



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on Monday 4 March 2019, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman

Cllr Bowen

Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

4 March 2019

2.05PM – 3.00 PM Unit 1, Church House, 19-24 Friargate, Penrith

Members were advised that there were two late items for consideration at this meeting that required a response prior to the next scheduled meeting in April. One related to Planning Application 19/0113, Church Mews, whilst the other was in respect of EDCs consultation on the Draft Housing Supplementary Planning Document.

RESOLVED THAT both items would be considered after the applications for consideration.

PL/19/84 Apologies for Absence

There were no apologies for absence for this meeting.

PL/19/85 Minutes of Previous Meeting

Members **RESOLVED THAT** the minutes of the meeting of the Planning Committee held on 4 February 2019 be signed by the Chairman as a true and accurate record.

PL/19/86 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/19/87 Public Participation

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

PL/19/88 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/19/89 Local Enforcement Plan

RESOLVED THAT Eden District Council's adopted Local Enforcement Plan, which sets out how Eden District Council approaches and carries out its planning enforcement activities and explains how they will investigate alleged cases of unauthorised development, be noted.

PL/19/90 Tree Preservation Order No 197 2019

RESOLVED THAT it be noted that Eden District Council have served a Tree Preservation Order on three trees, a Lime, a Horse Chestnut and a Pine, on land between Newton Road and Greystoke Road on the site of Planning Application No 18/0913.

PL/19/91 Council Plan Monitoring

Members considered the updated workplan for the Planning Committee and Neighbourhood Plan Group.

RESOLVED THAT the Work Plan be noted, and that Finance Committee be requested to approve carry forward of any underspend in the budget to the new financial year and that any carry forward be limited to fund urgent emerging matters from the Local Planning Authority (LPA), the report from the inspector and any scheme of work that is required to satisfy the requirements of both the LPA and the inspector to enable the Neighbourhood Plan to be approved.

PL/19/92 Representations to EDC Planning Committee

As it was unclear why this item had been requested to be included on the agenda as no further information had been submitted, there was no further discussion. Members had considered proposed changes to EDC Planning Committee procedures at their meeting on 14 January 2019.

PL/19/93 Planning Applications

a) Delegated Responses

RESOLVED THAT the following delegated responses be noted:

Planning application number: 18/1005

Site address: 47 WORDSWORTH STREET PENRITH CA11 7QY
Description: Proposed rear extension.

Response: No objection.

Planning Application Number: 19/0004

Site Address: OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description: Development of a Class B2 industrial building and service yard.

Response: No objection but request landscaping to mitigate visual impact.

Planning application number:

Site address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ

Description: Listed building consent for installation of cycle racks to Platform 1 of Penrith Railway Station.

Response: No objection.

Planning application number: 19/0003
Site address: 25 VICTORIA ROAD PENRITH CA11 8HP
Description: Change of use from centre for remedial massage and physical therapy to residential use.

Response: No objection.

Planning Application Number: 19/0034
Site Address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Listed building consent for the internal extension of the existing booking/waiting hall, refurbishment of existing public toilets and refurbishment/redecoration of platform canopies.

Response: No objection.

Planning Application Number: 19/0035
Site Address: 17 CARLETON ROAD PENRITH CA11 8JN
Description: Demolish detached garage and erect two storey extension

Response: No objection

Planning application number: 18/0989
Site address: 1 SAND CROFT PENRITH CA11 8BB
Description: Alterations and extension.

Response No Objection

Planning Application Number: 19/0051
Site Address: DEVARRA (NEVARRA) MONKS CLOSE PENRITH CA11 9JG
Description: Erect front extension, demolish & replace existing side garage and erect new rear extension.

Response: No Objection

Planning Application Number: 19/0064
Site Address: 6 PENNINE WAY PENRITH CA11 8EF
Description: Proposed rear extension.

Response: No Objection

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: 19/0059
Site address: VIRGIN TRAINS PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Listed Building consent for refurbishment of building to provide 3no residential units.

Members were advised that EDCs Conservation Officer had no objection to the proposals. **RESOLVED THAT** a response of no objection be returned to EDC with a request that the Town Council be given the opportunity to comment on the full proposals for the building when the full application is submitted.

Planning application number: 19/0070
Site address: MOUNTE DEN PENRITH CA11 8SW
Description: Proposed demolition of the existing dwelling and the erection of a replacement dwelling.

Members were advised that the Highways Authority had no objection as long as the already agreed access was utilised and that the Gas Network would be providing a more detailed assessment which was not available for this meeting. **RESOLVED THAT** a response of no objection, subject to the application being acceptable to the Gas Network, be returned to EDC.

Planning Application Number: 19/0096
Site Address: 6 LOWTHER STREET PENRITH CA11 7UW
Description: Removal of existing conservatory, re-cladding of existing extension, alterations to windows and doors and addition of rooflights.

Members were advised that EDC's Conservation Officer had no objection to this application. **RESOLVED THAT** a response of no objection be returned to EDC.

Planning application number: 19/0037
Site address: 32 Arthur Street Penrith CA11 7TU
Description: Back Garden: T1, T2, T3, T4 Cypress - Reduce height and prune/trim overall to reduce crowded growth; T5 Holly - overall crown reduction; T6 Japanese Maple - minimal pruning to restore unbalanced form; T7 Yew and T8 Laurel - prune to balance form; T9 Cypress, T10 Laurel - fell to reduce over-crowding in shrubbery; Front Garden: Group 1 - Remove Holly and Conifers and prune retained trees/shrubs to balance their form and promote development; T11 Beech - Fell tree due to excessive shading; Hedge 1 - Reduce Leylandii hedge to height of stone wall on opposite side of drive; All pruning and reduction works to the finished heights as shown on marked photographs provided; Penrith New Streets Conservation Area.

RESOLVED THAT a response of no objection be returned to EDC.

Planning Application Number: 19/0093
Site Address: 2 KITCHEN GARDENS PENRITH CA11 9GS
Description: Proposed projecting balcony to replace Juliet balcony.

Members were advised that to date no letters of objection had been submitted.
RESOLVED THAT in this instance a response of no objection be returned to EDC with a proviso that members would wish to recognise that this does not set a precedent on the site, as any further application would need to be considered on its own merits and in relation to the outlook and relationship to other properties close by.

Planning application number: 19/0092
Site address: 4 ANGEL SQUARE PENRITH CA11 7BT
Description: Advertisement consent for 1 no. fascia sign.

RESOLVED THAT a response of no objection be returned to EDC.

Planning Application Number: 19/0105
Site Address: LAND AT CARLETON HILL ROAD PENRITH
Description: Variation of condition 1 (plans compliance) to change house types on plots 327 and 331 from Compton to Fenchurch, plot 330 from Regent to Marylebone, plot 334 from Harley to Fenchurch and plot 337 from Regent to Marlborough attached to reserved matters approval 16/0811.

Members noted that none of the changes impacted on the affordable element of the development and that the requested changes seemed to be commercial. **RESOLVED THAT** a response of no objection be returned to EDC.

The following application was considered as a late item as a response was required prior to the next meeting of the committee.

Planning application number: 19/0113
Site address: CHURCH MEWS DUKE STREET PENRITH CA11 7NB
Description: Demolition of existing chimney and erection of replacement chimney.

RESOLVED THAT a response be returned to EDC stating that although PTC recognised that listed building consent had been approved, it objected to this application on the grounds that the application as it is contrary to Policy ENV10 in the Local Plan. The application is for a Grade II listed building in a prominent location with the chimney being a highly visible feature of this area. PTC would like to see the chimney reinstated to its full height using as much of the original materials as possible and employing modern techniques (inside the chimney) and potential banding outside to ensure its safety.

PL/19/94 Draft Housing Supplementary Planning Document

Members were advised that the draft Housing Supplementary Planning document had been received on 27 February 2019. EDC were carrying out an informal consultation commencing on 26 February for three weeks, although a formal public consultation for a longer period would be undertaken at a later date.

RESOLVED THAT Members would consider the document and provide observations to the DTC who would draft a response for Members agreement based on the comments received.

