



# Penrith Town Council

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Minutes of the meeting of

## **PLANNING COMMITTEE**

Held on Monday 7 June 2021 at 1.00 p.m. Penrith Parish Centre, St Andrews.

### **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**

**Monday 7 June 2021**

## **PART I**

### **PL21/01 Apologies for Absence**

Apologies for absence were received from Councillor M Clark

### **PL21/02 Appointment of Vice Chair**

#### **RESOLVED THAT:**

Councillor Kenyon be appointed as Vice-Chair of the Planning Committee for the remainder of the 2021-2022 municipal year.

### **PL21/03 Appointment of Chair of the Neighbourhood Plan Development Group**

#### **RESOLVED THAT:**

Councillor Jackson be appointed as Chair of the Neighbourhood Plan Development Group for the remainder of the 2021-2022 municipal year.

### **PL21/04 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.

### **PL21/05 Public Participation**

Councillor Davies had asked to speak on application 21/0355 prior to the meeting. It was agreed that Councillor Davies should be invited to speak immediately before considering that application.

### **PL21/06 EXCLUDED ITEM: Public Bodies (Admission to Meetings) Act 1960**

Members considered whether item 12 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 **RESOLVED** that the item be considered without the press or public present.

## **PL21/07 Update on Speeding Issues**

Members were advised that officers had been liaising with Cumbria Police and Cumbria Highways regarding a number of speeding issues and possible ways to help address the issue.

### **RESOLVED THAT:**

1. Members email the Deputy Town Clerk with potential locations for visible Speed Indication Devices (SIDs) which would then be circulated around all Councillors asking if they had any suggestions to add;
2. The possible locations be passed to the Casualty Reduction and Safer Highways (CRASH) partnership for verification following which a report will be prepared regarding funding.

## **PL21/08 Time of Meetings**

Following the Annual Town Council Meeting, Members considered the start time of meetings.

### **RESOLVED THAT:**

Meetings of the Planning Committee would commence at 1.30pm unless there was a really heavy agenda which necessitated a 1pm start.

## **PL21/09 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:	21/0166
Site address:	BUILDING AT THE REAR OF 14 KING STREET PENRITH CA11 7AH
Description:	Change of use of storage building (use class B8) to gymnasium (Use class D2).
Response	No Objection

Planning application number:	21/0312
Site address:	34 KING STREET PENRITH CA11 7AY
Description:	Certificate of Lawfulness for the proposed use as a hairdresser, beauty salon and nail salon.
Response	No Objection

Planning application number:	21/0316
Site address:	50 ARTHUR STREET PENRITH CA11 7TU
Description:	Listed Building Consent for internal alterations to attic room/storage to enable formation of en suite bathroom to serve attic bedroom.
Response	No Objection

Planning application number:	21/0322
Site address:	27 MACADAM GARDENS PENRITH CA11 9HS
Description:	Front and rear extensions to dwelling.
Response	No Objection

Planning application number:	21/0340
Site address:	UNIT 34 GILWILLY ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BF
Description:	Proposed general storage/maintenance workshop building.
Response	No Objection

Planning application number:	21/0326
Site address:	11 CLIFFORD COURT PENRITH CA11 8PX
Description:	Non Material Amendment for the reduction in size of the rear two-storey extension, attached to approval 21/0071.
Response	No Objection

Planning application number:	20/0383
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0BX
Description:	Retention of engineering works to form landscape planting bund.
Response	PTC has no comments to make as this is a technical application and we do not have the necessary expertise that the Highways Authority and Environment Agency have. We do however request that additional planting and landscaping is robustly pursued on the site in order to help screen the developments which are adding to the massing at the site.

Planning application number:	21/0114
Site address:	9 ALBERT STREET PENRITH CA11 7XA
Description:	Listed Building Consent for replacement front door.
Response	No Objection, listing is for internal features and door style and type is similar to others in the vicinity

Planning application number:	21/0361
Site address:	30 ARTHUR STREET PENRITH CA11 7TU
Description:	Listed Building Consent for general internal refurbishment works, thermal upgrading of the exterior walls, repairs to render and repair sliding sash timber windows and replace the single glazed panes with thin heritage double glaze panes within the original cases.
Response	No Objection

Planning application number:	21/0336
Site address:	LAUREL BANK FELL LANE PENRITH CA11 8AA
Description:	Listed Building Consent for proposed ground floor utility room extension and addition of air source heat pump to extension.
Response	No Objection

Planning application number:	21/0335
Site address:	LAUREL BANK FELL LANE PENRITH CA11 8AA
Description:	Proposed ground floor utility room extension and addition of air source heat pump to extension.
Response	No Objection

Planning application number:	21/0356
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Construction of 2no B1 business office and retail, B2 general industrial and B8 storage or distribution buildings.
Response	<p>No Objection as land is already allocated in the local plan for employment and applications 20/0242 and 20/0402 have already received planning permission however PTC would like to see conditions relating to the following:</p> <ol style="list-style-type: none"> <li>1. Both EDC and PTC have declared a climate emergency so renewable energy technologies should be incorporated into the design, including pv panels and BRE A construction methods should be used to include high levels of thermal performance.</li> <li>2. New buildings should be future proofed at the build stage as soon as possible, as retrofitting to increase standards later on would be more expensive. It is hoped that the building has been sited to optimise passive solar gain.</li> <li>3. The building should be constructed of sustainable thermally efficient building materials and include good loft and wall insulation to reduce energy consumption as far as possible. Water recycling methods should be included within the development</li> <li>4. The site should include good inter-connectivity with the existing business park and paths/tracks to promote sustainable transport and encourage cycling and walking as a way to get to work.</li> <li>5. The development should include electric vehicle charging points and cycle storage.</li> <li>6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area.</li> <li>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.</li> </ol>

Planning application number:	21/0237
Site address:	TYNEFIELD HOUSE BRIDGE LANE PENRITH CA11 8HY
Description:	Erection of a sectional garage.
Response	No Objection however there should be a condition to ensure that the necessary groundworks do not cause contamination or other issues with Dog Beck

Planning application number:	21/0270
Site address:	8 LABURNUM WAY PENRITH CA11 8UJ
Description:	Two storey rear extension.
Response	No Objection

Planning application number:	21/0437
Site address:	1 APPLERIGG LOWTHER STREET PENRITH CA11 7US
Description:	Removal of dead branches from Lime (T2), and crown raise to 3m. Remove Sweet Chestnut. Crown raise and reshape Copper Beech TPO30 (T4) where the branches are overhanging the roof of No17 Lowther Street.
Response	No Objection

Planning application number:	21/0420
Site address:	4 ROMAN ROAD PENRITH CA11 8DZ
Description:	Proposed two storey rear gable extensions.
Response	No objection but should be conditioned to use stone to match the existing house to ensure that the development blends with the existing houses in the area.

Planning Application Number:	21/0456
Site Address:	HIDCOTE LOWTHER STREET PENRITH CA11 7UW
Description:	Removal of tree, Conifers - Leylandii, or similar. Several small trees which I think have colonised, adjacent to the conifer (laburnum etc). Large shrubs in the back garden (Prunus laurocerasus and Acuba japonica). Prune a mature Ilex in the front garden in the dormant season.
Response	No Objection

Planning application number:	21/0443
Site address:	COWPERTHWAITES GARAGE YARD 1 MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP
Description:	Advertisement consent for the retention of a non-illuminated totem sign.
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

#### **Councillor Davies gave a short presentation to the Committee on the following application**

Members were advised that revised plans had been received from the applicant's agent on Friday evening suggesting that the footprint of the building had been moved so that it didn't impinge on the old trackbed. Revisions had not come through EDC for further consultation so Members considered the formal application in front of them.

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	Penrith Town Council has considered the formal application in front of them, but would wish to say that this is without prejudice and should revisions come forward for further consultation they have the right to review their response  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.



Planning application number:	21/0355 - CONTINUED
	<p>Due to the complexity of the site the Town Council has given much thought to their response to the application in front of them and on balance OBJECTS to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Paragraph 102 of the NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals so that opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated. At the present time the Penrith to Keswick Railway has been revealed as one of the 85 schemes competing for investment from the Restoring Your Railways ideas fund and the development currently sits on part of the old track bed should the reinstatement of the railway receive the funding to go ahead.</li> <li>2. The development does not accord with Policy DEV3- Transport, Accessibility and Rights of Way of the Eden Local Plan which states that ‘development will not be supported where it meets any of the following criteria, individually or cumulatively in combination with other development proposals: <ul style="list-style-type: none"> <li>• It would prevent the future opening of any road or rail schemes under consideration’</li> </ul> </li> </ol> <p>Penrith Town Council hopes that a revised application can be put forward which does not compromise the potential reinstatement should funding be received to enable further consideration be given to the application.</p>

Planning application number:	21/0356
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Construction of 2no buildings and 4no units for B1 business office and retail, B2 general industrial and B8 storage or distribution.
Response:	<p>NO OBJECTION to the amended plans be returned to Eden District Council as land is already allocated in the local plan for employment and applications 20/0242 and 20/0402 have already received planning permission however PTC would like to see conditions relating to the following with a request that the developer be asked to incorporate the following:</p> <ol style="list-style-type: none"> <li>1. Renewable energy technologies, including PV panels will be incorporated into the design, and a BRE A construction method should be used to include high levels of thermal performance.</li> <li>2. The buildings should be future proofed at the build stage as retrofitting to increase standards later on would be more expensive than early incorporation of features.</li> <li>3. Buildings should be constructed of sustainable thermally efficient building materials and include insulation to reduce energy consumption as far as possible with water recycling methods included within the development.</li> <li>4. The site should include good inter-connectivity with the existing business park and paths/tracks to promote sustainable transport and encourage cycling and walking as a way to get to work. A travel plan such as the one included with Planning Application 21/0291 should be included and the proposed sustainable transport methods, including electric vehicle charging points should be included.</li> <li>5. To help mitigate climate change, native trees, shrubs and bushes should be used to enhance greening and biodiversity.</li> <li>6. As the site is close to a known wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife and care should be taken not to damage existing habitats etc for those such as newts which have been reported in the area.</li> </ol>

## **PTC21/10 Next Meeting**

Members noted that the next meeting was scheduled for 5 July 2021 at 1.30pm in a venue to be determined.

## **PART II PRIVATE SECTION**

There was one item in this part of the Agenda to be considered in private. The reason that the item was considered in private is that it would involve the disclosure of exempt information under the following category of Part 1 of Schedule 12A of the Local Government Act 1972: Paragraph 3 - Exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).

Although it was recognised that there was clear public interest in the issue, the item for consideration was a working draft which was undergoing changes. A final document would be brought before full Council for consideration in the public part of the meeting

## **PL21/11 Information for the Planning Inspector**

Members considered the draft policy drawn up for Beacon Hill which had taken into account all the responses received during the public consultations into the Neighbourhood Development Plan and EDCs masterplan.

### **RESOLVED THAT:**

The Draft Policy be approved.

### **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)