



Penrith Town Council

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

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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>RESOLVED THAT:</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"> • stating that regular monitoring and enforcement of the site was essential • requesting that weekly meetings take place between EDC officers, residents and the construction director to discuss issues and provide updates • updates sent to the Town Council regarding issues and what action is being taken to rectify the problem. • remedial action be taken immediately by the developer with enforcement as necessary.

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>RESOLVED THAT:</p> <p>A response OBJECTING to the variation be returned to EDC on the following grounds:</p> <ul style="list-style-type: none"> • 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. <p>Should EDC accept the CMS, Penrith Town Council would wish to see:</p> <ul style="list-style-type: none"> • a proper wheel washing station installed on site prior to the commencement of further work • the schedule of drainage work completed as soon as possible

Planning application number:	20/0667 CONTINUED
Response:	<ul style="list-style-type: none"> • noise and vibration monitors should be installed on at least two neighbouring residential properties prior to undertaking any piling • 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 • EDC must consider suitable enforcement actions should the developer not be complying with agreed proposals.

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"> • 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. • 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.

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"> • 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. <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