



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 on **Monday 6th September 2021**, at 1.30pm Penrith Parish Rooms, St Andrew's.

PRESENT

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| Cllr M Clark | South 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

6 September 2021

In the absence of the Chair, the Vice-Chair took control of the meeting.

PART I

PL21/22 Apologies for Absence

Apologies for absence were received and noted from Councillors S Jackson and H Snell.

PL21/23 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 5 July 2021 and agreed they be signed as such.

PL21/24 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 Shepherd declared that he knew a neighbour to planning application no 20/0995 but that it was not a pecuniary interest and would have no bearing on his decision.

PL21/25 Public Participation

Members received a representation from a member of the public about various traffic issues in Penrith.

PL21/26 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.

PL21/27 Highways Issues

The Committee received a verbal update on a number of highways issues that had been reported to Cumbria County Council over a period of time.

RESOLVED THAT:

A letter be sent to the Director of Highways / Area Manager requesting that the following reported issues be progressed following delays due to Covid:

- i. the installation of a pedestrian crossing between Angel Square and Bowling Green Lane.
- ii. the installation of a crossing on Carleton Road.
- iii. the junction of Fell Lane, Benson Row and Sandgate.
- iv. suggested locations for SIDs
- v. priority traffic arrows at the narrows on Fell Lane.

PL21/28 Neighbourhood Development Plan

Members were advised that the draft Beacon Hill Protected Landscape Feature policy, approved at the extra ordinary Council meeting on 27 July had been sent to the Independent Planning Inspector along with the additional mapping and other information requested in the post inspection note. Once a response has been received it will be reported to Councillors.

PL21/29 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:

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| Planning application number: | 21/0522 |
| Site address: | THE LODGE MAIDENHILL PENRITH CA11 8SQ |
| Description: | Variation of condition 2 (plans compliance) for the replacement of the previously approved zinc sheeting with natural stone walls and slate on the roof, attached to approval 20/0146. |
| Response | No Objection – proposals are more in character with the existing and surrounding residences |

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| Planning application number: | 21/0529 |
| Site address: | 1 VICTORIA ROAD PENRITH CA11 8HR |
| Description: | Change of use of carpet warehouse to additional gym accommodation and domestic store including raising the roof by 60cm. |
| Response | No Objection |

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| Planning application number: | 21/0528 |
| Site address: | 68 BROUGHAM STREET PENRITH CA11 9DW |
| Description: | Replacement of single storey extension with two storey extension and formation of rear parking court |
| Response | No Objection |

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| Planning application number: | 21/0581 |
| Site address: | 18 PARKLANDS WAY PENRITH CA11 8SD |
| Description: | Application for tree works, large Sycamore - Crown lifting and thinning |
| Response | No Objection |

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| Planning application number: | 21/0556 |
| Site address: | PENBURY HOUSE BEACON EDGE PENRITH CA11 7BD |
| Description: | Reduce Silver Birch Tree by 30% approx. |
| Response | No Objection |

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| Planning application number: | 21/0557 |
| Site address: | 46 A WORDSWORTH STREET PENRITH CA11 7QY |
| Description: | T1 Fell Apple Tree, T2 Fell Rowan. |
| Response | No objection but would wish to see work carried out after nesting season and some replacement native planting taking place |

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| Planning application number: | 21/0572 |
| Site address: | YEW TREES LOWTHER STREET PENRITH CA11 7UW |
| Description: | Works (trimming) of tree with TPO in Conservation Area. |
| Response | No Objection |

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| Planning application number: | 21/0560 |
| Site address: | 4 BOWSCAR ROAD BOWSCAR PENRITH CA11 8RR |
| Description: | Two storey front extension to provide additional living accommodation. |
| Response | No Objection |

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| Planning application number: | 21/0586 |
| Site address: | CHADWELL HOUSE NICHOLSON LANE PENRITH CA11 7UL |
| Description: | Prune Lime trees in garden. |
| Response: | No Objection |

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| Planning application number: | 21/0610 |
| Site address: | BRIAR COTTAGE LOWTHER STREET PENRITH CA11 7UW |
| Description: | Removal of 2no Holly Trees and topping of 2no Irish Yew Trees. |
| Response | No Objection but would wish replacement planting of native trees for the holly trees to be conditioned. |

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| Planning application number: | 21/0635 |
| Site address: | HAMELN HOUSE & THE HOLLIES LOWTHER STREET PENRITH CA11 7UW |
| Description: | Removal of 2no Holly Trees and topping of 2no Irish Yew Trees. |
| Response | No Objection but work to be carried out after bird nesting season. Replacement planting to mitigate climate issues would be desirable |

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| Planning application number: | 21/0645 |
| Site address: | Cumbria County Council BRUNSWICK SCHOOL BRUNSWICK ROAD PENRITH CA11 7LX |
| Description: | 1. Crown reduction, Willow. 2. Remove trunk growth from Sweet Chestnut. 3. Crown raise, Silver Birch. 4, Crown raise, Weeping Birch. 5, Remove and treat Silver Birch. |
| Response | No Objection but work to be carried out after bird nesting season. |

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| Planning application number: | 21/0600 |
| Site address: | GREENGILL HOUSE GREENGILL PENRITH CA11 8SE |
| Description: | Erection of a detached garage/gym/office. Revised design of approval 17/0707. |
| Response | No Objection |

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| Planning application number: | 21/0613 |
| Site address: | 31 FRENCHFIELD GARDENS PENRITH CA11 8TX |
| Description: | Front and rear extension to single story dwelling. |
| Response | No Objection |

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| Planning application number: | 21/0589 |
| Site address: | 11 JUNIPER WAY PENRITH CA11 8UF |
| Description: | First floor extension over garage with hipped roof. |
| Response | No Objection |

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| Planning application number: | 21/0667 |
| Site address: | HUNTER HALL SCHOOL PENRITH CA11 8UA |
| Description: | Installation of a freestanding fixed 6m flagpole, of which 0.8 metres will be sunk into a ground installed sleeve. |
| Response | No Objection –the application has no impact on the listed buildings |

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| Planning application number: | 21/0683 |
| Site address: | FORMER OIL STORAGE DEPOT MYERS LANE PENRITH |
| Description: | Change of use from oil storage depot to fibre optics cable installer yard with siting of 3no portacabins. |
| Response | No Objection |

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| Planning application number: | 21/0688 |
| Site address: | MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP |
| Description: | Discharge of conditions 3 (contamination), 4 (contamination), 6 (surface water drainage), 7 (fumes and odours), 8 (foul drainage) and 13 (landscaping), attached to approval 20/0743. |
| Response | No Objection |

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| Planning application number: | 21/0662 |
| Site address: | 1 MILESTONE COTTAGES PENRITH CA11 9NQ |
| Description: | Single storey rear extension. |
| Response | No Objection |

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| Planning application number: | 21/0686 |
| Site address: | 23 CYPRESS WAY PENRITH CA11 8UN |
| Description: | Single storey side extension. |
| Response | No Objection |

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| Planning application number: | 21/0691 |
| Site address: | 27 HUNTLEY AVENUE PENRITH CA11 8NU |
| Description: | Single storey rear extension. |
| Response | No Objection |

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| Planning application number: | 21/0644 |
| Site address: | 36 VICTORIA ROAD PENRITH CA11 8HR |
| Description: | Change of use from residential dwelling to guest house. |
| Response | No Objection, was a guest house until fairly recently |

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| Planning application number: | 21/0611 |
| Site address: | DENTAL SURGERY STRICKLANDGATE PENRITH CA11 7NH |
| Description: | Change of use of dwellinghouse to extension of established dental practice. |
| Response | No Objection |

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| Planning application number: | 21/0697 |
| Site address: | UNIT 1 HOBSON COURT GILLAN WAY PENRITH CA11 9GQ |
| Description: | Change of use from A2 to D1 create a private eye clinic. |
| Response | No Objection |

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| Planning application number: | 21/0702 |
| Site address: | 15 RIMINGTON WAY PENRITH CA11 8TG |
| Description: | Creation of new parking area with access to existing lawn area. |
| Response | No Objection but would request that it be conditioned that environmentally friendly hard standing is used to reduce runoff |

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| Planning application number: | 21/0711 |
| Site address: | ALDI GIBRALTAR & UNIT 1 SEDAN BUILDINGS CAVENDISH WAY PENRITH CA11 7GS |
| Description: | Advertisement consent for 3no illuminated building mounted signs and 8no building mounted vinyl signs. |
| 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

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| 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. |
| <p>Penrith Town Council wishes to OBJECT to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The development still 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. | |

2. Although 4 bungalows seem to have been added to make up 20% minimum accessible and adaptable homes, the Town Council still feels that the balance of house types is wrong with the majority being 3, 4 and 5 bed houses. 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.
3. The Town Council has major concerns about highways safety as the junction proposed 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 and the vets. The road from the proposed development is joining the junction on the inside of the bend which reduces visibility when turning out of the estate. Concern is also expressed about the proposals for parking with cars parked one behind the other meaning that in many cases cars will be left on the highway.
4. Although a footpath link around the estate is welcomed, it is important on developments such as this which will hopefully attract some young families, that a safe area is provided to allow social mixing and play. The natural play trail gives no detail about what will be included, a few balance beams or stepping stones is not acceptable, and is not secure in an area near the SuDS drainage and relatively near the busy A686. The Town Council would wish to see a fenced play area with a fence around the SuDS drainage for additional safety and proper play equipment for pre-school and primary children to encourage a healthy and active lifestyle. Policy 4 in Penrith Town Council's emerging Neighbourhood Plan is about accessibility and social inclusion and states that 'to improve social inclusion, where appropriate, proposals should provide high quality, well located, accessible, functional, centralised public open space, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles.

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| Planning application number: | 20/0995 - continued |
| <p>5. 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.</p> <p>6. The Town Council would wish to see the proposed landscaping and hedgerows to be comprised of native shrubs and trees rather than, for example, Japanese Laurel and Sycamore, neither of which are native.</p> <p>7. An archaeological survey should be undertaken as the site is close to the line of the old Roman road.</p> | |

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| Planning application number: | 21/0724 |
| Site address: | 5-6 DEVONSHIRE STREET PENRITH CA11 7SR |
| Description: | Listed Building Consent for alterations, addition of new signage, air conditioning units and extraction grilles. |
| Response | No Objection |

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| Planning application number: | 21/0723 |
| Site address: | 5-6 DEVONSHIRE STREET PENRITH CA11 7SR |
| Description: | Addition of new signage, air conditioning units and extraction grilles. |
| Response | No Objection, however air conditioning units and extraction grilles must be to the satisfaction of the technical requirements of Environmental Health. |

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| Planning application number: | 21/0722 |
| Site address: | 5-6 DEVONSHIRE STREET PENRITH CA11 7SR |
| Description: | Advertisement consent for 1no non-illuminated fascia sign, 1no illuminated projecting sign and 2no digital promotion screens. |
| Response | No Objection |

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| Planning application number: | 21/0747 |
| Site address: | 8 LABURNUM WAY PENRITH CA11 8UJ |
| Description: | Two storey rear extension and installation of a upper floor south facing side window. Resubmission of 21/0270 due to location of UU drain. |
| Response | No Objection |

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| Planning application number: | 21/0731 |
| Site address: | 22 BEACON EDGE PENRITH CA11 7SG |
| Description: | Erection of single storey rear extension and rear garden landscaping. |
| Response | No Objection |

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| Planning application number: | 21/0607 |
| Site address: | THE COACH HOUSE FRIARGATE PENRITH CA11 7XR |
| Description: | Listed Building Consent to replace cobble driveway with tarmac. |
| <p>Penrith Town Council wishes to OBJECT to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposal is for a listed building within the curtilage of Abbot Bank and immediately adjacent to the Grade II listed Friarage / North Friarage. The driveway in question, although small, is open and easily visible. 2. Although not presently in good condition, the Town Council feels that the driveway should be replaced with cobbles rather than tarmac in order to accord to Policy ENV10 of the Eden Local Plan to conserve and enhance the historic environment and heritage assets and their setting. | |

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| Planning application number: | 21/0754 |
| Site address: | 5 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ |
| Description: | T1 Cherry Blossom, fell. T2 Holly, thin. T3 Conifer, fell. |
| Response | No Objection |

PTC21/ Next Meeting

Members noted that the next meeting was scheduled for 4 October 2021 at 1.30pm, Penrith Parish Rooms, St Andrew's.

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.co.uk