



Penrith Town Council

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

Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 8 July 2019, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Bowen – Vice Chairman
Cllr Knaggs
Cllr Shepherd
Cllr Snell

Cllr Fallows – Standing Deputy

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

8 July 2019

2.15PM – 3.30 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/19/13 Apologies for Absence

There were no apologies for absence for this meeting.

PL/19/14 Minutes of Previous Meeting

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

PL/19/15 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 Shepherd declared a registrable interest in agenda items 6 and 8b (Application No 19/0426) as a member of the Ramblers. He declared that his membership would not influence his decision.

PL/19/16 Public Participation

Members were advised that no members of the public had requested to speak at this meeting.

PL/19/17 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/19/18 A66 Northern Trans Pennine Project Public Consultation

Members were advised that Highways England had been invited to attend the meeting but declined as they were unable to attend all the parish council meetings they had been invited to and needed to treat everyone equitably.

Members considered the documentation and it was **RESOLVED THAT** Option A, the Underpass, would be supported and that the following response be made:

PTC considered the consultation document at its Planning Committee meeting on 8 July. The only section within the parish boundary for Penrith is the section relating to the M6 junction to Kemplay Bank roundabout. The Town Council would like to add the following comments to support its response:

1. out of the two options presented it was agreed that the Town Council would support Option A (underpass). Members felt that this option would be less visually intrusive in an area which is close to the boundary of the Lake District National Park (a UNESCO World Heritage Site) and the North Pennines AONB. It would also have less of a visual impact on the town itself.
2. the underpass will have less of an impact on pollution (both noise and fumes) and therefore on air quality than an overpass. Given the topography of the town which sits in a dip, there was concern that the overpass would have a big impact on both noise and air quality for the town and those living closest to it.
3. It is important that a separate graded full bridleway is provided to the east of Kemplay Bank to allow safe access for horse riders, cyclists and pedestrians who currently use the existing underpass near Frenchfield. Such a bridleway needs to be properly signposted.
4. The A66 at Kemplay Bank is a major entrance to the Lakes for people from the North East and Teesside. Careful consideration must be given to the traffic arriving at the junction during the works period to ensure that signage is clear and that Penrith is not bypassed by these visitors, but that through traffic still flows freely and doesn't cause yet more congestion at J40. On Fridays particularly J40 is particularly congested meaning that traffic backs up all around the town.
5. During the consultations for the Neighbourhood Plan, the public have constantly told us how much they appreciate and wish to retain green space and leisure facilities (both formal and informal) in the town. Option B (overpass) would reduce some of this green space and leisure facility space which would conflict with the wishes of residents.

RESOLVED THAT an item be included on a future agenda regarding wider infrastructure issues.

PL/19/19 Omega Proteins - Update

Members noted a letter received from the Environment Agency with regard to Omega Proteins Ltd. Members reported that there seemed to have been an increase in the number of complaints regarding odour emissions from the plant.

RESOLVED THAT a letter be sent to the Environment Agency requesting that they insist on the installation of a generator for backup power supply for critical activities such as odour control, rather than just consider one as stated in the letter.

Members were also advised that following the previous meeting of this Committee, concern was expressed to Eden District Council about the most recent planning application as the planning permission had already been given in 2017. Omega were now stating that the building given permission then for a washing facility was being used for something else.

Eden District Council made enquiries of Omega Ltd who report they would be carrying out some improvements to enable species specific processing lines to run at the Penrith plant with dedicated lines for lamb, pork, beef etc meaning that some new machinery needs to be accommodated on site. They state that the building approved under Planning Ref 17/0310 has been reappraised and is likely to accommodate some of that new machinery, instead of a trailer wash as originally intended.

PL/19/18 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:	19/0377
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.

RESOLVED THAT information regarding the legislation on Lleylandii be explored.

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

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

RESOLVED THAT the Town Council sends a response objecting to the application on the following grounds:

1. the development does not accord to Policy DEV5 in the Local Plan in that the design of the development does not reflect local distinctiveness with the same houses being developed in any Storey Homes development.

This is exacerbated with an additional 35% of houses being proposed for the same space thereby increasing the density of the development; (Policy 6 in the emerging Neighbourhood Development Plan)

2. the split for affordable rent and intermediate housing should remain at 50:50 as agreed in principle rather than the 43:56 proposed in the supporting planning statement;
3. the development does not include a suitable mix of houses and bungalows. The Housing Needs Survey for Penrith carried out in 2018 confirmed that the largest requirement was for two and three bedroomed houses and bungalows ie homes for young peoples, the elderly, singles, the disabled and small families. (Policy 7 in Penrith Town Council's emerging Neighbourhood Development Plan relates to housing type and mix and states 'New housing development should provide a range of types and sizes of dwellings that meet identified local needs in accordance with ELP 2014-2032 Policy HS4.

In Penrith, as confirmed by the 2018 Housing Need Survey, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, empty nesters and the ageing population. Based on the 2018 Housing Need Survey and in consultation with the local community, developers should include bungalows and the mix of homes on individual sites'.

4. that there are issues regarding highways safety as the junction is unsuitable for the number of cars that will be generated by both the original application and the number of additional houses proposed by this application as this is a relatively fast and busy main road and tourist route. The speed limit should be reduced to 30 mph on the A686 through Carleton.
5. as stated in our original objection, the play equipment suggested, although welcome, is not varied enough consisting of various forms of balance beams and pushed to the outside. Penrith Town Council would wish to see a centralised secure play area with varied equipment to promote social inclusion and healthy lifestyles.

(Policy 4 in Penrith Town Council's emerging Neighbourhood Plan is about accessibility and social inclusion and states that 'to improve social inclusion, where appropriate, proposals should provide high quality, well located, accessible, functional, centralised public open space, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles. The proposal to locate play areas to the edge of the development does not accord to the views reflected by the public during our consultations nor the view of Penrith Town Council).

6. the style of windows suggested means that they are too small to allow maximum natural light in and thereby reduce energy usage for residents.

The developers should take into account Policy 1 (Sustainable Development in Penrith) of Penrith Town Council's emerging Neighbourhood Development Plan which has been developed from consultations with the public;

'Development proposals should be designed to incorporate sustainable development principles and measures. These measures should build in resilience and achieve development that is adaptable to meet the challenges of future climate and socio-economic change. Development proposals should demonstrate, where practicable, that they meet all of the following criteria:

- a. The inclusion of design features and measures that encourage active and healthy lifestyles, for example, good links to the walking, cycling and public transport network, access to private or shared garden space and public recreation space and incorporation of cycle storage;
- b. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption, including the incorporation of sustainable urban drainage systems, rainwater harvesting and water efficient fittings;
- c. Design that includes measures to minimise energy use and consumption, seeks to include the highest available standards of energy efficiency measures for buildings, and provides, where appropriate, on-site production of energy using renewable sources, such as photo voltaics, ground/air source heat pumps and small wind turbines;
- d. Inclusion of measures to reduce resource consumption and measures that re-use and recycle resources, including:
 - i. Using sustainable building materials that are capable of recycling following demolition (e.g. masonry, concrete, glass, timber, roofing materials, pipework and insulation)
 - ii. Utilising recycled building materials, wherever possible (e.g. masonry, roofing materials, aggregate).
- e. Maximise opportunities for active means of transport, (walking, cycling and public transport) and to promote use of low carbon vehicles by providing charging points;
- f. Use of sustainable, renewable, healthy products (e.g. by avoiding toxic or carcinogenic materials) that embody low energy output, and are, wherever possible, sourced locally;
- g. Protection of greenspaces, creation of new greenspaces and, where applicable, net gains in biodiversity;
- h. Protection and enhancement of the local identity, character and distinctiveness of the Town.

The developers should also take into account Policy 2 (Environmentally Sustainable Design) of Penrith Town Council's emerging Neighbourhood Development Plan which has been developed from consultations with the public;

Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should be informed by, and respect, the Town's wider character and the local site context. High quality, contemporary design will be encouraged where it reflects these criteria. Planning applications will be assessed against the following:

- a. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality and environmentally sustainable design;
- b. For planning applications classed as major development, the Design and Access Statement should include an Energy Statement setting out how the proposal meets zero or low carbon targets and includes climate change resilience measures. As a minimum, Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) should be achieved;
- c. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. For example, measures to be considered include things such as:
 - i. Adopting water recycling methods at source;
 - ii. Using sustainable building materials;
 - iii. Recycling of grey and rainwater;
 - iv. Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
 - v. Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.

Penrith Town Council also wishes to register its concern that the infrastructure in the Town is not capable of supporting additional development of this scale. During the Neighbourhood Plan process, evidence was gathered in 2018 from the educational establishments, Doctors and Dentists who advised that they had either no capacity or very little capacity to take additional people. It is understood that a primary school was proposed adjacent to Carleton Heights but it is unclear when this development will take place. This does not, however, help the situation with regard to secondary education as one school is selective and only takes pupils who achieve the pass score regardless of where they live.

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

RESOLVED THAT a response of NO OBJECTION be returned to Eden District Council.

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

RESOLVED THAT a response of NO OBJECTION be returned to Eden District Council.

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.

Following confirmation from EDC that the revised application was for 7 dwellings, it was **RESOLVED THAT** a response of NO OBJECTION be returned to Eden District Council. The revised application is more sympathetic to the location. PTC requests that the old building materials from the demolished building (stone, slate etc) be reused in the new building as much as possible and that should the old slates be unusable the developer should use Burlington or Westmorland slate for the roofing.

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.

RESOLVED THAT a response of NO OBJECTION be returned to Eden District Council.

PL/19/19 Neighbourhood Plan Update

Councillor Knaggs reported that a meeting of the Neighbourhood Plan Group was held on 29 May to consider responses to the formal Regulation 14 Neighbourhood Plan Consultation carried out 4 February to 1 April. He advised that all the responses from the public were documented and the Town Council's responses to the comments considered and approved before being published on the website and a press release sent thanking the public for their views and letting them know where the responses could be found. It was reported that it was pleasing to see that the responses to EDCs consultation on the Masterplan mirrored those given as part of the initial consultation in the Neighbourhood Planning process and in the most recent consultation undertaken.

Members were advised that where comments related to other authorities, letters had been sent detailing the comments and asking for their response.

The Planning Consultant and Deputy Town Clerk would work on amendments which would be circulated to the group before the final draft is presented to Council in September.

PL/19/20 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 2 September 2019 in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith

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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