



# Penrith Town Council

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Minutes of the meeting of (video conference Zoom event)

## PLANNING COMMITTEE

Held virtually via Zoom video conference on **Monday 5 November 2020**, at 1.00 p.m.

### COMMITTEE MEMBERSHIP

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

5 November 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

#### PL20/49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Kenyon.

#### PL20/50 MINUTES

**RESOLVED** that the Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held:

1. Monday 7 September 2020; and
2. Monday 14 September 2020.

#### PL20/51 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 interests made at this meeting.

#### PL20/52 PUBLIC PARTICIPATION

Following concern expressed by the Town Council once again about retrospective applications coming forward, Councillor Davies attended the meeting to answer any queries relating to the briefing note that had previously been circulated outlining Omega's strategic long term approach to the site.

#### PL20/53 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 there were no applications to be considered without the press or public present.

There were no items to be considered in private session.

#### PL20/54 BUDGETARY CONTROL STATEMENT

**RESOLVED THAT** the budgetary control statement for the Planning Committee for the five months ending 31 August 2020 be noted.

## PL20/55 2021/22 BUDGET: PROCESS AND PROPOSALS

**RESOLVED THAT** the following budgetary proposals for the Planning Committee for 2021/22 be accepted;

1. no further revision be needed to reduce the budget for £10,000 for the current financial year;
2. a budget of £10,000 is appropriate for 2021/22;
3. the longer-term budget of £10,000 is reasonable; and
4. there are no service development proposals to be submitted as growth items in the 2021/22 budget process.

## PL20/56 PAVEMENT PARKING

Members Considered the Government consultation on Pavement Parking which could be found at <https://www.gov.uk/government/consultations/managing-pavement-parking/pavement-parking-options-for-change> and provided comments.

**RESOLVED THAT** delegated authority be given to the Chair and Deputy Town Clerk to prepare a response which would be circulated to Members before being returned.

## PL20/57 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:	20/0623
Site address:	26 LOWTHER STREET PENRITH CA11 7UW
Description:	Remove various Leylandii trees.

**Response:** No Objection however would wish 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:	20/0613
Site address:	THE COTTAGE BISHOP YARDS PENRITH CA11 7XU
Description:	Listed Building Consent to create new door opening in existing stone boundary wall.

**Response:** No Objection

Planning application number:	20/0628
Site address:	GEORGE HOTEL DEVONSHIRE STREET PENRITH CA11 7SU
Description:	Listed building consent for works associated with change of use from retail unit to form larger bar/reception area, change of use of retail unit to provide 4 No additional bedrooms and change of use from garages/storage to 1No.accessible en-suite bedroom.

**See below**

Planning application number:	20/0627
Site address:	GEORGE HOTEL DEVONSHIRE STREET PENRITH CA11 7SU
Description:	Change of use from retail unit to form larger bar/reception area, change of use of retail unit to provide 4 No. additional bedrooms and change of use from garages/storage to 1No.accessible en-suite bedroom.

**Response:** No objection in principle to the above two applications, would wish to see the coach house arch retained. Where will the additional cars generated by the rooms be parked as would not wish to see a loss of parking spaces on the site.

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

Before considering any applications, the Chair reminded members that the Town Council was only a consultee in the planning process which was quasi-judicial, and that they could only comment on the merits of the application in front of them. Members had to be mindful of the law and had to refer to the National Planning Policy Framework and Local Plan. When deciding on a response, material planning considerations must be taken into account.

Planning application number:	20/0629
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Construction of industrial retail unit, B1 business office, B2 general industrial and B8 storage or distribution premises.

**RESOLVED THAT** a response of No Objection be returned to EDC as land is already allocated in the local plan for employment however the following comments to be made:

1. Both EDC and PTC have declared a climate emergency so it is pleasing to see that renewable energy technologies will be incorporated into the design, including pv panels and that BRE A construction methods will be used to include high levels of thermal performance.
2. It is important that new buildings are future proofed at the build stage as soon as possible as retrofitting to increase standards later on would be more expensive than early incorporation of features. It is hoped that the building has been sited to optimise passive solar gain.
3. The building should be constructed of sustainable thermally efficient building materials and include good loft and wall insulation to reduce energy consumption as far as possible and water recycling methods should be included within the development
4. The site should include good inter-connectivity with the existing business park and paths/tracks to promote sustainable transport and encourage cycling and walking as a way to get to work.
5. The development should include electric vehicle charging points
6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area.
7. As the site is close to a wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.

Planning application number:	20/0642
Site address:	PLOTS 3, 4 AND 5 EDEN BUSINESS PARK PENRITH
Description:	Change of use to compound/parking/storage area and the installation of services and infrastructure including the erection of a perimeter fence to plot five Eden Business Park and the erection of No.11 aggregate bays along the western boundary of plots three and four (part retrospective).

**RESOLVED THAT** a response of No Objection be returned to EDC as land is already allocated in the local plan for employment however the following comments to be made:

1. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area and to provide suitable screening.
2. As the site is close to a wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.

Planning application number:	20/0506
Site address:	SATU INTERIORS LTD OFFICE 1 THE WHITE OX INGLEWOOD ROAD PENRITH CA11 8QN
Description:	Change of use of part of building from office use to beauty salon.

**RESOLVED THAT** a response of No Objection be returned to EDC as this is a single room in a current commercial building.

Planning application number:	20/0640
Site address:	3 HUTTON COURT BENSON ROW PENRITH CA11 7YJ
Description:	Replacement of white UPVC sliding door and window panel with white opening door and window panel.

**RESOLVED THAT** a response of No Objection be returned to EDC

Planning application number:	20/0647
Site address:	Kingdom Hall of Jehovah's Witnesses Skirsgill Lane Eamont Bridge Penrith CA10 2BQ
Description:	Continued display of non-illuminated advertisement for an additional five years.

**RESOLVED THAT** a response of No Objection be returned to EDC

Members expressed their annoyance that once again retrospective applications were being received from Omega despite earlier complaints from the town Council to both Omega and Eden District Council and asked that this be conveyed to Eden District Council again.

Before considering the following applications, it was:

Moved by Councillor Jackson  
Seconded by Councillor Knaggs

and **RESOLVED THAT:**

1. the Town Council writes to the Environment Agency to request a review of the permit for Omega; and
2. given the sensitivity of the site and the problems faced by residents of Penrith, Eden District Council be requested to consider all future applications made by the company at Committee rather than under delegated powers.

**Councillor Davies made a presentation to the Committee as Ward Councillor for the area in relation to the following 5 applications.**

Planning application number:	20/0659
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building.

Members were advised that the application was for the relocation of an engineers workshop which had previously received approval.

**RESOLVED THAT** a response of No Objection be returned to EDC.

Planning application number:	20/0660
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building and associated concrete surfaced yard.

Members were advised that an automated trailer wash had already received planning permission, but the application was for a change of location.

**RESOLVED THAT** a response of No Objection be returned to EDC.

Planning application number:	20/0661
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Formation of services yard (part retrospective).

**RESOLVED THAT** a response of No Objection be returned to EDC.

Planning application number:	20/0662
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Erection of shelter roof structure to cover multi-fuel oxidizer plant and adjacent service yard area on the west side of the Oxidiser connecting to the existing Trailer Shed roof.

**RESOLVED THAT** a response of No Objection be returned to EDC.

Planning application number:	20/0663
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Formation of helicopter landing pad and footpath connecting to Omega Proteins plant.

**RESOLVED THAT** an objection to the application be returned to EDC with the following comments:

1. The helipad will create noise and disturbance resulting from use which will impact on the residential amenity for nearby residences.
2. There are concerns about the proposed helipad's proximity to the road and residential properties and potential safety issues should a problem occur.
3. The use of a helipad will have an adverse impact on wildlife and biodiversity in the vicinity.

Should EDC be minded to approve the application, Penrith Town Council would wish there to be conditions relating to the size of helicopter used, approved take-off and landing routes, no of landings per week/month/year and hours of operation.

### **PTC20/58 NEXT MEETING**

Members noted that the next meeting was scheduled for 2 November 2020 at 1.00pm 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**