



Penrith Town Council

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

PLANNING COMMITTEE

Held virtually via Zoom video conference on
7 September 2020, at 2.00 p.m.

PRESENT

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

Town Clerk
Deputy Town Clerk

MINUTES FOR THE MEETING OF PLANNING

7 SEPTEMBER 2020

PART I

PL20/31 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PL20/32 MINUTES

Members authorised the Chair to sign, as a correct record, the minutes of the meeting of the Council held on Monday 3 August 2020.

PTL20/33 DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Members noted that no declarations of interests or requests for dispensations by Members in respect of items on the agenda were received either prior to or at the meeting.

PL20/34 PUBLIC PARTICIPATION

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

PL20/35 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

It was confirmed that there were no items to be considered without the press or public present.

PL20/36 PARKING AND MOVEMENT STUDY

Having already attended a presentation on the Parking and Movement Study, Members received a brief refresher advising them that the study provided robust independent and specialist information and evidence to enable interventions to be taken forward. Members were reminded that they were being asked to make a recommendation on the strategy to full Council. All the detailed work relating to the interventions, if the strategy was approved, would be taken forward by an implementation group who would undertake additional consultation on the individual elements.

RESOLVED THAT Council be recommended to :

1. Endorse the strategy and principle of the proposed interventions which make up the packages of improvements (as summarised in the Penrith Parking and Movement Study Non-Technical Summary – Appendix B) and note the delivery leads (and delivery partners) for each proposed intervention;
2. Agree to work together to explore the opportunities for funding to deliver agreed interventions which make up the packages of improvements through internal and external funding sources, and to agree how these should be prioritised; and
3. Agree to the establishment of an Implementation Group to ensure the co-ordinated delivery of any agreed interventions which make up the packages of improvements and the further consultation required for each intervention.

PL20/37 PLANNING FOR THE FUTURE

RESOLVED that this item be considered at the end of the agenda to allow for greater discussion.

PL20/38 BUDGET REVIEW

Members considered a revision to the budget for Planning.

RESOLVED THAT the budget be revised down to £10,000.

PL20/39 NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

Councillor Knaggs, as Chair of the Neighbourhood Development Plan Group updated Members on the progress.

All the documents required for the Regulation 16 Consultation have been accepted by EDC who hope to commence the consultation in the middle of September. The documents will be uploaded to the EDC and PTC websites with a link from the PTC website to the EDC consultation. Consultation will be carried out electronically on Citizen Space although PTC will be holding hard copies of the document to allow those without IT access to make an appointment to come to the offices on set days between set times to read the full NDP. Once read copies will be quarantined for the required amount of time. The consultation will be for the required 6 week period.

PL20/40 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:	20/0445
Site address:	10 WETHERIGGS LANE PENRITH CA11 8PD
Description:	Dual pitch roof to dormer and associated works.

Response: No Objection

Planning application number:	20/0439
Site address:	26 GREAT DOCKRAY PENRITH CA11 7DE
Description:	Listed Building Consent to demolish rear lean-to wall and roof, associated works and installation of extractor fan.

Response: No Objection

Planning application number:	20/0390
Site address:	GILLWILLY INDUSTRIAL ESTATE PENRITH
Description:	Advertisement consent for 2no industrial advertisements.

Response: No Objection

Planning application number:	20/0467
Site address:	PENRITH INDUSTRIAL ESTATE PENRITH
Description:	Advertisement consent for 2no industrial advertisements.

Response: No Objection

Planning Application Number:	20/0440
Site Address:	CARLETON PARK CARLETON PENRITH
Description:	Non material amendment to widen footpath attached to approval 19/0554.

Response: No Objection

Planning application number:	20/0483
Site address:	1 PARK CLOSE PENRITH CA11 8ND
Description:	Non Material Amendment to change roof materials attached to approval 19/0660

Response: No Objection

Planning application number:	20/0468
Site address:	LAND AT CARLETON HILL ROAD PENRITH
Description:	Non material amendment to substitute 23No. plots, reposition 5No. plots and reposition garages on 2No. plots attached to approval 16/0811.

Response: No Objection

Planning application number:	20/0471
Site address:	2 FOREST HOUSE WORDSWORTH STREET PENRITH CA11 7QX
Description:	Holly, Cherry and Yew trees to fell; various works to Ornamental Plum, Hawthorn and Yew trees.

Response: No objection but works to be carried out after bird nesting season, Holly and Cherry Trees to be replaced by native species to help maintain carbon retention and mitigate the effects on the environment.

Planning application number:	20/0485
Site address:	10 MILL STREET PENRITH CA11 9AG
Description:	Change of Use of C3 Dwelling to Childrens Home (C2 Residential Institution)

Response: No objection

Planning application number:	20/0442
Site address:	42 MAYBURGH AVENUE PENRITH CA11 8PA
Description:	Variation of Condition 2 (Plans Compliance) to erect porch to front elevation attached to approval 19/0301.

Response: No objection

Planning Application Number:	20/0492
Site Address:	FERN BANK GRAHAM STREET PENRITH CA11 9LB
Description:	Listed Building Consent for two storey extension, replacement of windows and internal alterations, part retrospective.

Planning application number:	20/0493
Site address:	FERN BANK GRAHAM STREET PENRITH CA11 9LB
Description:	Two storey extension, detached garage with driveway and replacement of windows, part retrospective.

Response for above two applications: No Objection

Planning permission has already been given under applications 17/1010 and 17/1011. This application relates to variations relating to replacement windows for the house to match those in the extension and for a new driveway and garage. Previous garage was in the location of the proposed driveway and was knocked down to allow access for building work. Proposal utilises the space to provide a driveway, move a garage on site and provide off road parking.

Planning application number:	20/0496
Site address:	SUNNYSIDE UNION LANE PENRITH CA11 9DJ
Description:	Single storey extension to form wet room and lobby.

Response: No Objection

Planning application number:	20/0537
Site address:	27 LOWTHER STREET PENRITH CA11 7UW
Description:	Removal of Leylandi hedge.

Response: No Objection however would prefer to see some replacement planting of small native trees/bushes to help maintain carbon retention and mitigate the effects on the environment.

Planning application number:	20/0481
Site address:	1 SALKELD ROAD PENRITH CA11 8QL
Description:	Two storey side extension to provide annex.

Response: No objection in principle but would wish to see the retention of only one door on the front not the two as shown on the plans

Planning application number:	20/0514
Site address:	LAND OFF CARLETON ROAD PENRITH
Description:	Variation of condition 2 (Plans Compliance) to amend the roof materials, attached to approval 19/0426.

Response: No Objection fits in with other houses already in the area

Planning application number:	20/0502
Site address:	WOODSTONE PIZZA PRINCES STREET PENRITH CA11 7BQ
Description:	New fixed canopy to provide covered external dining space.

Response: No Objection, more in keeping than the retractable canopy already agreed

Planning application number:	20/0513
Site address:	LAND OFF CARLETON ROAD PENRITH
Description:	Non material amendment to replace 1.8m timber fence with 1.8m hedge by plots 13 and 67-77, attached to approval 19/0426.

Response: No Objection but would wish them to stick to shrubs mentioned in application and it to be conditioned that no Leylandi are to be used on the site

Planning application number:	20/0251
Site address:	FORMER CARE HOME BEACON EDGE PENRITH CA11 8BN
Description:	Erection of a single detached dwelling (Revised Scheme)

Response: No objection

B) PLANNING APPLICATIONS FOR MEMBERS CONSIDERATION

Members 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 <https://eforms.eden.gov.uk/fastweb/search.asp> by inserting the appropriate planning reference number.

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

RESOLVED THAT a response of No Objection be returned to Eden District Council

Planning application number:	20/0501
Site address:	LAND OFF CARLETON ROAD PENRITH
Description:	Variation of condition 2 (plans compliance) for amendments to landscaping, plots positions and road layout, attached to approval 19/0426.

RESOLVED THAT a response of No Objection be returned to Eden District Council with the comment that as this application suggests some hedging will be removed, PTC would wish that as much hedging as possible be retained in parity with the previously approved application.

The following two applications were considered together but decided upon separately.

Planning application number:	20/0577
Site address:	STONEYBECK INN BOWSCAR PENRITH CA11 8RP
Description:	Listed Building Consent for the installation of a number of partition walls to Stoneybeck Inn and the removal of a partition wall in Beck Cottage.

RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	20/0576
Site address:	STONEYBECK INN BOWSCAR PENRITH CA11 8RP
Description:	Change of use of Stoneybeck Inn to offices and the change of use of Beck Cottage to a dwelling.

RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	20/0578
Site address:	9 FRENCHFIELD WAY PENRITH CA11 8TW
Description:	Erection of single storey rear extension.

RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	20/0616
Site address:	LAND AT WHITE OX FARM INGLEWOOD ROAD PENRITH CA11 8SE
Description:	Erection of affordable housing development comprising of 67 residential dwellings.

RESOLVED THAT a response of No Objection be returned to Eden District Council along with the following comments:

1. Penrith Town Council is pleased that the developer has taken on board its comments to a previous application and seems to have addressed concerns regarding noise.
2. The development site already has an outline planning permission and is allocated within the adopted Eden Local Plan 2014-2032 document (EDC Local Plan reference: N2 White Ox farm, South-East).
3. This is a fully affordable scheme in conjunction with a registered housing provider providing a mix of tenure and housing. Affordable housing is a priority within Penrith as identified in the Housing Need Survey carried out by Eden District Council on behalf of the Town Council for the Neighbourhood Development Plan. It stated that that there is a need to provide affordable housing for younger people to enable them to remain in the area. The mix of dwellings is in line with local demand and, as a fully affordable scheme, it offers significantly more than the current Local Plan policy requires.
4. The proposed development accords with Penrith Town Council's business plan and with Eden District Council's agreed Corporate Plan to provide sustainable housing which meets local need.
5. The developer has made some amendments to the layout in order to mitigate any issues regarding noise, the development also includes public open space and has incorporated a safe place for children to play. Although the Town Council would prefer equipment for children of primary age and not just infants, it welcomes the offer of commitment to donating to its fund for Fairhill where a large variety of equipment is available for young people of all ages.
6. The Town Council is pleased to see that a footpath will be installed down Inglewood Road to allow safe passage to Fairhill, the nearest open green space, however it would like the footpath to be fenced and some traffic calming measures as this road is used by large vehicles and there have been a number of speeding issues reported to Cumbria County Council which are being investigated.

7. The site is close to bus stops providing access to the Town Centre and to Carlisle. The developer is also incorporating a cycle lane down Inglewood Road to encourage sustainable travel as well as bike stands at all properties to help promote sustainable travel. The ongoing Penrith Parking and Movement Study and the LCWHIP will further address cycling and walking issues within the town.
8. It is important that all houses run as cleanly and cheaply as possible. Both authorities have declared a climate emergency and it is good to see developers supporting initiatives to 'future proof' houses and help the environment. The Town Council is pleased to see that 20% will meet the optional Building Regulations Requirement (M4(2): Category 2 – Accessible Adaptable Dwellings and that environmentally sustainable design features have now been incorporated, with greater attention to thermal performance and sustainability meaning less reliance on green/renewable energy technologies.
9. Although it is good to see that thermal performance has been increased, PTC would like to see the installation of electric boilers at the start of the build rather than retrofitting.
10. It is essential that the overall power supply to the development is robust enough to cater for all the electricity needs, including new electric boilers. It would also be beneficial if all units were ducted for fixed line internet access to allow for home working.
11. The Town Council would urge the developer to strongly consider the addition of PV panels to enhance energy efficiency further and reduce bills unless it can be demonstrated clearly that this is not viable.
12. The Town Council has no concerns about the density of the development which is very similar to the nearby developments of Pennyhill Park and Raiselands Farm.
13. It is essential that the attenuation tanks proposed are adequate to combat surface-water run-off. They must be sized to ensure that run-off after the development is completed is no more than the run-off from the current grassed fields.

PTC20/41 PLANNING FOR THE FUTURE

Members considered the Government's proposed planning reforms in the document 'Planning for the Future <https://www.gov.uk/government/consultations/planning-for-the-future>. A number of views and proposals were put forward to be incorporated in a response.

RESOLVED THAT:

1. delegated authority be given to the Deputy Town Clerk, Chairman of the Committee and Councillor Knaggs to draw up letter outlining the views of Penrith Town Council; and

2. a special meeting of the planning Committee be called for 1pm on Monday 14th September to approve a recommendation for Council

PTC20/42 NEXT MEETING

Members noted the next scheduled meeting will be held on 5 October 2020 at 2.00pm, Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR or that the meeting may be convened on this date via video conferencing.

CHAIR:

DATE:

**FOR THE INFORMATION OF ALL MEMBERS OF
THE PLANNING COMMITTEE**

AND FOR INFORMATION FOR ALL REMAINING MEMBERS OF THE TOWN COUNCIL