



# Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: [office@penrithtowncouncil.gov.uk](mailto:office@penrithtowncouncil.gov.uk)

**DATE: 29 November 2021**

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 6 December 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 Andrew's.

To assist in the speedy and efficient dispatch of business', Members should read the agenda and reports and look at applications on line 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 9.00am by Friday 3 December.

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](mailto:office@penrithtowncouncil.co.uk)

## COMMITTEE MEMBERSHIP

Cllr. M Clark  
Cllr. Jackson  
Cllr. Kenyon

South Ward  
North Ward  
North Ward

Cllr. C Shepherd  
Cllr. M Shepherd  
Cllr. Snell

East Ward  
North Ward  
West Ward

Mrs V. Tunnadine, Town Clerk

## **Public Participation**

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.

## **Filming**

**Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media.**

**Please be advised that the Town Council does not record or live stream meetings.**

Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council, and Committee meetings that are open to the public. It also welcomes the use of social networking websites, such as Twitter and Facebook, to communicate with people about what is happening, as it happens. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

## **General Power of Competence**

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 MONDAY 6 DECEMBER 2021**

## **PART I**

### **1. Apologies For Absence**

Receive apologies from Members.

### **2. Minutes**

Authorise the Chair to sign, as a correct record, the minutes

- a. of the Planning Committee held Monday 1 November 2021; and
- b. of the Extra Ordinary Planning Committee held on Tuesday 9 November 2021

and agree they be signed as such, when permissible.

### **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.

To go immediately prior to excluded item add a note to the item on the agenda to explain the reason and which in turn would form part of the resolution

## **6. Proposed Planning Application for Residential Development of 195 Dwellings on Land Located to the East of Inglewood Road, Penrith**

To receive a presentation from Story Homes as part of the public consultation.

## **7. Penrith Parking and Movement Study**

To receive a verbal update from Officers.

## **8. Highways Issues**

To receive a verbal update regarding on-going Highways referrals.

## **9. Budgetary Control Statement: Seven Months Ended 31 October 2021**

To note the current budgetary control statement

## **10. Planning Applications**

### **a) DELEGATED RESPONSES TO NOTE**

Planning application number:	21/0915
Site address:	STONEYBECK BOWSCAR PENRITH CA11 8RP
Description:	Erection of a sandstone wall, the installation of two boom barriers and a timber fence
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:	21/0887
Site Address:	6 BRUNSWICK TERRACE PENRITH CA11 7LN
Description:	T1 - Ash tree. It is proposed to crown reduce the tree by 2 metres all round for the purpose of managing the crown spread. This will be undertaken in accordance with BS3998
Response	No Objection

Planning application number:	21/1000
Site address:	LOW OUTWOOD ARTHUR STREET PENRITH CA11 7TX
Description:	Removal of Holly x2 in Conservation area.
Response	No Objections – saplings are being retained

Planning application number:	21/1007
Site address:	REAR OF QUAKER HOUSE MEETING HOUSE LANE PENRITH CA11 7TR
Description:	Remove Ash Tree in the corner of the former Burial Ground at the Friends Meeting House, conservation area.
Response	No Objection – tree is diseased, would wish to see some replanting of small native tree or shrubs to assist carbon reduction

## **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:	21/0713
Site address:	WYDON BEACON STREET PENRITH CA11 7UA
Description:	Replacement of rear extension with balcony deck and alterations to openings.

Planning application number:	21/0979
Site address:	35 MILNER MOUNT PENRITH CA11 8HE
Description:	Replacement of existing extension with two storey side extension and single storey rear extension.

Planning application number:	21/0954
Site address:	LAND NORTH OF CARLETON MEADOWS PENRITH CA11 8UR
Description:	Erection of a site wall at the entrance of site and a wall next to 'The Point' open space, pursuant of previous planning approval 16/0811.

Planning application number:	21/0991
Site address:	WHITE HORSE GREAT DOCKRAY PENRITH CA11 7BL
Description:	Listed Building Consent for change of use of former public house, managers accommodation and offices to form 8no one bed self contained flats

Planning application number:	21/0990
Site address:	WHITE HORSE GREAT DOCKRAY PENRITH CA11 7BL
Description:	Change of use of former public house, managers accommodation and offices to form 8no one bed self contained flats.

Planning application number:	21/1032
Site address:	32 THE PARKLANDS PENRITH CA11 8TF
Description:	Works to Oak (T16)

Planning application number:	21/0825
Site address:	47 ROMAN ROAD PENRITH CA11 8DX
Description:	Single storey rear extension and car port.

## **11. Next Meeting**

Note the next meeting is scheduled for Monday 10 January 2022 at 1.30pm at the Parish Rooms, St Andrews.

## **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](mailto:office@penrithtowncouncil.co.uk)







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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 9<sup>th</sup> 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:	<b>RESOLVED THAT</b> 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:	<b>RESOLVED THAT:</b> 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	<b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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 bedroomed 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><b>RESOLVED THAT:</b> a response be returned to EDC OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

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><b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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:	<b>RESOLVED THAT:</b> 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**

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#### **Background Papers**

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Minutes of the meeting of

## **EXTRA ORDINARY PLANNING COMMITTEE**

Held on **Tuesday 9 November 2021**, at 6.30pm. 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  
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 EXTRA ORDINARY PLANNING COMMITTEE 9 NOVEMBER 2021**

## **PART I**

### **PL21/53 Apologies for Absence**

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

### **PL21/54 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.

### **PL21/55 Public Participation**

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

A member of the public had requested to speak on planning applications 20/0738 and 20/0667.

Councillor Davies requested to speak on planning application 21/0970.

### **RESOLVED THAT:**

The member of the public and Councillor Davies be allowed to speak immediately prior to the consideration of the applications.

### **PL21/56 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.

### **PL21/57 Planning Applications**

#### **a) 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.

**Members received a presentation from a member of the public regarding the following two applications.**



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.
Response:	<p><b>RESOLVED THAT:</b></p> <p>A response of NO OBJECTION be returned to EDC with respect to the drainage scheme. Comments to EDC should include</p> <ul style="list-style-type: none"> <li>• stating that regular monitoring and enforcement of the site was essential</li> <li>• requesting that weekly meetings take place between EDC officers, residents and the construction director to discuss issues and provide updates</li> <li>• updates sent to the Town Council regarding issues and what action is being taken to rectify the problem.</li> <li>• remedial action be taken immediately by the developer with enforcement as necessary.</li> </ul>

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.
Response:	<p><b>RESOLVED THAT:</b></p> <p>A response OBJECTING to the variation be returned to EDC on the following grounds:</p> <ul style="list-style-type: none"> <li>• the CMS is a generic incomplete document without proper reference to the specific site and includes incorrect information such as references to the drainage schedule.</li> </ul> <p>Should EDC accept the CMS, Penrith Town Council would wish to see:</p> <ul style="list-style-type: none"> <li>• a proper wheel washing station installed on site prior to the commencement of further work</li> <li>• the schedule of drainage work completed as soon as possible</li> </ul>

Planning application number:	20/0667 CONTINUED
Response:	<ul style="list-style-type: none"> <li>• noise and vibration monitors should be installed on at least two neighbouring residential properties prior to undertaking any piling</li> <li>• there should be a commitment from non site personnel from the developer such as the construction director to monitor on going development and hold regular meetings with EDC and residents to ensure that any problems are rectified quickly</li> <li>• EDC must consider suitable enforcement actions should the developer not be complying with agreed proposals.</li> </ul>

Planning application number:	21/0970
Site address:	Eden District Council VOREDA HOUSE PORTLAND PLACE PENRITH CA11 7BF
Description:	Passivhaus standard retrofit to existing office building involving demolition and replacement of external cladding, demolition of external stairs and creation of external service zone together with extension of ground floor area to match upper floors. External works including new paving and soft landscaping.
Response:	<p>A response OBJECTING to the application be returned to EDC on the following grounds:</p> <ul style="list-style-type: none"> <li>• although the colour of the cladding is described, there is no information about the material to be used and how that will fit in with the conservation area. The cladding is of a very regular uniform size and would be better of varying sizes to fit with the surrounding area and building style.</li> <li>• By infilling the ground floor, removing parking places and designating Drovers Lane as a car park that staff can use, the proposal removes public parking. Drovers Lane currently has 104 spaces, 30 of which are for general permit holders. Currently all staff and Councillors at EDC are eligible for a free parking permit for weekdays. Should parking be lost at Mansion House, the loss of parking does not accord to the aims and objectives of the Penrith Parking and Movement Study which was jointly commissioned by CCC, EDC and PTC. The objective was 'a suitable parking offer to support the functionality, attractiveness and viability of Penrith which addresses current issues and supports future capacity.</li> </ul>

Planning application number:	21/0970 CONTINUED
Site address:	Eden District Council VOREDA HOUSE PORTLAND PLACE PENRITH CA11 7BF
	<p>This proposal could actually reduce the parking offer available in the town for workers who have to commute due to a lack of public transport or visitors who wish to have a long stay car park to explore.</p> <ul style="list-style-type: none"> <li>• The Weymouth Pine should not be removed for ease of development and should be protected throughout as it is a prominent tree within the conservation area.</li> </ul> <p>Penrith Town Council believes that the adverse impacts of this development demonstrably outweigh the benefits especially when issues relating to practicalities surrounding staffing and accommodation have not been finalised.</p>

### **PTC21/58 Next Meeting**

Members noted that the next meeting was scheduled for Monday 6 December 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](mailto:office@penrithtowncouncil.co.uk)



## Penrith Town Council

### PLANNING COMMITTEE

#### BUDGETARY CONTROL STATEMENT: SEVEN MONTHS ENDED 31 OCTOBER 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>				
} 10,000	} 10,000	Officer Support	554		554	} 9,113
		Planning Consultancy	333		333	
} 10,000	} 10,000	Consultation	0		0	} 9,113
			887	0	887	
		<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>887</b>	<b>0</b>	<b>887</b>	<b>22,413</b>

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