to be built by HE it would be a strategic bypass and so would not provide multiple access points to residential developments. This being the case Cumbria County Council would need persuading to include it in their capital programme.

8. The statement in the Draft Masterplan that the Link Road would provide greater benefits than the southern (Alternative Route) on the basis that it would support the major movement between the A66 and Junction 41 is, at best, misleading.

The Masterplan states that the southern (Alternative) route will only provide a benefit to east-south movements, ignoring the fact that by joining the M6 at Clifton it too would remove east-north movement from the A66 before Penrith. In addition, despite the likely high cost of constructing a large flyover near Hornby Hall and the topography of the proposed route of the Link Road, the suggested 'Alternative Route' has been dismissed because, despite neither being costed, it would be more expensive. Cost has not been an impediment to the choice of the route for Carlisle's southern relief road.

9. We need to encourage the retention of young people in order to provide the manpower to sustain and grow local businesses. The town desperately needs truly affordable housing for all ages (ref: Penrith Neighbourhood Development Plan).

The supplied draft of the Masterplan clearly states no affordable housing is to be provided. While it may be EDC Policy to require of developers 30% affordable housing, the reality is that time and again developers justify reduced quotas of affordable housing on the grounds of viability.

Surely it is time for EDC to introduce a Community Infrastructure Levy so developers are compelled to meet infrastructure costs. We cannot rely for funding from grant schemes that are available today but may be withdrawn in the future.

No Planning Gain is envisaged from employment land. Therefore we question whether developers, when told that they are required to provide 'all other site related costs, provide new infrastructure, greenspaces, and public transport, will argue that the provision of affordable housing is not viable.

The evidence is that EDC cannot rely on Section 106 Agreements to provide affordable housing.

10. The Town Council cannot support a Masterplan that is not evidence based (documented). Further, given the scale of the proposed development it is not acceptable to state that impact assessments will be carried out at a later date.

Impact Assessments must be provided as part of the evidence base as too should detailed mapping of land ownership (e.g. joint ownership, Covenanted land and generational tenancies).

The Town Council wishes to take this opportunity to record its concerns that a Land Agent for a major landowner with a vested interest in the development has been attending the Stakeholder meetings despite not representing the views of all landowners, indeed we know of landowners who have not even been approached about the proposed development.

Whilst we appreciate that the document that we have reviewed is in draft, we would recommend that the photographs of Penrith containing images of adults and children are reviewed to ensure that there is not a potential breach of the General Data Protection Regulations 2018.

Penrith Town Council would urge Eden District Council to carry out a genuine public consultation on all alternative options for relieving congestion at the Kemplay roundabout and J40, including a Kirkby Stephen bypass, a southern slip road and new Junction 39a, and the alternative sites for housing development, i.e. to give the people of Penrith a say in what happens to their Town.

Finally, Town centre improvements are needed now and we cannot wait for the period 2032 to 2050 for these to be implemented. The Town Council looks forward to working with EDC and CCC (PNDP15: emerging Penrith Neighbourhood Plan 2018 - 2032) to define and prioritise these improvements using the Mott McDonald report as a reference.