



# Penrith Town Council

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Minutes of the meeting of

## PLANNING COMMITTEE

Held on **Monday 5<sup>th</sup> July 2021**, at 1.30pm Penrith Parish Rooms, St Andrew's.

### PRESENT

Cllr M Clark	South Ward
Cllr Jackson	North Ward
Cllr C Shepherd	East Ward
Cllr M Shepherd	North Ward

Deputy Town Clerk

Services and Contracts Manager and Acting 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 5<sup>th</sup> July 2021**

## **PART I**

### **PL21/12 Apologies for Absence**

Apologies for absence were received from Councillor Snell.

### **PL21/13 Minutes**

#### **RESOLVED THAT:**

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 7 June 2021 and agreed they be signed as such, when permissible.

### **PL21/14 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.

- i. Councillor M Clark declared that as a member of Eden District Council and a standing deputy on their Planning Committee she would not take part in the debate and voting on planning application 21/0355

### **PL21/15 Public Participation**

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

Councillor Davies requested to speak on planning application 21/0355.

#### **RESOLVED THAT:**

Councillor Davies be allowed to speak immediately prior to the consideration of the application.

### **PL21/16 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.

## **PL21/17 Budgetary Control Statement**

Members noted the first budgetary control statement of this financial year.

## **PL21/18 Eden Local Plan Partial Review Consultation**

Eden District Council are carrying out a partial review of Eden's Local Plan.

### **RESOLVED THAT:**

Members return comments to the Deputy Town Clerk to enable a response to be formulated and circulated before being returned.

## **PL21/19 Scoping Consultation for the A66 Northern Trans Pennine Project**

Members were asked to consider the Scoping Opinion and whether they felt that any additional information should be considered within the Environmental Statement. Members considered that the Scoping Opinion was very detailed

### **RESOLVED THAT:**

A response of no comment be returned.

## **PL21/20 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:	21/0415
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:	ROUNDTORN 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 STONEYBECK 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 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

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.
Response	Object  Members object to the application on the grounds that the listing was for the front of the farmhouse and uPVC would not be a suitable replacement. Timber windows with heritage double glazing would be more acceptable within this listed building to retain character.

**Councillor Davies gave a presentation to the Committee outlining his objection to the proposal.**

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:	<p>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> <p>Penrith Town Council do not wish to return either no objection or an objection to the application as the issues of concern are technical issues which would be best commented on by the appropriate consultee however the following comments are provided:</p> <ol style="list-style-type: none"> <li>1. On the face of the application, it appears that the changes to the layout of the building and parking no longer compromise the potential reinstatement of the rail line should funding be received to enable further consideration be given to the project.</li> <li>2. There are concerns about highways issues to and from the A66 given the speed of traffic along this section of road although it seems from the documentation provided that visibility splays are adequate and that traffic entering the site will not need to queue. Thought must also be given to passage of construction traffic from the A66 along Mile Lane to the site due to the narrowness of the road.</li> </ol> <p>Technical details regarding highway safety must be acceptable to the Highways Authority or Highways Agency who have the expertise to comment on these matters.</p>

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.
Response:	<p>Object</p> <p>Penrith Town Council wishes to object to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The development is on a quiet country lane which is heavily rutted and access is via a bridleway and footpath which is a Public Right of Way (PROW). Increased movements will lead to an increase in danger to the public using the PROW and as such goes against Policies DEV3 and EC3 of the Eden Local Plan.</li> <li>2. There is no strong economic case for the application. This is an increase for commercial purposes when the work as described could be carried out at the main business premises.</li> <li>3. An increase in vehicle movements is likely to have an adverse impact on people living along Thacka and in the neighbouring properties and no justification has been given that the benefits of the application outweigh the harm that would be caused to residential amenity.</li> </ol>

Planning application number:	21/0537
Site address:	51 MUSGRAVE STREET PENRITH CA11 9AS
Description:	Single storey sunroom extension.
Response:	No Objection

Planning application number:	21/0542
Site address:	62 AND 62A STRICKLANDGATE PENRITH CA11 7NJ
Description:	Listed Building Consent to extend rendered finish to ground level, repaint rendered front elevation, chimney, rainwater goods, windows, windows and door surrounds to both dwellings and replacement door to 62A.
Response:	<p>Object: Penrith Town Council wishes to object to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The building was listed as part of the original early inn which also incorporates No 61. The listing is for the frontage including plain stone architraves ie the stone window and door surrounds.</li> </ol> <p>The remaining work would be acceptable and Penrith Town Council would look more favourably on the application if the window and door surrounds were to remain unpainted and true to the listing.</p>

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.
Response:	No Objection, the extension in natural stone and slate will be more in character with the surroundings.

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.
Response:	<p>No Objection.</p> <p>Penrith Town Council wishes to stress that although it seems to state that the frontage will remain unaltered, it is important that the recessed doorway, which is a feature of Victorian shop fronts in this area is retained</p>

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
Response:	No Objection

Planning application number:	21/0568
Site address:	11 MARKET SQUARE PENRITH CA11 7BY
Description:	Advertisement Consent for fascia sign.
Response:	No Objection to non-illuminated signage.

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.
Response:	<p>No Objection</p> <p>Penrith Town Council has no objection to this application but would like to see the following conditions:</p> <ol style="list-style-type: none"> <li>1. The development is on land allocated within the Eden Local Plan and adds to the small estate already under development.</li> <li>2. Renewable energy technologies, including PV panels, should be incorporated into the design and a BRE A construction method to include high levels of thermal performance should be used.</li> <li>3. It is important that new buildings are future proofed at the build stage as soon as possible and to avoid expensive retrofitting later on. Wherever possible buildings should be sited to optimise passive solar gain.</li> <li>4. Buildings should be constructed of sustainable thermally efficient buildings materials and include good insulation to reduce energy consumption as far as possible with water recycling methods included within the development.</li> </ol>

Planning application number:	21/0580 - Continued
	<p>5. The site should include good inter-connectivity to existing paths and tracks and sustainable transport methods, including electric vehicle/bike charging points should be heavily promoted and cycling and walking as a way to get to work or use the site encouraged. It would have been good to see a travel to work plan, such as the one included with application 20/0629 included with the application.</p> <p>6. To help climate mitigation and in the interests of neighbours, native trees should be used for screening and to enhance greening and biodiversity within the plan area.</p> <p>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 and the construction plan should be mindful of any potential wildlife on site.</p>

### **PTC21/21 Next Meeting**

Members noted that the next meeting was scheduled for Monday 6 September 2021 at 1.30pm at a venue to be agreed.

**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**

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

**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.gov.uk](mailto:office@penrithtowncouncil.gov.uk)



## 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
£	£		£	£	£	£
		<b>PLANNING COMMITTEE:</b>				
		<b>Planning:</b>				
}	}	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
		<b>Climate Change:</b>				
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
<b>23,300</b>	<b>23,300</b>	<b>Planning Committee Total</b>	<b>83</b>	<b>0</b>	<b>83</b>	<b>23,217</b>

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