



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899 773 Email: office@penrithtowncouncil.co.uk

DATE: 28 June 2021

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 5 July 2021, at 1.30pm and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at **Penrith Parish Rooms, St Andrews**

To assist in the speedy and efficient dispatch of business', Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the relevant officer **PRIOR** to 10.00am on the day of the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 10.00am on the day of the meeting at the latest) by emailing office@penrithtowncouncil.co.uk

COMMITTEE MEMBERSHIP

Cllr. M Clark	South Ward	Cllr. C Shepherd	East Ward
Cllr. Jackson	North Ward	Cllr. M Shepherd	North Ward
Cllr. Kenyon	North Ward	Cllr. Snell	West Ward

Mr I Parker, Acting Town Clerk

Members of the public are welcome to attend. Details about how to attend the meeting remotely, and how to comment on an agenda item are available on the Town Council Website.

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.

AGENDA FOR THE MEETING OF PLANNING COMMITTEE 5 JULY 2021

PART I

1. Apologies For Absence

Receive apologies from Members.

2. Minutes

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 7 June 2021 and agree they be signed as such.

3. Declarations of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. 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 Monitoring Officer at least 24 hours in advance of the meeting

4. Public Participation

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given

5. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether item/s 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, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

6. Budgetary Control Statement

To note the Budgetary Control Statement for two months ending 31 May 2021

7. Eden Local Plan Partial Review Consultation

To consider a response to the consultation on a partial review of Eden's Local Plan. A copy of the questionnaire is attached whilst documentation can be found at <https://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan-review-and-partial-review/eden-local-plan-partial-review/>

8. Scoping Consultation for the A66 Northern Trans-Pennine Project

To consider whether there is any information the Town Council considers should be included within the Environmental Statement or that we have no comments on the scoping opinion for the A66 Northern Trans-Pennine Project which can be accessed at

<https://infrastructure.planninginspectorate.gov.uk/projects/north-west/a66-northern-trans-pennine-project/?ipcsection=docs>

9. Planning Applications

a) DELEGATED RESPONSES TO NOTE

Planning application number:	21/0415
Site address:	14 CASTLEGATE PENRITH CA11 7HZ
Description:	Change of use from retail unit/flat to office space at ground floor and self contained flat above including new timber shopfront to ground floor.
Response	No Objection

Planning application number:	21/0487
Site address:	7 ARTHUR STREET PENRITH CA11 7TT
Description:	Notice of intention to work on trees at 7 Arthur Street, Penrith.
Response	No Objection, pleased to see that a replacement tree is to be planted

Planning application number:	21/0454
Site address:	GILWILLY INDUSTRIAL ESTATE & EDEN BUSINESS PARK PENRITH
Description:	Installation of 6no non-illuminated directional, pole mounted signs.
Response	No Objection

Planning application number:	21/0455
Site address:	PENRITH INDUSTRIAL ESTATE PENRITH
Description:	Installation of 3no non-illuminated directional, pole mounted signs.
Response	No Objection

Planning application number:	21/0387
Site address:	CHANCERY HOUSE CHANCERY LANE PENRITH CA11 8QX
Description:	Proposed first floor extension over existing garage.
Response	No Objection

Planning application number:	21/0433
Site address:	ROUNDTHORN HOUSE PENRITH CA11 8SJ
Description:	Subdivision of existing single dwelling into two separate dwellings, as per the original layout.
Response	No Objection

Planning application number:	21/0460
Site address:	LAND AT FIELD 5070 INGLEWOOD ROAD STONEBECK PENRITH
Description:	Erection of detached live-work unit and associated continued use of land for timber processing. Revision of 21/0097.
Response	No Objection,

Planning application number:	21/0471
Site address:	3 FRENCHFIELD WAY PENRITH CA11 8TW
Description:	Extension to dwelling.
Response	No Objection but it is a shame that the boundary hedge is being replaced by timber fencing

Planning application number:	21/0509
Site address:	THE CROFT CROFT AVENUE PENRITH CA11 7RQ
Description:	Replacement of single storey side extension with two storey extension.
Response	No Objection

Planning application number:	21/0499
Site address:	20 HOLYOAKE TERRACE PENRITH CA11 9DX
Description:	Change of use of part of residential dwelling (C3) to physiotherapy clinic (D1) and associated alterations.
Response	No Objection – but would ask that it be conditioned that all cars are parked off the main road at all times

Planning Application Number:	21/0500
Site Address:	20 HOLYOAKE TERRACE PENRITH CA11 9DX
Description:	Advertisement consent for 1no non-illuminated sign.
Response	No Objection

Planning application number:	21/0520
Site address:	17 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Replacement single storey extension to facilitate creation of open plan living space
Response	No Objection

Planning application number:	20/0995
Site address:	LAND AT CARLETON PENRITH
Description:	Reserved Matters application for appearance, landscaping, layout and scale, attached to approval 13/0033.
Response	Object

Penrith Town Council wishes to OBJECT 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 style of houses and type of layout being developed in many developments across the north. Application states that it for 86 houses whilst the DAS alternates between 86 and 82 making it unclear what is proposed although it seems that 82 may be the final figure agreed with EDC Planning Officers. The DAS references Carlisle's local plan reaffirming that there is no local distinctiveness to Penrith.

2. 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'. This has been exacerbated during the last year with many local young people being totally priced out of the market.

3. There are major issues regarding highways safety as the junction is unsuitable for the number of cars that will be generated. This is a relatively fast and busy main road and tourist route and opposite a junction servicing the developments on the opposite side of the A686. The road from the estate is joining the junction on the

inside of the bend which reduces visibility when turning out of the estate. We believe that the best solution would be a roundabout at this point and the speed limit should be reduced to 30 mph on the A686 through Carleton

4. 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 and there are deficiencies in social facilities. 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 and the other advises it is nearly at capacity.

5. It is important on developments such as this which will hopefully attract young families that an open safe area is provided to enable social mixing and play. There is no detail about the 'natural play trail' and what will be included and it is disappointing that it is in a corner near the SuDS drainage and relatively near the busy A686 both of which are safety hazards for children. Penrith Town Council would wish to see a development with a safe and secure play area including play equipment such as swings etc for pre school and primary children within the development with an area families can socialise. Green space has become particularly important to people over the past year

6. Given the distance from local schools and facilities we would expect there to be footpath and cycling routes joining to those already in the area and providing a safe crossing over the A686. Walkways should link to an island crossing to give safe pedestrian access to Carleton, the rest of Penrith and the proposed school if and when it is built

7. We would expect the developers to talk to a public transport provider, especially the company that provides the current town bus service to ensure that the site is serviced by regular public transport as this site is some distance from the centre of the town and amenities and that this should be detailed with the application.

8. The parking layout is somewhat impractical especially on plots such as 1, 7 and 57 with cars having to double park one behind the other. This layout with families having to 'shuffle' cars to allow one out will lead to kerbside parking which will in turn hinder vehicles, and especially emergency vehicles.

b) PLANNING APPLICATIONS FOR CONSIDERATION

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:	21/0470
Site address:	HUNTER HALL SCHOOL PENRITH CA11 8UA
Description:	Listed Building Consent for the replacement of timber windows with uPVC to front elevation of farmhouse.

Planning application number:	21/0355
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0DS
Description:	Erection of an industrial building for research and development to include workshop, test areas, offices, exhibition space, cafe/coffee shop and an underground car park alongside site works to include gated entrances, turning heads, set-down areas and an overflow car park.

Planning application number:	21/0398
Site address:	2 MELBOURNE COTTAGE THACKA LANE PENRITH CA11 9NG
Description:	Change of use of garage for preparing cars for sale in association with business located off site.

Planning application number:	21/0537
Site address:	51 MUSGRAVE STREET PENRITH CA11 9AS
Description:	Single storey sunroom extension.

Planning application number:	21/0542
Site address:	62 AND 62A STRICKLANDGATE PENRITH CA11 7NJ
Description:	Listed Building Consent to extend rendered fish to ground level, repaint rendered front elevation, chimney, rainwater goods, windows, windows and door surrounds to both dwellings and replacement door to 62A.

Planning application number:	21/0543
Site address:	THE LODGE MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ
Description:	Listed Building Consent for demolition of flat roofed extension, erection of replacement linked building, re-instate door opening, increase garden curtilage, erect new boundary wall and formation of hardstanding. Revised scheme.

Planning application number:	21/0566
Site address:	11 MARKET SQUARE PENRITH CA11 7BY
Description:	Listed Building Consent for internal works to include installation of new ceilings with lighting and air con/air management system, new ceramic tiled flooring, addition of signage and repainting of shop front.

Planning application number:	21/0565
Site address:	11 MARKET SQUARE PENRITH CA11 7BY
Description:	Internal works to include installation of new ceilings with lighting and air con/air management system and new ceramic tiled flooring

Planning application number:	21/0568
Site address:	11 MARKET SQUARE PENRITH CA11 7BY
Description:	Advertisement Consent for fascia sign.

Planning application number:	21/0580
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Proposed building for E(d) indoor sport, recreation or fitness, B2 general industrial and B8 storage or distribution.

10. Next Meeting

Note the next meeting is scheduled for 6 September 2021 at 1.30pm in a venue to be agreed.

PART II PRIVATE SECTION

There are no further items in this part of the Agenda

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

Access To Information

Copies of the agenda are available for members of the public to inspect prior to the meeting. Agenda and Part I reports are available on the Town Council website or, in the case of planning applications, the link to applications on the Eden District Council Website can be found above

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via office@penrithtowncouncil.co.uk



Penrith Town Council

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Tel: 01768 899 773 Email: office@penrithtowncouncil.co.uk

Minutes of the meeting of

PLANNING COMMITTEE

Held at 1.00 p.m. Penrith Parish Centre, St Andrews.

PRESENT

Cllr Jackson	North Ward
Cllr. Kenyon	North Ward
Cllr C Shepherd	East Ward
Cllr. M Shepherd	North Ward

Deputy 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 7 June 2021

PART I

PL21/01 Apologies for Absence

Apologies for absence were received from Councillor M Clark

PL21/02 Appointment of Vice Chair

RESOLVED THAT:

Councillor Kenyon be appointed as Vice-Chair of the Planning Committee for the remainder of the 2021-2022 municipal year.

PL21/03 Appointment of Chair of the Neighbourhood Plan Development Group

RESOLVED THAT:

Councillor Jackson be appointed as Chair of the Neighbourhood Plan Development Group for the remainder of the 2021-2022 municipal year.

PL21/04 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. No declarations were received.

PL21/05 Public Participation

Councillor Davies had asked to speak on application 21/0355 prior to the meeting. It was agreed that Councillor Davies should be invited to speak immediately before considering that application.

PL21/06 EXCLUDED ITEM: Public Bodies (Admission to Meetings) Act 1960

Members considered whether item 12 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 **RESOLVED** that the item be considered without the press or public present.

PL21/07 Update on Speeding Issues

Members were advised that officers had been liaising with Cumbria Police and Cumbria Highways regarding a number of speeding issues and possible ways to help address the issue.

RESOLVED THAT:

1. Members email the Deputy Town Clerk with potential locations for visible Speed Indication Devices (SIDs) which would then be circulated around all Councillors asking if they had any suggestions to add;
2. The possible locations be passed to the Casualty Reduction and Safer Highways (CRASH) partnership for verification following which a report will be prepared regarding funding.

PL21/08 Time of Meetings

Following the Annual Town Council Meeting, Members considered the start time of meetings.

RESOLVED THAT:

Meetings of the Planning Committee would commence at 1.30pm unless there was a really heavy agenda which necessitated a 1pm start.

PL21/09 Planning Applications

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:	21/0166
Site address:	BUILDING AT THE REAR OF 14 KING STREET PENRITH CA11 7AH
Description:	Change of use of storage building (use class B8) to gymnasium (Use class D2).
Response	No Objection

Planning application number:	21/0312
Site address:	34 KING STREET PENRITH CA11 7AY
Description:	Certificate of Lawfulness for the proposed use as a hairdresser, beauty salon and nail salon.
Response	No Objection

Planning application number:	21/0316
Site address:	50 ARTHUR STREET PENRITH CA11 7TU
Description:	Listed Building Consent for internal alterations to attic room/storage to enable formation of en suite bathroom to serve attic bedroom.
Response	No Objection

Planning application number:	21/0322
Site address:	27 MACADAM GARDENS PENRITH CA11 9HS
Description:	Front and rear extensions to dwelling.
Response	No Objection

Planning application number:	21/0340
Site address:	UNIT 34 GILWILLY ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BF
Description:	Proposed general storage/maintenance workshop building.
Response	No Objection

Planning application number:	21/0326
Site address:	11 CLIFFORD COURT PENRITH CA11 8PX
Description:	Non Material Amendment for the reduction in size of the rear two-storey extension, attached to approval 21/0071.
Response	No Objection

Planning application number:	20/0383
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0BX
Description:	Retention of engineering works to form landscape planting bund.
Response	PTC has no comments to make as this is a technical application and we do not have the necessary expertise that the Highways Authority and Environment Agency have. We do however request that additional planting and landscaping is robustly pursued on the site in order to help screen the developments which are adding to the massing at the site.

Planning application number:	21/0114
Site address:	9 ALBERT STREET PENRITH CA11 7XA
Description:	Listed Building Consent for replacement front door.
Response	No Objection, listing is for internal features and door style and type is similar to others in the vicinity

Planning application number:	21/0361
Site address:	30 ARTHUR STREET PENRITH CA11 7TU
Description:	Listed Building Consent for general internal refurbishment works, thermal upgrading of the exterior walls, repairs to render and repair sliding sash timber windows and replace the single glazed panes with thin heritage double glaze panes within the original cases.
Response	No Objection

Planning application number:	21/0336
Site address:	LAUREL BANK FELL LANE PENRITH CA11 8AA
Description:	Listed Building Consent for proposed ground floor utility room extension and addition of air source heat pump to extension.
Response	No Objection

Planning application number:	21/0335
Site address:	LAUREL BANK FELL LANE PENRITH CA11 8AA
Description:	Proposed ground floor utility room extension and addition of air source heat pump to extension.
Response	No Objection

Planning application number:	21/0356
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Construction of 2no B1 business office and retail, B2 general industrial and B8 storage or distribution buildings.
Response	<p>No Objection as land is already allocated in the local plan for employment and applications 20/0242 and 20/0402 have already received planning permission however PTC would like to see conditions relating to the following:</p> <ol style="list-style-type: none"> 1. Both EDC and PTC have declared a climate emergency so renewable energy technologies should be incorporated into the design, including pv panels and BRE A construction methods should be used to include high levels of thermal performance. 2. New buildings should be future proofed at the build stage as soon as possible, as retrofitting to increase standards later on would be more expensive. 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. 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 and cycle storage. 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:	21/0237
Site address:	TYNEFIELD HOUSE BRIDGE LANE PENRITH CA11 8HY
Description:	Erection of a sectional garage.
Response	No Objection however there should be a condition to ensure that the necessary groundworks do not cause contamination or other issues with Dog Beck

Planning application number:	21/0270
Site address:	8 LABURNUM WAY PENRITH CA11 8UJ
Description:	Two storey rear extension.
Response	No Objection

Planning application number:	21/0437
Site address:	1 APPLERIGG LOWTHER STREET PENRITH CA11 7US
Description:	Removal of dead branches from Lime (T2), and crown raise to 3m. Remove Sweet Chestnut. Crown raise and reshape Copper Beech TPO30 (T4) where the branches are overhanging the roof of No17 Lowther Street.
Response	No Objection

Planning application number:	21/0420
Site address:	4 ROMAN ROAD PENRITH CA11 8DZ
Description:	Proposed two storey rear gable extensions.
Response	No objection but should be conditioned to use stone to match the existing house to ensure that the development blends with the existing houses in the area.

Planning Application Number:	21/0456
Site Address:	HIDCOTE LOWTHER STREET PENRITH CA11 7UW
Description:	Removal of tree, Conifers - Leylandii, or similar. Several small trees which I think have colonised, adjacent to the conifer (laburnum etc). Large shrubs in the back garden (Prunus laurocerasus and Acuba japonica). Prune a mature Ilex in the front garden in the dormant season.
Response	No Objection

Planning application number:	21/0443
Site address:	COWPERTHWAITES GARAGE YARD 1 MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP
Description:	Advertisement consent for the retention of a non-illuminated totem sign.
Response	No Objection

b) Planning Applications Considered

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://plansearch.eden.gov.uk/fastweb/> by inserting the appropriate planning reference number

Councillor Davies gave a short presentation to the Committee on the following application

Members were advised that revised plans had been received from the applicant's agent on Friday evening suggesting that the footprint of the building had been moved so that it didn't impinge on the old trackbed. Revisions had not come through EDC for further consultation so Members considered the formal application in front of them.

Planning application number:	21/0355
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0DS
Description:	Erection of an industrial building for research and development to include workshop, test areas, offices, exhibition space, cafe/coffee shop and an underground car park alongside site works to include gated entrances, turning heads, set-down areas and an overflow car park.
Response	Penrith Town Council has considered the formal application in front of them, but would wish to say that this is without prejudice and should revisions come forward for further consultation they have the right to review their response Penrith Town Council welcomes new businesses that bring quality jobs to the town and the area and this development is for a company that would bring high tech innovation to the area which is to be applauded.

<p>Planning application number:</p>	<p>21/0355 - CONTINUED</p>
	<p>Due to the complexity of the site the Town Council has given much thought to their response to the application in front of them and on balance OBJECTS to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Paragraph 102 of the NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals so that opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated. At the present time the Penrith to Keswick Railway has been revealed as one of the 85 schemes competing for investment from the Restoring Your Railways ideas fund and the development currently sits on part of the old track bed should the reinstatement of the railway receive the funding to go ahead. 2. The development does not accord with Policy DEV3- Transport, Accessibility and Rights of Way of the Eden Local Plan which states that ‘development will not be supported where it meets any of the following criteria, individually or cumulatively in combination with other development proposals: <ul style="list-style-type: none"> • It would prevent the future opening of any road or rail schemes under consideration’ <p>Penrith Town Council hopes that a revised application can be put forward which does not compromise the potential reinstatement should funding be received to enable further consideration be given to the application.</p>

Planning application number:	21/0356
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Construction of 2no buildings and 4no units for B1 business office and retail, B2 general industrial and B8 storage or distribution.
Response:	<p>NO OBJECTION to the amended plans be returned to Eden District Council as land is already allocated in the local plan for employment and applications 20/0242 and 20/0402 have already received planning permission however PTC would like to see conditions relating to the following with a request that the developer be asked to incorporate the following:</p> <ol style="list-style-type: none"> 1. Renewable energy technologies, including PV panels will be incorporated into the design, and a BRE A construction method should be used to include high levels of thermal performance. 2. The buildings should be future proofed at the build stage as retrofitting to increase standards later on would be more expensive than early incorporation of features. 3. Buildings should be constructed of sustainable thermally efficient building materials and include insulation to reduce energy consumption as far as possible with water recycling methods 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. A travel plan such as the one included with Planning Application 21/0291 should be included and the proposed sustainable transport methods, including electric vehicle charging points should be included. 5. To help mitigate climate change, native trees, shrubs and bushes should be used to enhance greening and biodiversity. 6. As the site is close to a known wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife and care should be taken not to damage existing habitats etc for those such as newts which have been reported in the area.

PTC21/10 Next Meeting

Members noted that the next meeting was scheduled for 5 July 2021 at 1.30pm in a venue to be determined.

PART II PRIVATE SECTION

There was one item in this part of the Agenda to be considered in private. The reason that the item was considered in private is that it would involve the disclosure of exempt information under the following category of Part 1 of Schedule 12A of the Local Government Act 1972: Paragraph 3 - Exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).

Although it was recognised that there was clear public interest in the issue, the item for consideration was a working draft which was undergoing changes. A final document would be brought before full Council for consideration in the public part of the meeting

PL21/11 Information for the Planning Inspector

Members considered the draft policy drawn up for Beacon Hill which had taken into account all the responses received during the public consultations into the Neighbourhood Development Plan and EDCs masterplan.

RESOLVED THAT:

The Draft Policy be approved.

CHAIR:

DATE:

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

Access to Information

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Background Papers

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Penrith Town Council

PLANNING COMMITTEE

BUDGETARY CONTROL STATEMENT: TWO MONTHS ENDED 31 MAY 2021

Approved Budget 2021/22	Latest Budget 2021/22	Heading	Actual to Date	Commitments	Total to Date	Budget Remaining
£	£		£	£	£	£
		PLANNING COMMITTEE:				
		Planning:				
}	}	Officer Support	0		0	}
10,000	10,000	Planning Consultancy	83		83	9,917
}	}	Consultation	0		0	}
10,000	10,000		83	0	83	9,917
		Climate Change:				
5,000	5,000	Community Consultation	0		0	5,000
2,000	2,000	Internal Business Plan	0		0	2,000
1,000	1,000	Carbon Footprinting: High level baseline	0		0	1,000
500	500	Carbon Footprinting: Calculator licence	0		0	500
3,000	3,000	BIG STEP	0		0	3,000
800	800	Staff Development/Exceptional Expenses	0		0	800
1,000	1,000	Carbon Literacy Training	0		0	1,000
13,300	13,300		0	0	0	13,300
23,300	23,300	Planning Committee Total	83	0	83	23,217

Note: The staffing costs of the Sustainability Officer post are included in the Finance Committee budget

Eden Local Plan 2014 – 2032 Partial Review (Climate Change and Design): Regulation 18 Scoping Consultation

Dear Sir/Madam

Re: Eden Local Plan 2014 – 2032 Partial Review (Climate Change and Design): Regulation 18 Scoping Consultation

My reason for writing is to inform you of the Council's decision to commence a partial review of the Eden Local Plan 2014 - 2032 and to advise you that the Council is consulting on the scope of the partial review between **Friday 25 June and 12 noon on Monday 9 August 2021**.

Background

On 11 October 2018, Eden District Council formally adopted the Eden Local Plan (ELP). Although in September 2019 the Council took the decision to commence a full review of the ELP, it has now taken the decision in April 2021 to prioritise a partial review of the ELP to consider climate change and design matters.¹

The Council is keen to complete the partial review and adopt the new policies, in as short a timescale as possible, so as to start making a difference as soon as possible in guiding new development.² This will enable the Council to make a positive impact on the sustainable future of Eden District. With that in mind it is necessary to keep the scope of the new policies narrow and the content of the policies focused on key priorities. This means the Partial Review will not cover all planning policy matters relating to climate change and design.

It is anticipated that the Partial Review will entail the introduction of two new policies which will replace parts of the adopted ELP. The intention is that the two new policies will be supported by a new Design Supplementary Planning Document (SPD). The Design SPD will be prepared simultaneously with the partial review to indicate how the new policies will be interpreted and applied.

Please note that as the Local Plan partial review focuses specifically on climate change and design it will not be revisiting the spatial strategy (settlement hierarchy), housing and employment allocations and numbers.

Why we are consulting

We are at the early stages of the partial review and we would like to hear your views on the priority climate change and design issues that should be addressed by the new policies. Your input is important at this early stage as this will help to influence the scope of these policies. As we are at the start of the process, no decisions have yet been made.

Climate change relates to a number of planning policy areas including flood risk and water management, biodiversity, sustainable construction and energy efficiencies,

¹ The Council's decision can be viewed by accessing the Report to Executive 20 April 2021 at <https://democracy.eden.gov.uk/jelListDocuments.aspx?CId=131&MId=2834>

² The Council's Local Development Scheme (LDS) setting out the timetable for the preparation of the Partial Review can be accessed at www.eden.gov.uk/overview-lds-sci-and-idp

renewable energy and transport. We want to understand your climate change priorities when preparing the new policies.

Similarly 'Design' and what is 'high quality design' can cover a number of considerations including the relationship between buildings and open spaces, the relationship of new development to its surroundings, the appearance of buildings, their accessibility and internal room sizes. We would like to hear from you as to what elements of design, a new policy should cover to help us to secure high quality design. The Government is proposing to introduce national design codes and with your help, we want to prepare local design guidance and codes that reflect your views on what constitutes good quality design.

How to get involved

We have put together a few simple but key questions we would like you to answer. We would prefer if you could respond online <http://www.eden.gov.uk/ELP-partial-review-consultation>. Comments are invited via:

- Completion of an online questionnaire
- VideoAsk – a web app that also works on Android and iPhone and allows you to record a video of your answers to our consultation questions –try it out!

Alternatively if you are unable to respond online you can fill in a paper copy of the questionnaire available at libraries or on request from Loc.plan@eden.gov.uk / Telephone: 01768 817817 and return by post to:

Planning Policy, Eden District Council, Mansion House, Penrith, CA11 7YG

The consultation will run for just over 6 weeks from **Friday 25 June to 12 noon on Monday 9 August 2021**.

If you have any queries, please contact: Loc.plan@eden.gov.uk or Telephone: 01768 817817.

Timescales and next steps

Following this consultation the Council will consider all the responses and prepare a Consultation Response Report. Early in 2022 the Council will publish the new draft policies and any consequential amendments to the adopted Eden LP for a further public consultation (Regulation 19) together with supporting evidence. The proposed amendments to the Eden LP including the new draft policies and the representations received in response to the Regulation 19 public consultation will then be submitted to an independent Inspector for examination later in Spring 2022.

Thank-you for your time in taking part in the partial review.

Yours faithfully



Oliver Shimell
Assistant Director Planning and Economic Development

Questions for Review of Local Plan

1. What actions are most important to you in tackling climate change and biodiversity loss? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Sustainable energy sources and efficiency in buildings					

For example, should new residential and commercial buildings have alternative energy sources to gas, oil and centralised electricity; should they be constructed and positioned to be cool in the summer and warm in the winter.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Flood risk and surface water management					

For example, should policies require that all developments prioritise water recycling and the provision of Sustainable Drainage Systems (SuDS) and must be accompanied by a drainage strategy.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Protection and Enhancement of biodiversity					

For example, should policies introduce a Biodiversity Net Gain (BNG) for all development in advance of the Government's forthcoming Environment Act; should policies prioritise carbon storage habitat creation.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Sustainable transport and infrastructure					

For example, should development provide Electrical Vehicle Charging Points (EVCs) and where appropriate, safe and convenient cycle and pedestrian routes.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Other Climate Change priority (please state below)					

Other climate change priority

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Other Climate Change priority (please state below)					

2. What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?

Examples include solar panels as standard on new developments, space to grow your own vegetables, secure cycle storage and 'district' or community heating networks which take advantage of larger scale generation and renewable energy sources such as excess heat from industrial processes.

a) I would like to see:

3 Which of the following characteristics are important to the character of your town, village or hamlet? (Please tick all that are relevant)

<input type="checkbox"/>	Building Materials
<input type="checkbox"/>	Design detail on buildings
<input type="checkbox"/>	Distant views
<input type="checkbox"/>	Open spaces
<input type="checkbox"/>	Trees and hedges
<input type="checkbox"/>	Stone walls
<input type="checkbox"/>	Specific buildings (Please tell us about these below)
<input type="checkbox"/>	Other characteristics (Please tell us about these below)

Please mention any specific buildings which help define the character

Other characteristics which I think are important to the character of where I live

4. Do you think there is a unique Eden 'character' across the whole of the district or do you think there is a diverse range of distinct characters in different parts of the district? (Please tick as appropriate)

<input type="checkbox"/>	Eden District has an overall unique character (please describe this below if you can)
<input type="checkbox"/>	There is a diverse range of distinct characters in different areas of the district (Please describe these below as far as you can)

I think Eden has the following character or characteristic areas

5. What do you value about the character of Eden?
For example, is it the views, open spaces, local materials or something else.

5. Do you think your town, village or hamlet has its own unique character or do you think it is similar to other towns or surrounding villages and hamlets?
Please provide the name of your town, village or hamlet

Yes, it has its own character

No, it is similar to other towns or surrounding villages and hamlets

Please describe the character of your town, village or hamlet, as you understand it

Are there any other towns, villages or hamlets with the same or similar character (if so please state)

6. In your (or nearest) town, village or hamlet what buildings would you describe as examples of poor quality design - do you think they are ugly, and why?

7. In your (or nearest) town, village or hamlet what buildings would you describe as examples of high quality design - do you think they are beautiful, and why?

8 How would you score the following design elements in new development for their contribution to well-designed or beautiful places? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important.

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Designs that are restricted to a traditional local style					
Designs that are sympathetic to traditional styles, but innovative					
Use of appropriate materials sympathetic to local traditional character					
Integrated open spaces and landscaping					
Parking, servicing and bin storage areas that do not dominate the street scene					
Street design that helps you feel safe					

	1 – Not Important	2 – A Little Important	3 – Quite Important	4 – Highly Important	5 – Very Important
Accessible and Dementia friendly places					
Other design element (please state below)					

Other important design element in new development

9. Should policies relating to new residential developments adopt the national minimum internal space standards?

	Yes	No
Adoption of national minimum internal space standards		

If you answered no to the above, please explain why below

Please use this section to provide any further explanation of any of the topics covered in this survey, or any other information you consider relevant.