



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

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Minutes of the video conference live event

PLANNING COMMITTEE

Held virtually via Zoom video conference on

Monday 3 August 2020, at 2.00 p.m.

COMMITTEE MEMBERSHIP

Cllr. Jackson	North Ward	Cllr. Shepherd	East Ward
Cllr. Kenyon	North Ward	Cllr. Snell	West Ward
Cllr. Knaggs	West Ward		

Mrs V. Tunnadine, Town Clerk

The Town Council resolved from 20 May 2019, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

MINUTES FOR THE MEETING OF

PLANNING

Monday 3 August 2020

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") come into force on 4 April 2020.

Section 78 of the 2020 Regulations enable local councils to hold remote meetings (including by video and telephone conferencing) for a specified period until May next year. The Regulations apply to local council meetings, committees, and sub-committees.

PART I

PL20/18 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PL20/19 APPOINTMENT OF VICE CHAIR

Nominated by Councillor Jackson

Seconded by Councillor Knaggs

And **RESOLVED THAT** Councillor C Shepherd be appointed as Vice Chair of the Planning Committee for the remainder of the municipal year.

PL20/20 MINUTES

RESOLVED THAT the Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 6 July 2020

PL20/21 Declaration of Interests and Requests for 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 at this meeting.

PL20/22 PUBLIC PARTICIPATION

Members noted that there were no questions or representations that had been received from members of the public prior to the meeting.

PL20/23 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Members considered whether any items on the agenda should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, and agreed that item 13 should be considered without the press or public present.

PL20/24 CHANGES TO THE PLANNING SYSTEM

Members were advised that the Government had introduced several time limited reforms of the planning system which would enable certain forms of development to take place without the need for a planning application ('permitted development').

These include permitting blocks of flats to be extended upwards by two storeys to create new homes. They also introduce a new permitted development right that would allow in principle, a temporary market to be held by or on behalf of a local authority (including town and parish councils) in England from 1st July 2020 to 31st December 2020. Permission in principle would be given for land already designated for development to allow automatic agreement for homes, hospitals, schools, shops and offices. AONBs and green belt land will be protected.

The Local Government Association are adamant that taking planning powers away from communities and councils will deprive them of the ability to define the area that they know best. They are advocating a local planning system with public participation at its heart which enables councils to deliver resilient, prosperous places that meet the needs of their communities. People want their area to have high quality affordable homes built in the right places, supported by the right infrastructure, providing enough schools, promoting greener and more active travel and tackling climate change. Many of the components of our evolving Neighbourhood Plan.

RESOLVED THAT PTC should support the LGAs joint open statement for a local planning system with public participation at its heart which enables councils to deliver resilient, prosperous places that meet the needs of their communities.

PL20/25 PLANNING PROTOCOLS

Members considered revisions to the Planning protocols.

RESOLVED THAT:

1. the revised planning protocols be approved; and
2. the Protocols be reviewed in 2023.

PL20/26 BUDGETARY CONTROL STATEMENT

Members considered the budgetary control statement for the three months ending 30 June 2020.

RESOLVED THAT the budgetary control statement be noted.

PL20/27 NEIGHBOURHOOD DEVELOPMENT PLAN

Members were advised that EDC were currently considering how to carry out the Regulation 16 Neighbourhood Plan Consultation and that it was hoped to have a report back to this meeting in September.

PL20/28 PLANNING APPLICATIONS REPORT

A) DELEGATED RESPONSES

Members noted the planning responses submitted by the Deputy Town Clerk under delegated authority on behalf of the committee between the scheduled meetings of the Committee:

Planning application number:	20/0197
Site address:	WILDERSWOOD BEACON EDGE PENRITH CA11 9LA
Description:	Erection of dwelling with integral garage.

Response: PTC wishes to OBJECT to the application which is felt to be backland development. There will be some overshadowing and loss of outlook for Wilderswood and the adjoining bungalow. The shared access will cause a loss of privacy and some disturbance to the existing house which is generally unsatisfactory and the drive, if separated, should be of a width along its length to allow for the easy access of emergency vehicles. The character of this area of Penrith is for linear development along the length of Beacon Edge and round onto Salkeld Road. This development changes the character of the area to its detriment.

Planning application number:	20/0391
Site address:	14 DEVONSHIRE STREET PENRITH CA11 7SR
Description:	Change of use of upper floors to create two residential apartments.

Response: No objection recognising there is no parking being offered with the conversion

Planning application number:	20/0413
Site address:	THE ARCHES 1 VICTORIA ROAD PENRITH CA11 8HR
Description:	Part retrospective change of use from A1(Shop) to D2(Gym).

Response: No Objection

Planning application number:	20/0418
Site address:	15 WHITE OX WAY PENRITH CA11 8QP
Description:	Two storey extension.

Response: No Objection

Planning application number:	20/0402
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Proposed new build private training pool D2 Assembly and Leisure, B1 Business office, B2 General Industrial and B8 Storage or distribution premises.

Response: No objection in principal but would wish to see the following conditions:

1. Due to its proximity to the nature reserve, there should be landscaping using native trees/bushes to provide screening, maintain carbon retention and mitigate the effects on the environment
2. As the report into the GCNs was inconclusive, the mitigating measures outlined on page 16 of the report should be actioned.

PTC has the following concern that they would also wish to be taken into account. There have been or are about to be a number of developments in this area. A 300mm surface water drain is mentioned but this may be too small given the cumulative effect on drainage and potential flooding.

If this development encroaches on to land identified for a Local Development Order for Food and Farming the impact of this onto the identified land should be taken into account.

Planning Application Number:	20/0425
Site Address:	3 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ
Description:	Replacement of timber windows to bay on front elevation.

Response: No objection but request that it be conditioned that the existing coloured leaded glass windows remain the same to protect the appearance of the building.

Although in the conservation area, the building isn't listed. It is proposed that the uPVC windows will look the same as the wooden ones whilst also retaining the existing coloured leaded glass at the top of the windows. This improves the thermal efficiency of the house and reduces noise.

Planning application number:	20/0426
Site address:	8 CANNY CROFT PENRITH CA11 9HA
Description:	Erection of single-storey rear extension, terrace and basement room.

Response: No objection in principal but would wish the planning officers to take into account possible loss of privacy for the house to the rear although separation distances seem to be more than is required.

B) PLANNING APPLICATIONS FOR MEMBERS CONSIDERATION

Member and is sited within an area s considered the following applications which had been received and which required a committee decision. 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:	20/0404
Site address:	LAND AT GLOUCESTER YARD PENRITH
Description:	Proposed residential dwelling.

RESOLVED THAT a response be returned to EDC OBJECTING to the application on the following grounds:

1. The application site is just within the Penrith Conservation Area and, although there are no listed buildings close by it is an area of older residential buildings that enhance the character of the area.

2. The contemporary design is incongruous and not felt to enhance the area, it is out of scale with the surrounding buildings and is too industrial in design.
3. Inadequate parking is provided with the development. For a 3 bed development, Cumbria County Council would expect 2 parking spaces. This area already has pressure for parking.
4. Should planning permission be approved there should be archaeological research and excavation and recording prior to any development taking place.

Planning application number:	20/0403
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building.

RESOLVED THAT a response of NO OBJECTION on material planning considerations be returned to EDC along with a request that the Environment Agency / Environmental Health be requested to provide conditions relating to gaseous emissions from the trailer wash.

Planning application number:	20/0456
Site address:	3 GREYSTOKE PARK ROAD PENRITH CA11 9BT
Description:	Change of use of part of dwelling (garage and utility C3) to form hair and beauty salon (sui generis). Replacement of garage door with door and window.

RESOLVED THAT a response of NO OBJECTION be returned to EDC with a request that a condition be applied limiting the hours of operation from 8am to last appointment at 8pm and that customer parking be limited to the driveway to preserve residential amenity.

Planning application number:	20/0472
Site address:	6 BEACON SQUARE PENRITH CA11 8AJ
Description:	Proposed alterations and extension (resubmission of 19/0664).

RESOLVED THAT a response of NO OBJECTION be returned to EDC.

Planning application number:	20/0480
Site address:	LAND OFF CROMWELL ROAD PENRITH CA11 7JW
Description:	Use of ancillary car park as a car park by members of the public.

RESOLVED THAT a response of NO OBJECTION be returned to EDC.

PTC20/29 NEXT MEETING

Members noted that the next meeting was scheduled for 7 September 2020 at 2.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR or that the meeting may be convened on this date via video conferencing.

PART II PRIVATE SECTION

Members noted that there was one item to be heard in private

PTC20/30 POTENTIAL PLANNING BREACHES

Members received an update from the Deputy Town Clerk.

RESOLVED THAT the information be noted.

CHAIR:

DATE:

**FOR THE INFORMATION OF ALL MEMBERS OF
THE PLANNING COMMITTEE
AND FOR INFORMATION FOR ALL REMAINING MEMBERS OF THE TOWN COUNCIL**