



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 1 November 2021**, at 1.30pm. Penrith Parish Rooms, St Andrew's.

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

1 November 2021

PART I

PL21/42 Apologies for Absence

Apologies for absence with reasons were received from Councillor M Clark. Councillor Snell has a dispensation for attendance at meetings.

PL21/43 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 4 October 2021 and agreed they be signed as such, when permissible.

PL21/44 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.

PL21/45 Public Participation

Members received a statement from a representative of Friends of the Beacon.

Members were advised although they had been due to receive a statement from residents regarding applications 20/0738 and 20/0667, land at Raiselands Farm, new documentation had been received that morning therefore these items would be deferred to an extra ordinary meeting on a date to be agreed.

RESOLVED THAT:

An extra ordinary meeting would take place on Tuesday 9th November at 6.30pm at a venue to be agreed to consider the applications for Raiselands and Voreda House.

Councillor M Shepherd joined the meeting.

Members received a statement from Councillor Davies on behalf of residents within his ward in respect of Planning Application 21/0752 which had been considered at the previous meeting.

PL21/46 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.

PL21/47 Highways Issues

Members were advised that the locations for SIDs (Speed Indicator Devices) had been approved by the Casualty Reduction and Safer Highways Partnership (CRASH) and that the Deputy Town Clerk would be looking to source devices and liaise with Cumbria County Council for their installation.

Members considered correspondence from members of the public with regard to highway safety at the junction of Carleton Road (from Carleton Brow) with the A686 and on the A6 at Plumpton Head where young people have to cross a busy fast road to catch a school bus.

RESOLVED THAT:

A letter be sent to Cumbria County Council Highways expressing highways safety concerns at both locations and requesting that they give consideration to possible improvements.

PL21/48 Consultation – Penrith Variation Order, Portland Place, Inglewood Road and Salkeld Road

Members considered the formal consultation document for the Traffic Regulation Order for variations on Portland Place, Inglewood Road and Salkeld Road.

RESOLVED THAT:

The proposals be supported.

PL21/49 Temporary Permitted Development Rights

Members considered the consultation on the future of Temporary Permitted Development Rights relating to markets and the provision of moveable structures.

RESOLVED THAT:

The Deputy Town Clerk prepare a response based on the comments made which should be circulated to members of the committee prior to submission.

PL21/50 Neighbourhood Development Plan

Members noted the response to the Planning Inspector's Further Comments document to the Town Council's proposed policy in regard to Beacon Hill as submitted by Penrith Town Council and Stansgate Planning on behalf of Lowther Estate Trust.

PL21/51 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:	21/0842
Site address:	LINDENTHWAITE BEACON EDGE PENRITH CA11 8BN
Description:	Replacement of existing conservatory with extension room.
Response	No Objection, the Beech Tree protected by a TPO, Yew and Laurel should be protected during construction work

Planning application number:	21/0877
Site address:	ACHNAMARA ARTHUR STREET PENRITH CA11 7TX
Description:	Removal of 3x Rowan trees in Conservation area.
Response	No Objection but want applicants to be advised that English native species should be planted rather than trees/shrubs native to the Americas and Asia like the Laurel and Prunus

Planning application number:	21/0831
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0BX
Description:	Discharge of condition 3 (landscape management plan), attached to approval 20/0383
Response	No Objection – the planning approval condition requested a landscape management plan which they have provided

Planning application number:	21/0795
Site address:	LAND KNOWN AS CARLETON HEIGHTS PENRITH
Description:	Non Material Amendment to update the materials schedule, specifically brick changes on plots 452-455, 467-475 and 481-483 to a Forterra Woodside Mix, attached to approval 16/0811.
Response	Non material – No objection

Planning application number:	21/0822
Site address:	HIDCOTE LOWTHER STREET PENRITH CA11 7UW
Description:	Proposed alterations.
Response	No objection however the visual appearance and introduction of cladding in the conservation area is incongruous with the surrounding houses in stone and brick although its introduction would not demonstrably harm the area

Planning application number:	21/0903
Site address:	MELVILLE HOUSE WORDSWORTH STREET PENRITH CA11 7QY
Description:	Works to trees in conservation area. Prune Prunus, Ilex and Yew.
Response	No Objection

Planning application number:	21/0904
Site address:	62 A STRICKLANDGATE PENRITH CA11 7NJ
Description:	To remove 2 Betula and 1 Oak in conservation area.
Response	Object to the removal of the Oak tree and would like this to be subject of a TPO

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:	20/0738
Site address:	LAND AT RAISELANDS FARM SCOTLAND ROAD PENRITH CA11 9JW
Description:	Variation of conditions 10 (surface water drainage scheme) and 17 (foul drainage scheme) for the replacement of approved Highways and Drainage Layout plan with revision I, attached to approval 14/0405.
Decision:	RESOLVED THAT this application be deferred to the extra ordinary meeting on 9 November due to the receipt of revised information.

Planning application number:	20/0667
Site address:	LAND AT RAISELANDS FARM SCOTLAND ROAD PENRITH CA11 9JW
Description:	Variation of condition 2 (plans compliance) to replace the Construction Method Statement, attached to approval 14/0405.
Decision:	RESOLVED THAT: this application be deferred to the extra ordinary meeting on 9 November due to the receipt of revised information

Planning application number:	21/0799
Site address:	LAND EAST OF INGLEWOOD ROAD PENRITH
Description:	Screening opinion for a residential development.
Decision	RESOLVED THAT: 1. a response be returned to EDC requesting that an environmental screening opinion be carried out to include a full geophysical archaeological survey and 2. a letter be prepared to send to the developers drawing their attention to the Neighbourhood Development Plan and contributions that could be made towards public amenity.

Planning application number:	21/0870
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Formation of trailer parking area utilising existing Myers Beck crossover.
Decision:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC with a request that a condition be included for suitable screening

Planning application number:	19/0840
Site address:	LAND AT CARLETON ROAD PENRITH
Description:	Residential development of 105 dwellings and associated infrastructure.

RESOLVED THAT: a response be returned to EDC OBJECTING to the application on the following grounds:

1. the land is allocated within the Local Plan for 86 houses, this proposal for 105 houses is an increase of 22% increasing the overall density of the development (this is on top of the recent application for the adjoining site which also has an increased density). The application seems to go against Policy PEN2 of the Local Plan, there is no evidence of collaboration with other developers on a masterplan for the area as a whole with an agreed approach to internal layout, housing type, mix, landscaping etc, or consideration of the cumulative impacts of the developments.
2. although some regard has been taken of the Housing Needs Survey undertaken in 2018 and which we are advised still provides current data, the development still 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 bed roomed houses and bungalows of a suitable size i.e. homes for young people, the elderly, singles, the disabled and small families. 64 houses (ie 64% of the proposed development) are proposed to be 4 bed and above (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 throughout individual sites’.

3. The design does not reflect the local distinctiveness of Carleton or complement the nearby Grade II listed buildings. There does not seem to be any landscaping within the site or any safe community space in the centre of the site for people to meet and children to play. Penrith Town Council would wish to see a secure fenced play area with multi activity play equipment. This together with open community space for all ages will help to promote social inclusion and healthy lifestyles. **Should the development be approved and the developer not wish to include a safe and secure play area, Penrith Town Council would wish to receive some S106 money to go towards the refurbishment and upgrade of a nearby play area.**

(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)

4. Development proposals should be designed to incorporate sustainable development principles and measures. These measures should build in resilience and achieve development that is adaptable to meet the challenges of future climate and socio-economic change. Development proposals should demonstrate, where practicable, that they meet all of the following criteria:
 - a. The inclusion of design features and measures that encourage active and healthy lifestyles, for example, good links to the walking, cycling and public transport network, access to private or shared garden space and public recreation space and incorporation of cycle storage;
 - b. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption, including the incorporation of sustainable urban drainage systems, rainwater harvesting and water efficient fittings

- c. Design that includes measures to minimise energy use and consumption, seeks to include the highest available standards of energy efficiency measures for buildings, and provides, where appropriate, on-site production of energy using renewable sources, such as photo voltaics, ground/air source heat pumps and small wind turbines;
- d. Inclusion of measures to reduce resource consumption and measures that re-use and recycle resources, including:
 - i. Using sustainable building materials that are capable of recycling following demolition (e.g. masonry, concrete, glass, timber, roofing materials, pipework and insulation)
 - ii. Utilising recycled building materials, wherever possible (e.g. masonry, roofing materials, aggregate).
- e. Maximise opportunities for active means of transport, (walking, cycling and public transport) and to promote use of low carbon vehicles by providing charging points; **Should the development be approved, the developer should be asked to work in consultation with Persimmon Homes to provide public transport.**
- f. Use of sustainable, renewable, healthy products (e.g. by avoiding toxic or carcinogenic materials) that embody low energy output, and are, wherever possible, sourced locally;
- g. Protection of greenspaces, creation of new greenspaces and, where applicable, net gains in biodiversity; **Should the development be approved, landscaping on site should retain the mature trees already there whilst the planting of soft landscaping using native trees and shrubs should be included as a condition.**
- h. Protection and enhancement of the local identity, character and distinctiveness of the Town

The developers should also take into account Policy 2 (Environmentally Sustainable Design) of Penrith Town Council's emerging Neighbourhood Development Plan which has been developed from consultations with the public;

Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should be informed by, and respect, the Town's wider character and the local site context. High quality, contemporary design will be encouraged where it reflects these criteria. Planning applications will be assessed against the following:

- a. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality and environmentally sustainable design;
- b. For planning applications classed as major development, the Design and Access Statement should include an Energy Statement setting out how the proposal meets zero or low carbon targets and includes climate change resilience measures. As a minimum, Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) should be achieved;
- c. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. For example, measures to be considered include things such as:
 - i. Adopting water recycling methods at source;
 - ii. Using sustainable building materials;
 - iii. Recycling of grey and rainwater;
 - iv. Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
 - iiv. Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.
4. The access and egress from the site onto the A686 is onto a corner of a busy main road into Penrith and to the M6. It is close to a junction used heavily by those using Frenchfield, going to and from the school and the nearby pub. Penrith Town Council has received representation from residents that the current junction is already very difficult and dangerous and is concerned that another junction will add greatly to congestion on this road. Anyone walking into the town centre will need to cross a busy main road.

Penrith Town Council is concerned that another parcel of land in the same area may also be submitted for development and will be developed without any collaboration or agreed approach. Town Councillors are also concerned about

another development putting strain on local amenities, health facilities and schools.

The Design and Access Statement accompanying the application is misleading. There is no mention of the distance to the nearest bus stops located near Penrith Hospital or the fact that the buses running to the surrounding villages do not run every day (some only once a week).

North Lakes is not the nearest primary school to the development and nearby Hunter Hall is a fee paying school. Both the secondary schools have advised that they are nearly at capacity. This is exacerbated because QEGS is a selective grammar and only takes pupils who pass the entrance exam regardless of their home address. A new primary school was proposed for Carleton adjoining the Persimmon site although it is unclear what progress is being made with this.

Planning application number:	21/0846
Site address:	4 MONNINGTON WAY PENRITH CA11 8QJ
Description:	Additional storey added to existing single storey dwelling.
Response:	<p>RESOLVED THAT: a response be returned to EDC OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed development has an adverse impact on the surrounding area, it is entirely out of character with the surrounding bungalows, doesn't respect the local context and doesn't fit with the street scene. 2. The scale and massing would lead to overshadowing of properties directly opposite which sit lower down, and it would be overbearing in its nature to the detriment of residential amenity.

Planning application number:	21/0850
Site address:	25 A FRENCHFIELD WAY PENRITH CA11 8TW
Description:	Replacement of existing lean to utility and car port with single story extension to rear and side of dwelling.
Response:	<p>RESOLVED THAT: a response of NO OBJECTION be returned to EDC.</p>

Planning application number:	21/0881
Site address:	65 MUSGRAVE STREET PENRITH CA11 9AS
Description:	Erection of two storey side extension.
Response:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC.

Planning application number:	21/0883
Site address:	THE LODGE MAIDENHILL 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 (amended proposal).
Response:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC.

Planning application number:	21/0889
Site address:	DENTAL SURGERY STRICKLANDGATE PENRITH CA11 7NH
Description:	Listed Building Consent for change of use of dwellinghouse to extension of established dental practice.
Response:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC

Planning application number:	21/0925
Site address:	CROSSWAYS BEACON EDGE PENRITH CA11 7SD
Description:	2 no. yew trees, 2 no. flowering cherry trees and magnolia tree in front garden to be pruned.
Response that:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC

Planning application number:	21/0917
Site address:	7 SKIRSGILL GARDENS PENRITH CA11 7EP
Description:	Two storey side extension, single storey rear extension with balcony and loft conversion with dormer windows.
Response:	RESOLVED THAT: a response of NO OBJECTION be returned to EDC

PTC21/52 Next Meeting

Members noted that:

1. the extra ordinary meeting would be held at 6.30pm on Tuesday 9 November at a venue to be agreed: and
2. the next scheduled meeting would be held on 6 December 2021 at 1.30pm, Penrith Parish Rooms, St Andrews

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