



Penrith Town Council

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

DATE: 1 July 2019

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 8 July 2019, 2.15 pm - 3.15 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

Monday 8th July 2019

2.15 PM – 3.15 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 4 June 2019 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. A66 Northern Trans-Pennine Project Public Consultation

To consider the consultation document relating to the stretch from M6 junction 40 to Kemplay Bank roundabout and formulate a Town Council response.

7. Omega Proteins – Update

To note:

1. an update from the Environment Agency regarding odour complaints, and
2. information regarding planning applications on site.

8. Planning Applications

a) Delegated Responses – To Note

Planning application number: 19/0301
Site address: 42 MAYBURGH AVENUE PENRITH CA11 8PA
Description: Demolition of detached garage and erection of two storey gable extension.

Response: No Objection

Planning application number: 19/0304
Site address: BRACKENTHWAITE MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ
Description: Two storey extension to West elevation.

Response: No Objection

Planning Application Number: 19/0300
Site Address: 1 & 2 BEACON GARDENS PENRITH CA11 8BE
Description: Variation of condition 2 (plans compliance) to include house type modifications to units 1 and 2 attached to approval 06/0434.

Response: No Objection

Planning application number: 19/0297
Site address: ARMSTRONG and FLEMING LTD GARAGE ROPER STREET PENRITH CA11 8HT
Description: Variation of condition 2 (plans compliance) to include various amendments attached to approval 17/0771.

Response: No Objection

Planning Application Number: 19/0232
Site Address: WHSmith 4 ANGEL SQUARE PENRITH CA11 7BT
Description: Remove existing entrance doors, and replace with automatic bi-fold doors.

Response: No Objection

Planning application number: 19/0321
Site address: BLENCATHRA HOUSE GRAHAM STREET PENRITH CA11 9LE
Description: Fell Beech tree due to longer safety concerns due to position in the garden, amount of growth remaining and proximity to adjacent wall; Penrith New Streets Conservation Area.

Response: If agreed by the Tree Officer would like to see it replaced by appropriate planting with all works being carried out after the bird breeding season

Planning application number: 19/0296
Site address: 20 ARTHUR STREET PENRITH CA11 7TU
Description: Replacement windows to rear elevation of Grade II listed building

Response: No Objection

Planning application number: 19/0295
Site address: 19 ARTHUR STREET PENRITH CA11 7TU
Description: Replacement of rear elevation windows of Grade II listed building

Response: No Objection

Planning Application Number: 19/0335
Site Address: 4 CEDAR CLOSE PENRITH CA11 8TJ
Description: Extensions to front entrance porch and to rear/side for new sun room.

Response: No Objection

Planning application number: 19/0329
Site address: CUMBRIA STONE MONTAL PLACE GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9FE
Description: Proposed extension to stone cutting workshop

Response: No Objection

Planning application number: 19/0377
Site address: 21 STRICKLANDGATE PENRITH CA11 7QA
Description: Trees 1 and 2 Lleylandii x 2 to fell; Tree 3 Spruce/Pine x 1 to fell; Not replacing due to space; Penrith Conservation Area.

Response: No objection but a bat survey should be undertaken to ensure they are not roosting in the tree and any work must be carried out at the end of the bird breeding season.

Planning application number: 19/0251
Site address: ACHNAMARA ARTHUR STREET PENRITH CA11 7TX
Description: Part retrospective application for a single storey extension, a porch and cladding to the front and rear of the property.

Response: No Objection. Seems to be in keeping with property and surrounding properties.

Planning application number: 19/0281
Site address: ESSO GARAGE SCOTLAND ROAD PENRITH CA11 7NR
Description: Refurbishment of car wash facilities.

Response: No Objection.

Planning application number: 19/0397
Site address: BLENCATHRA HOUSE GRAHAM STREET PENRITH CA11 9LE
Description: Tree pruning work.

Response: No Objection (this is a reapplication to 19/0321 which was to fell) – pruning is on the advice of the tree officer

Planning Application Number: 19/0352
Site Address: 1 FELL CROFT PENRITH CA11 8AH
Description: Single storey rear extension.

Response: No Objection

Planning application number: 19/0407
Site address: 5 ANGEL SQUARE PENRITH CA11 7BT
Description: Advertisement consent for 1 fascia sign with LED illuminated lettering, 1 non-illuminated projecting sign, digital media screen in shopfront and 1 swing sign to be placed on pavement.

Response: No Objection

Planning application number: 19/0390
Site address: 9 CARLETON ROAD PENRITH CA11 8JN
Description: Replacement of existing kitchen extension with 2 storey rear and side extension.

Response: No Objection, other houses on Carleton Road have very similar extensions

Planning application number: 19/0411
Site address: 24 EDEN MOUNT PENRITH CA11 8HF
Description: Two storey side extension and single storey front extensions.

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: 19/0426
Site address: LAND OFF CARLETON ROAD PENRITH
Description: Residential development of 149 dwellings.

Planning application number: 19/0410
Site address: 9 QUEEN STREET PENRITH CA11 7XF
Description: Listed building consent for part retrospective internal and external alterations.

Planning application number: 19/0448
Site address: ULLSWATER HOUSE DUKE STREET PENRITH CUMBRIA CA11 7LY
Description: Extension of entrance area to accommodate disabled access.

Planning application number: 18/1008
Site address: FORMER CARE HOME BEACON EDGE PENRITH CA11 8BN
Description: Erection of 4 detached dwellings and a building containing 2 three storey dwellings and 2 apartments with associated access and car parking.

Planning application number: 19/0446
Site address: 51 KING STREET PENRITH CA11 7AY
Description: Listed Building consent for replacement signage, associated lighting and change to building colour.

9. Neighbourhood Plan Update

To receive a verbal update on the work being undertaken for the Neighbourhood Plan.

10. Next Meeting

To note that the next Planning Committee Meeting will be held 2 September 2019, 2.15pm – 3.15pm, 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 G Bowen

Vice-Chairman

Councillor D Knaggs

Councillor C Shepherd

Councillor H Snell

Councillor J Fallows – Standing Deputy

For information to all other Councillors

Councillor R Burgin

Councillor M Clark

Councillor J Davies

Councillor P Donald

Councillor N Hawkins

Councillor R Kenyon

Councillor D Lawson

Councillor C Whitby



Penrith Town Council

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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 3 June 2019, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Bowen
Cllr Knaggs
Cllr Snell

Cllr Fallows – Standing Deputy

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

Monday 3 June 2019

2.2000PM – 3.35 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/19/01 Apologies for Absence

Apologies for absence were received from Councillor Shepherd.

PL/19/02 Appointment of Vice Chairman

Moved, seconded and **RESOLVED THAT** Councillor Bowen be appointed Vice-Chairman of the Planning Committee for the 2019 municipal year.

PL/19/03 Election of Chairman of Neighbourhood Development Plan Group

Moved, seconded and **RESOLVED THAT** Councillor Knaggs be elected as Chairman of the Neighbourhood Development Plan Group for the 2019 municipal year.

PL/19/04 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.

Councillor Bowen declared that he was slightly acquainted with the applicant of application no 19/0295 but that it would have no bearing on his decision making.

Councillor Jackson declared that he had been lobbied in respect of application no 19/0152 and that a relative of the applicant was known to him. He declared that he would take part in the discussion but refrain from voting thereon.

PL/19/05 Public Participation

Members were advised that the applicant for 19/0152 had requested to attend and would be making a presentation and answering any questions that Members had.

PL/19/06 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/19/07 Planning Applications

a) Delegated Responses

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

Planning Application Number: 19/0275
Site Address: 13 FOSTER STREET PENRITH CA11 7PD
Description: LISTED BUILDING CONSENT FOR THE REMOVAL OF WET DASH ON FRONT ELEVATION

Response: No Objection

Planning application number: 19/0267
Site address: 14 HUTTON HILL PENRITH CA11 8DU
Description: Proposed extensions and new access for off street parking driveway.

Response: No Objection

Planning application number: 19/0293
Site address: LAND AT BRIDGE LANE / TYNEFIELD DRIVE PENRITH CA11 8JA
Description: Removal of the stem of T6; Replacement tree for G4 - Quercus 10-12cm; Replacement tree for G1 - Quercus Robur 6-8cm; Replacement tree for T6 Quercus Palustris 10-12cm; All replacement trees are either large air pots or containers and each will be staked and after care will be given for the first year. Tree Preservation Order No 77, 1996, Bridge Lane / Tynefield Drive, Penrith; Reason: Replacement trees as required by TPO regulations.

Response: No objection if the proposal meets the approval of the Arboreculturist, TPOd trees are being replaced as required by regulation.

Planning application number: 19/0301
Site address: 42 MAYBURGH AVENUE PENRITH CA11 8PA
Description: Demolition of detached garage and erection of two storey gable extension.

Response: No Objection

Planning application number: 19/0304
Site address: BRACKENTHWAITE MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ
Description: Two storey extension to West elevation.

Response: No Objection

Planning Application Number: 19/0300
Site Address: 1 & 2 BEACON GARDENS PENRITH CA11 8BE
Description: Variation of condition 2 (plans compliance) to include house type modifications to units 1 and 2 attached to approval 06/0434.

Response: No Objection

Planning application number: 19/0297
Site address: ARMSTRONG and FLEMING LTD GARAGE ROPER STREET PENRITH CA11 8HT
Description: Variation of condition 2 (plans compliance) to include various amendments attached to approval 17/0771.

Response: No Objection

Planning Application Number: 19/0232
Site Address: WHSmith 4 ANGEL SQUARE PENRITH CA11 7BT
Description: Remove existing entrance doors, and replace with automatic bi-fold doors.

Response: No Objection

Planning application number: 19/0321
Site address: BLENCATHRA HOUSE GRAHAM STREET PENRITH CA11 9LE
Description: Fell Beech tree due to longer safety concerns due to position in the garden, amount of growth remaining and proximity to adjacent wall; Penrith New Streets Conservation Area.

Response: If agreed by the Tree Officer would like to see it replaced by appropriate planting with all works being carried out after the bird breeding season

Planning application number: 19/0296
Site address: 20 ARTHUR STREET PENRITH CA11 7TU
Description: Replacement windows to rear elevation of Grade II listed building

Response: No Objection

Planning application number: 19/0295
Site address: 19 ARTHUR STREET PENRITH CA11 7TU
Description: Replacement of rear elevation windows of Grade II listed building

Response: No Objection

Planning Application Number: 19/0335
Site Address: 4 CEDAR CLOSE PENRITH CA11 8TJ
Description: Extensions to front entrance porch and to rear/side for new sun room.

Response: No Objection

Planning application number: 19/0329
Site address: CUMBRIA STONE MONTAL PLACE GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9FE
Description: Proposed extension to stone cutting workshop

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:	19/0152
Site address:	LAND SOUTHWEST OF MILE LANE REDHILLS PENRITH CA11 0DT
Description:	Outline planning permission for use classes B1 (business), B2 (general industrial), and B8 (storage and distribution) with all matters reserved.

Members received a presentation from the applicant who advised that the application was outline on a site with extant planning permission for a caravan site. It was proposed that the site would be for B1 (business), B2 (general industry) and B8 (storage and distribution). Access, layout and design would be considered at reserved matters stage.

Councillor Davies reported that as the ward member for Castletown, he was expressing the concern of residents about traffic flow along Mile Lane to the A66 and their fear that it would open up further development.

Members were reminded that they could only consider the principle of the application in front of them against planning policies and material planning considerations.

RESOLVED THAT a response of no objection be returned to EDC with a comment that there were highways concerns, particularly for Mile Lane and its junction with the A66, although it was recognised that the Highways Authority were the statutory consultee on highways matters. PTC would ask that if outline approval is given that all reserved matters come back to committee and that they be consulted as part of that process as the application is right on the border of the parish boundary.

Planning application number:	19/0290
Site address:	THE PLAY STATION HUNTLEY AVENUE PENRITH CA11 8NU
Description:	Change of use class from D1 (non-residential institutions) use to C2 (residential institution) use.

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

Planning application number: 19/0295
Site address: 19 ARTHUR STREET PENRITH CA11 7TU
Description: Listed building consent for replacement rear elevation windows.

RESOLVED THAT:

- a) a response of no objection be returned to EDC; and
- b) delegated authority be given to the Deputy Town Clerk to respond to the full application with a response of no objection.

Planning application number: 19/0326
Site address: GEORGE HOTEL DEVONSHIRE STREET PENRITH CA11 7SU
Description: Listed Building Consent for conversion of storage space into 3 no. hotel rooms, and garage into storage space.

RESOLVED THAT a response of no objection be returned to EDC for both this and application 19/0325, the full application.

Planning application number: 19/0342
Site address: OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description: Development of a Class B2 industrial building.

Members expressed concern that planning permission for a trailer washing facility had been given in 2017 and that the building so approved had been repurposed. In terms of this planning application, it was difficult to object in planning policy terms.

RESOLVED THAT:

- a) a response of no objection be returned to EDC;
- b) the concerns of Members that the applicant seems to regularly change the purpose of developments once applications had been approved be highlighted; and
- c) EDC be requested to ask Omega to have a more strategic approach to development going forward.

Planning application number: 19/0341
Site address: 28 LOWTHER STREET PENRITH CA11 7UW
Description: T1 Remove multi-stemmed Beech 2m from gable; T2 Remove 2 Beech trees from rear garden; T3 Norway Maple - Remove lowest whorl of branches and 3-4 smaller branches overhanging neighbouring property; Penrith New Streets Conservation Area.

RESOLVED THAT a response of no objection be returned to EDC with a request that any works are carried out after the bird breeding season.

PL/19/08 Terms of Reference

Members considered the Terms of Reference and **RESOLVED THAT** the following amendments be made to those for the Neighbourhood Plan Group:

- a) 3.1 be increased to 14 to reflect that new groups within the town (the Penrith Industrial Bid) were now invited to attend;
- b) the words Data Protection Act be removed from 3.7 and replaced with General Data Protection Regulations;
- c) amend 3.9 to read 'The project is intended to run until a plan has been presented for Referendum.
- d) the word communications be removed from 3.11; and
- e) a new 3.12 be created to read 'The Chairman, Vice Chairman and Deputy Town Clerk have designated authority for press releases and social media posts as set out in the delegation of authority notice dated 4 September 2018'.

PL/19/09 Work Plan

RESOLVED THAT the revised work plan be noted.

PL/19/10 Inglewood Road Traffic Issues

The Deputy Town Clerk advised those present on a number of traffic issues reported by residents and businesses on Inglewood Road. Not only is the road regularly used as a short cut but the incidence of speeding traffic has increased resulting in a number of near misses both with pedestrians and horses. Members were advised that this issue had arisen during purdah and been passed to the County Ward Councillor but that lobbying by the Town Council may add weight to requests for a traffic survey and speed reduction measures.

A concern was also raised regarding the junction of Inglewood Road and Salkeld Road near the A6. There are issues of safety due to people pulling off the A6 to the right too fast and cars coming out of Salkeld Road and crossing over to get to the A6 by the grass triangle.

RESOLVED THAT a letter be drafted for the Chairman to send to the County Council as Highways Authority asking that urgent attention be given to the concern of residents on Inglewood Road and that investigations and measures be considered to improve speed and safety at these areas.

PL/19/11 Time of Meetings

Members considered the time of meetings for Planning Committee. **RESOLVED THAT** meetings commence at 2.15pm.

PL/19/12 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 8 July at 2.15pm in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith

.....
Chairman

For the attention of the Planning Committee

Councillor S Jackson	Chairman
Councillor G Bowen	Vice-Chairman
Councillor D Knaggs	
Councillor C Shepherd	
Councillor H Snell	

Councillor J Fallows – Standing Deputy

For information to all other Councillors

Councillor R Burgin
Councillor M Clark
Councillor J Davies
Councillor P Donald
Councillor N Hawkins
Councillor D Lawson
Councillor C Whitby