



# 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: 31 January 2021**

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 7 February 2022, 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 Unit 2, Church House, 19-24 Friargate, Penrith

To assist in the speedy and efficient dispatch of business', Members should read the agenda and reports 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 on the Friday prior to the meeting.

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 7 February 2022**

## **PART I**

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

Receive apologies from Members.

### **2. Minutes**

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 10 January 2022 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. Pre Application Consultation – Proposed Upgrade to Existing Radio Base Station Installation at Holme Head, East Kitchenmill Bridge, Bowscar, Penrith**

To consider, without prejudice, pre application consultation document from Cornerstone about a proposed upgrade to an existing radio base station.

## **7. Budgetary Control Statement: Ten Months Ended 31 January 2022**

To note the most recent budgetary control statement.

## **8. Eden Open Spaces Group – Review of Eden Local Plan Settlement Study**

To consider the letter from Eden Local Spaces Group and determine how to proceed.

## **9. Provision of Bus Service – Carleton Persimmon Development**

To note the information regarding the bus service.

## **10. Planning Applications**

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

Planning application number:	21/1057
Site address:	ENDSCAR 4 WINTERS PARK CARLETON ROAD PENRITH CA11 8RE
Description:	Alteration and extension to provide annex accommodation. Re-submission of 16/0491.
Response:	No Objection

Planning application number:	21/1076
Site address:	PLOT 8 KITCHEN GARDENS PENRITH CA11 9GS
Description:	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 19/0499.
Response:	Outline application approved October 2019, No objection, includes renewable heating technology, EV point

Planning application number:	21/1112
Site address:	29 ALBERT STREET PENRITH CA11 7XA
Description:	T1 - Cherry - Fell, T2 - Cherry - Fell, T3 - Cherry - Fell.
Response	No Objection but would like to see some replacement planting of native trees shrubs to help with biodiversity and carbon retention.

Planning application number:	21/1092
Site address:	LAND SOUTHWEST OF MILE LANE REDHILLS PENRITH CA11 0DT
Response:	<p>No Objection as land already has outline 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 parks, town 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> </ol>

	6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area. 7. Design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife. 8. Hardstanding should be porous where possible to reduce run off
--	--

## **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:	21/1096
Site address:	LAND NORTH WEST OF STAGSTONES ROAD ROUNDTORN PENRITH CA11 8SB
Description:	Change of use of land for the siting of holiday lodges and associated infrastructure including an access, an access track and a package treatment plant.

Planning application number:	21/1054
Site address:	38 - 39 GREAT DOCKRAY PENRITH CA11 7BN
Description:	Listed Building Consent for the replacement of existing timber shop front door with uPVC.

Planning application number:	22/0056
Site address:	GOODWOOD CARLETON ROAD PENRITH CA11 8LT
Description:	Sweet Chestnut (T1) reduce the low limb by approx. 2m. To healthy epicormic shoots to reduce stress at the stem.

Planning application number:	22/0030
Site address:	2 MAPLE DRIVE PENRITH CA11 8TU
Description:	Erection of two-storey side extension, replacement of existing porch and installation of hipped roof above single-storey flat roofed garage.

Planning application number:	20/0659
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building.

Planning application number:	20/0660
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class B2 industrial building and associated concrete surfaced yard.

Planning application number:	20/0661
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Formation of services yard (part retrospective).

Planning application number:	20/0662
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Erection of shelter roof structure to cover multi-fuel oxidizer plant and adjacent service yard area on the west side of the Oxidiser connecting to the existing Trailer Shed roof.

Planning application number:	21/0201
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a storage building Class B8.

## 10. Next Meeting

Note the next meeting is scheduled for 7 March 2022 at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

## **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)





# Penrith Town Council

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

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

Minutes of the meeting of

## PLANNING COMMITTEE

Held on **Monday 10 January 2022**, at 1.30pm. Penrith Parish Rooms, St Andrews.

### PRESENT

Cllr Jackson	North Ward
Cllr Kenyon	North Ward
Cllr C Shepherd	East Ward
Cllr M Shepherd	North Ward

Cllr Burgin South Ward (Standing Deputy)

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 10 January 2022**

## **PART I**

### **PL22/70 Apologies for Absence**

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

### **PL22/71 Minutes**

#### **RESOLVED THAT:**

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 6 December 2021 and it be agreed they be signed as such.

### **PL22/72 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.

### **PL22/73 Public Participation**

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

Members were provided with a copy of an email that had been received from a member of the public in relation to item 7 on the agenda which they would be given time to read at that point on the agenda.

### **PL22/74 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.

Councillor Kenyon joined the meeting.

## **PL22/75 Proposed Planning Application for Residential Development of 195 Dwellings on Land Located to the East of Inglewood Road, Penrith**

Story Homes Land and Planning Manager and two colleagues attended the meeting to outline the proposed application for 195 dwellings on land located to the east of Inglewood Road. Members were advised that the public consultation was still ongoing, and information could be found on the website at <https://www.storyhomes.co.uk/consultation/land-off-inglewood-road-penrith/> .

An archaeological survey had been undertaken with very little evidence of the roman road seen in the first phase although the line of the road would not be developed over. The development was to be a mix of 2, 3, 4 and 5 bed houses plus some bungalows with sustainable features such as ground or air source heat pumps instead of gas, EV charging points, level access and wide doors etc. The development has been designed to protect the aquifer and a number of mitigations must be put in place to continue to do so. Conversations were still to take place with Cumbria County Council regarding S106 contributions for education.

Members asked a number of questions regarding footpath access, traffic generation, sustainability features and contributions towards healthcare facilities.

Following the presentation, the Story Homes representatives were thanked for their presentation before they left the meeting.

Councillor Burgin left the meeting.

## **PL22/76 Penrith Neighbourhood Plan Consultation**

Members were provided time to read the submission sent in by a member of the public.

Members noted the policy on Beacon Hill produced by the Independent Planning Consultant and on which Eden District Council had been asked to consult until 11.59pm on 4 February 2022. It was noted that the proposal did not limit the physical geographical area for small scale development and, if accepted, would condone development rather than seek to protect Beacon Hill.

### **RESOLVED THAT:**

- i. Delegated authority be given to the Chair of Planning Committee and Deputy Town Clerk to draft a response to the consultation.
- ii. An informal meeting be held with the Planning Consultant as soon as possible to get his views.
- iii. The draft response be considered by full Council on 25 January 2022 before submission; and
- iv. The final response of the Planning Inspector following the consultation be considered by Planning Committee and full Council.

## **PL22/77 Street Naming and Numbering – Genesis Homes, Carleton**

Members considered the proposals for street naming put forward by Genesis Homes for the site at Carleton, having regard to a list of previously agreed suggestions which related more to Penrith and Eden.

### **RESOLVED THAT:**

It be recommended that the name Bink Moss Gardens would be acceptable but that the other name suggested be Swirral Road as that could be seen from Penrith.

## **PL21/78 Memorandum of Agreement**

### **RESOLVED THAT:**

Delegated authority be given to the Town Clerk to sign a memorandum of agreement between Penrith Town Council and Cumbria County Council for the siting and maintenance of Speed Indicator Devices.

## **PL21/79 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:	<b>21/1024</b>
Site address:	ROUNDTORN HOUSE PENRITH CA11 8SJ
Description:	Certificate of lawfulness for the continued occupation of dwelling in breach of condition 1 (agriculture or forestry occupation) of approval 79/0258
Response	No Objection if applicants can satisfy requirements

Planning application number:	<b>21/1028</b>
Site address:	1 HOBSON COURT GILLAN WAY PENRITH CA11 9GQ
Description:	Advertisement consent for 2no non-illuminated fascia signs.
Response	No Objection

Planning application number:	<b>21/1047</b>
Site address:	19 WETHERIGGS RISE PENRITH CA11 7EX
Description:	Erection of two storey rear extension.
Response	No Objection

Planning application number:	<b>21/1040</b>
Site address:	26 CARLETON PLACE PENRITH CA11 8LW
Description:	Replacement of single story garage with two storey side extension.
Response:	No Objection

Planning application number:	<b>21/1049</b>
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 as suffering from Ash Die back, would ask for replanting of a suitable small native tree or bush

Planning application number:	<b>21/1045</b>
Site address:	AGRICOLA HOUSE COWPER ROAD PENRITH CA11 9BN
Description:	Retrofit to existing office building involving the replacement of all windows and doors, an addition of a new entrance and the installation of a new cladding system
Response:	No objection would like to see sustainable design features such as air source heat pump / PV panels, grey and rainwater recycling, EV charging point as climate change resilience measures and the BREEAM good or excellent standard should be achieved.

Planning application number:	<b>21/0917</b>
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:	No objection

Planning application number:	<b>21/0995</b>
Site address:	PENRITH BUSINESS PARKS PENRITH
Description:	Installation of 3no non-illuminated directional, pole mounted signs.
Response	No Objection

Planning application number:	<b>21/1062</b>
Site address:	THE LODGE MAIDENHILL PENRITH CA11 8SQ
Description:	Variation of condition 2 (plans compliance) for the removal of chimney, attached to approval 21/0522.
Response	No Objection

Planning application number:	<b>21/1057</b>
Site address:	ENDSCAR 4 WINTERS PARK CARLETON ROAD PENRITH CA11 8RE
Description:	Alteration and extension to provide annex accommodation. Re-submission of 16/0491.
Response:	No Objection

Planning application number:	<b>21/1076</b>
Site address:	PLOT 8 KITCHEN GARDENS PENRITH CA11 9GS
Description:	Reserved Matters application for access, appearance, landscaping, layout and scale, attached to approval 19/0499.
Response:	Outline application approved October 2019, No objection, includes renewable heating technology, EV point

## **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:	<b>21/1005</b>
Site address:	9 MONNINGTON WAY PENRITH CA11 8QJ
Description:	Retrospective application for external wall insulation.
Response:	<b>RESOLVED THAT:</b>  A response of NO OBJECTION be returned to Eden District Council with a request that EDC include clear information on their website and grant application forms stating that householders should check whether planning permission was required before going ahead with the work.

## **PTC22/80 Next Meeting**

Members noted that the next meeting was scheduled for 7 February 2022 at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

**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)

Our ref: **CTIL\_126436\_23**

25 January 2022

**Penrith Town Council:**

**Via e-mail - [office@penrithtowncouncil.co.uk](mailto:office@penrithtowncouncil.co.uk)**

WHP Telecoms Ltd  
401 Faraday Street  
Birchwood Park  
Warrington  
WA3 6GA

Dear Councillors

**PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL\_126436\_23, HOLME HEAD, EAST KITCHENMILL BRIDGE, BOWSCAR, PENRITH, CUMBRIA, CA11 9NL (NGR: E 349749 N 534132).**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the North Penrith area and have identified this site as suitable for an equipment upgrade for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's network improvement program, there is a specific requirement for an upgrade at this location to provide upgraded 4G provision as well as new 5G services to the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:


**CTIL\_126436\_23, HOLME HEAD, EAST KITCHENMILL BRIDGE, BOWSCAR, PENRITH, CUMBRIA, CA11 9NL (NGR: E 349749 N 534132).**

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies. This upgraded site will ensure

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA



that Vodafone will be able to utilise the same site and maintain and enhance their coverage in the area as well.

The preferred option is as follows:

**CTIL\_126436\_23, HOLME HEAD, EAST KITCHENMILL BRIDGE, BOWSCAR, PENRITH, CUMBRIA, CA11 9NL (NGR: E 349749 N 534132).**

The proposed upgrade of an existing base station consisting of the removal and replacement of 4 no antennas for proposed 4 no antennas, an internal cabin refresh with ancillary upgrades thereto.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established Vodafone base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CTIL\_126436\_23**)

Yours faithfully,




**Jay Davies**  
**Graduate Planner: WHP Telecoms Ltd**  
Tel: +44 (0) 7773 214 047  
Email: [j.davies1@whptelecoms.com](mailto:j.davies1@whptelecoms.com)

(for and on behalf of Cornerstone)

**In the first instance, all correspondence should be directed to the agent.**

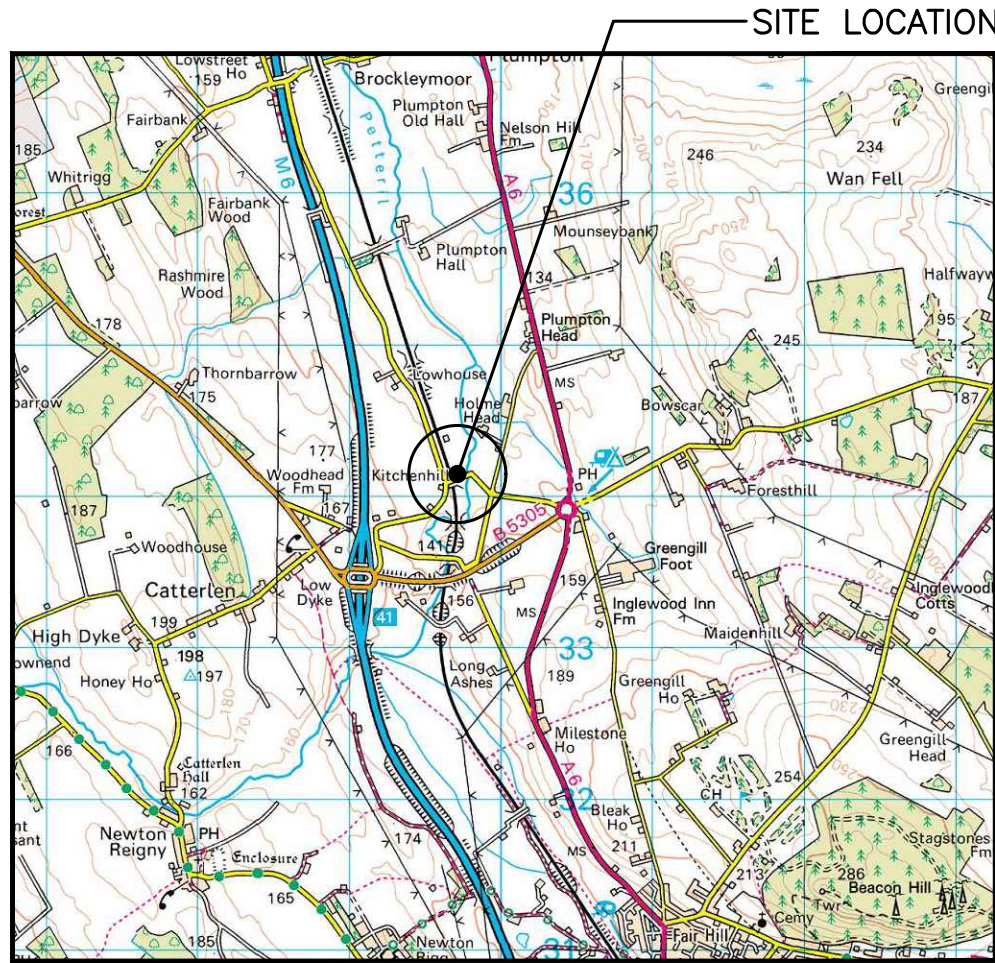
Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

[www.cornerstone.network](http://www.cornerstone.network)





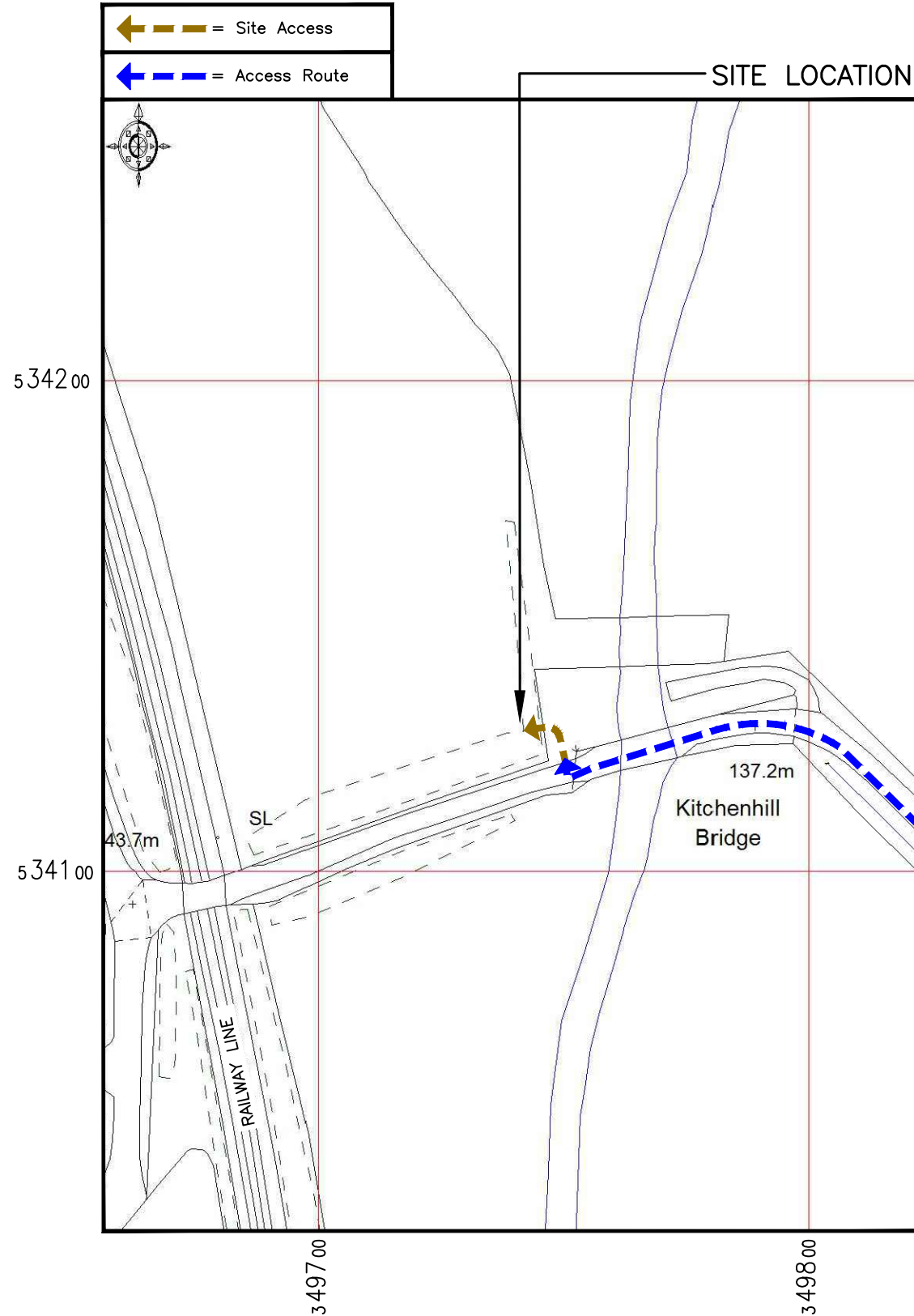
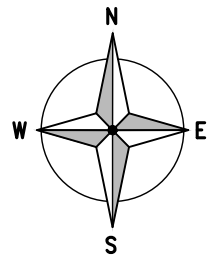
0 500 1000 1500 2000 2500m  
1:50000

### SITE LOCATION (Scale 1:50000)

Ordnance Survey map extract  
based upon Landranger map series  
with the permission of the controller of  
Her Majesty's Stationery Office  
Licence No. 100022432  
Crown copyright.



SITE PHOTOGRAPH



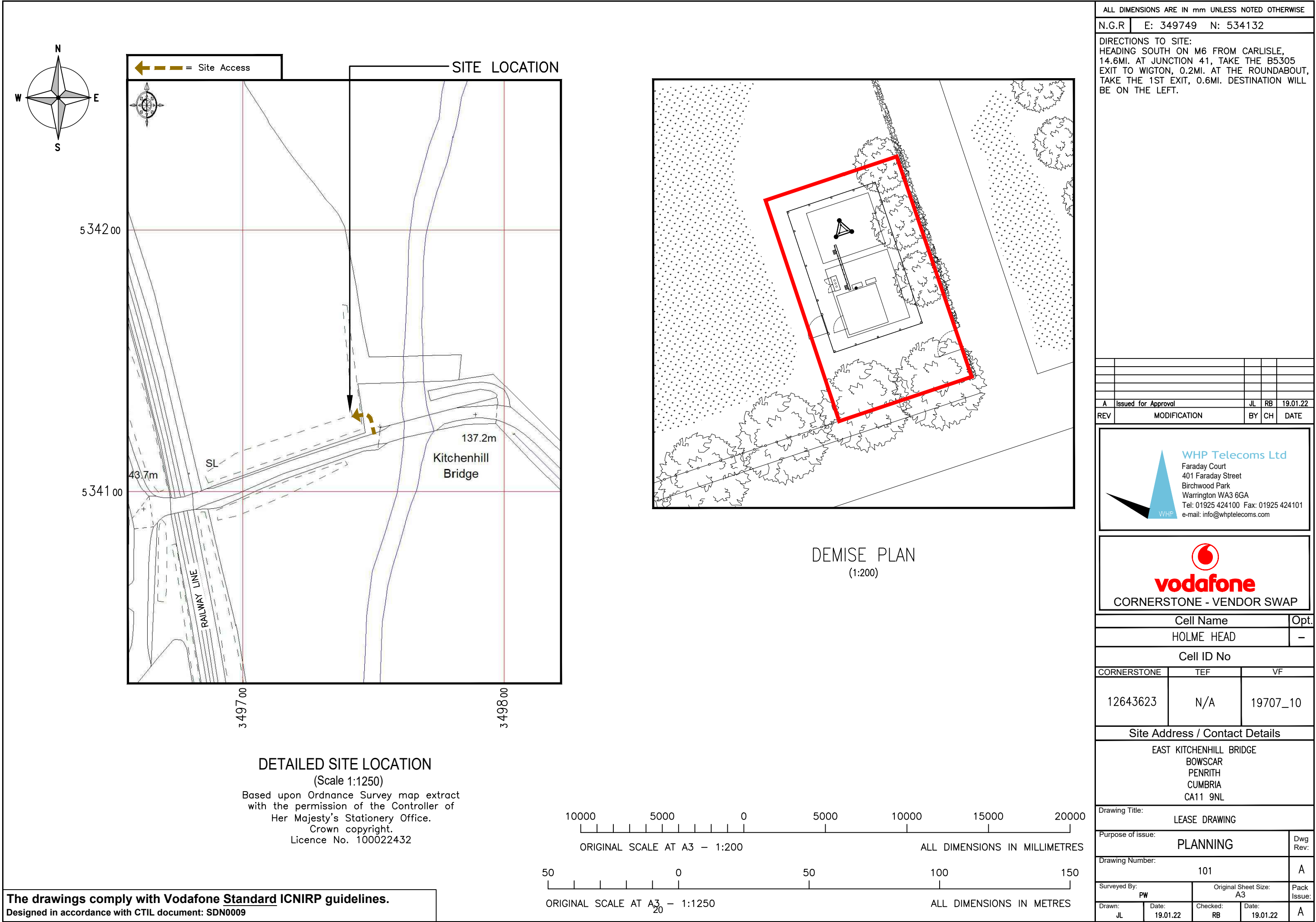
### DETAILED SITE LOCATION (Scale 1:1250)



Based upon Ordnance Survey map extract  
with the permission of the Controller of  
Her Majesty's Stationery Office.  
Crown copyright.  
Licence No. 100022432

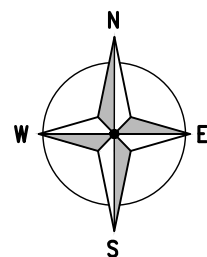
50 0 50 100 150  
ORIGINAL SCALE AT 1:1250  
ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE					
N.G.R		E: 349749		N: 534132	
DIRECTIONS TO SITE: HEADING SOUTH ON M6 FROM CARLISLE, 14.6MI. AT JUNCTION 41, TAKE THE B5305 EXIT TO WIGTON, 0.2MI. AT THE ROUNDABOUT, TAKE THE 1ST EXIT, 0.6MI. DESTINATION WILL BE ON THE LEFT.					





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE					
N.G.R		E: 349749		N: 534132	
DIRECTIONS TO SITE: HEADING SOUTH ON M6 FROM CARLISLE, 14.6MI. AT JUNCTION 41, TAKE THE B5305 EXIT TO WIGTON, 0.2MI. AT THE ROUNDABOUT, TAKE THE 1ST EXIT, 0.6MI. DESTINATION WILL BE ON THE LEFT.					
A	Issued for Approval			JL	RB 19.01.22
REV	MODIFICATION			BY	CH DATE
<div><div></div><div><div>WHP Telecoms Ltd</div><div>Faraday Court 401 Faraday Street Birchwood Park Warrington WA3 6GA Tel: 01925 424100 Fax: 01925 424101 e-mail: info@whptelecoms.com</div></div></div>					
<div><div></div><div><div>vodafone</div><div>CORNERSTONE - VENDOR SWAP</div></div></div>					
Cell Name					Opt.
HOLME HEAD					—
Cell ID No					
CORNERSTONE		TEF		VF	
12643623		N/A		19707_10	
Site Address / Contact Details					
EAST KITCHENHILL BRIDGE BOWSCAR PENRITH CUMBRIA CA11 9NL					
Drawing Title: LEASE DRAWING					
Purpose of issue: PLANNING					Dwg Rev:
Drawing Number: 101					A
Surveyed By: PW			Original Sheet Size: A3		Pack Issue:
Drawn: JL	Date: 19.01.22	Checked: RB	Date: 19.01.22	A	



GRASS AREA

EXISTING 1.3m HIGH STOCKPROOF  
TIMBER POST & RAIL FENCE.

EXISTING VF 18.0m HIGH ADC 1003UT  
LATTICE TOWER ON CONCRETE BASE  
C/W 4No. ANTENNAS, 2No. DISHES  
AND 2No. RRU'S

EXISTING VF 300mm WIDE OVERHEAD  
CABLE TRAY ON SUPPORT POLES.

EXISTING VF MALCOE METER CABINET ON  
CONCRETE BASE.

EXISTING VF 1.8m HIGH CHAINLINK FENCE  
WITH 3No. STRANDS BARBED WIRE C/W  
1.1m WIDE ACCESS GATE.

EXISTING VF EQUIPMENT CABIN  
MOUNTED ON CONCRETE BASE.

EXISTING VF 2No. AC UNITS —  
MOUNTED ON CONCRETE BASE.

EXISTING ACCESS GATE

EXISTING 1.2m HIGH POST & RAIL WIRE FENCE

GRASS AREA

TREE LEVEL  
15.00m AGL

HARDCORE TRACK  
ACCESS

TREE LEVEL  
6.00m AGL

GROUND LEVEL  
0.00m AGL

GRASS AREA

TREE LEVEL  
6.00m AGL

TARMAC ACCESS ROAD (BS305)

## EXISTING SITE PLAN

(SCALE 1:100)



ORIGINAL SCALE AT A3 – 1:100

ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 349749	N: 534132
-------	-----------	-----------

NOTES:

A	Issued for Approval	JL	RB	19.01.2
REV	MODIFICATION	BY	CH	DATE



Cell Name	Op
HOLME HEAD	—

Cell ID No		
CORNERSTONE	TEF	VF
12643623	N/A	19707_10

## Site Address / Contact Details

EAST KITCHENHILL BRIDGE  
BOWSCAR  
PENRITH  
CUMBRIA  
CA11 9NL

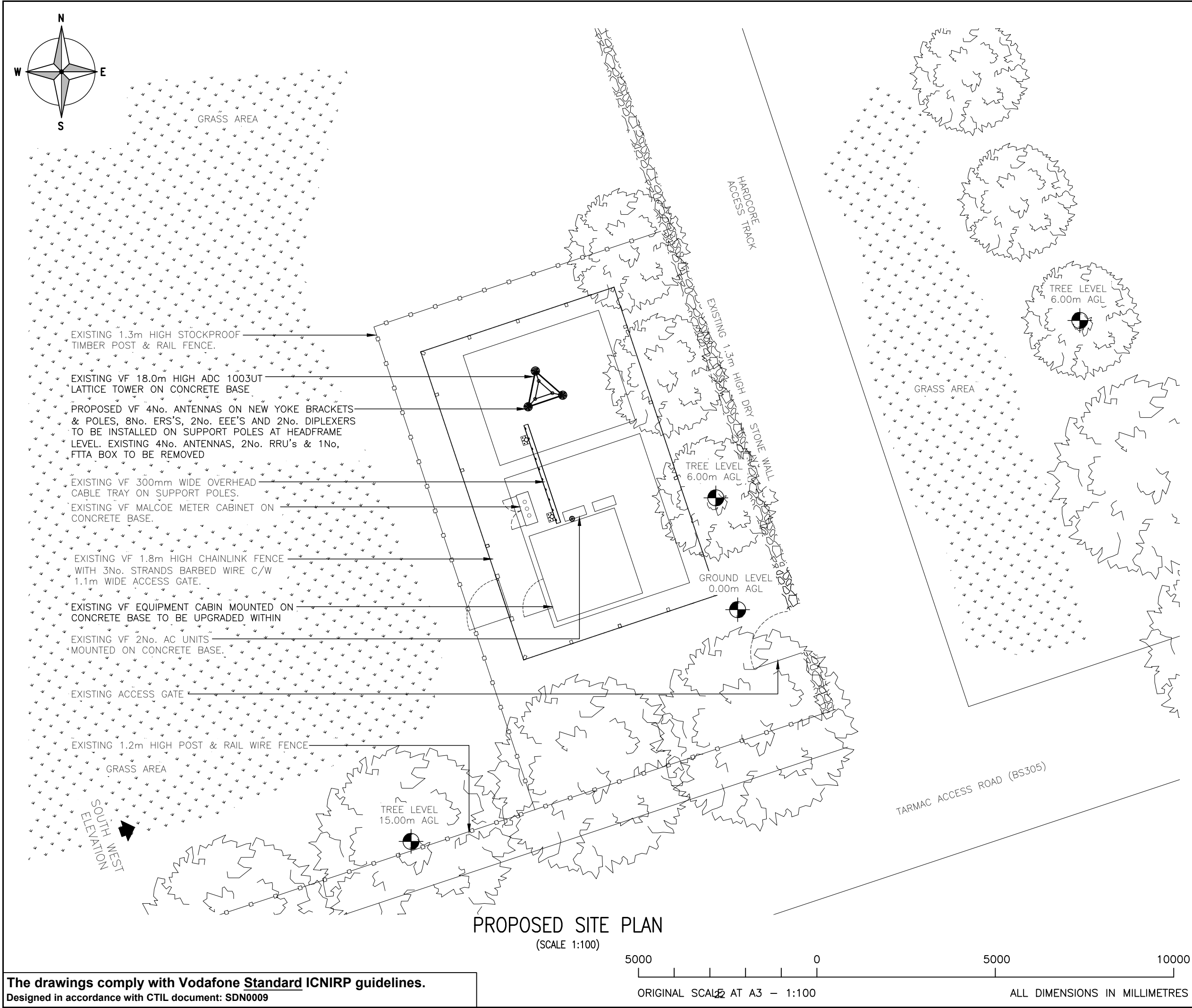
Drawing Title: EXISTING SITE PLAN

Purpose of issue:	PLANNING	Dw Rev
-------------------	----------	-----------

Drawing Number:	200	A
-----------------	-----	---

Surveyed By: PW	Original Sheet Size: A3	Pack Issu
--------------------	----------------------------	--------------

Drawn: JL	Date: 19.01.22	Checked: RB	Date: 19.01.22	A
--------------	-------------------	----------------	-------------------	---



The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0009

5000 0 5000 10000  
ORIGINAL SCALE AT A3 - 1:100  
ALL DIMENSIONS IN MILLIMETRES


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 349749 N: 534132


NOTES:

A	Issued for Approval	JL	RB	19.01.22
REV	MODIFICATION	BY	CH	DATE



WHP Telecoms Ltd

Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

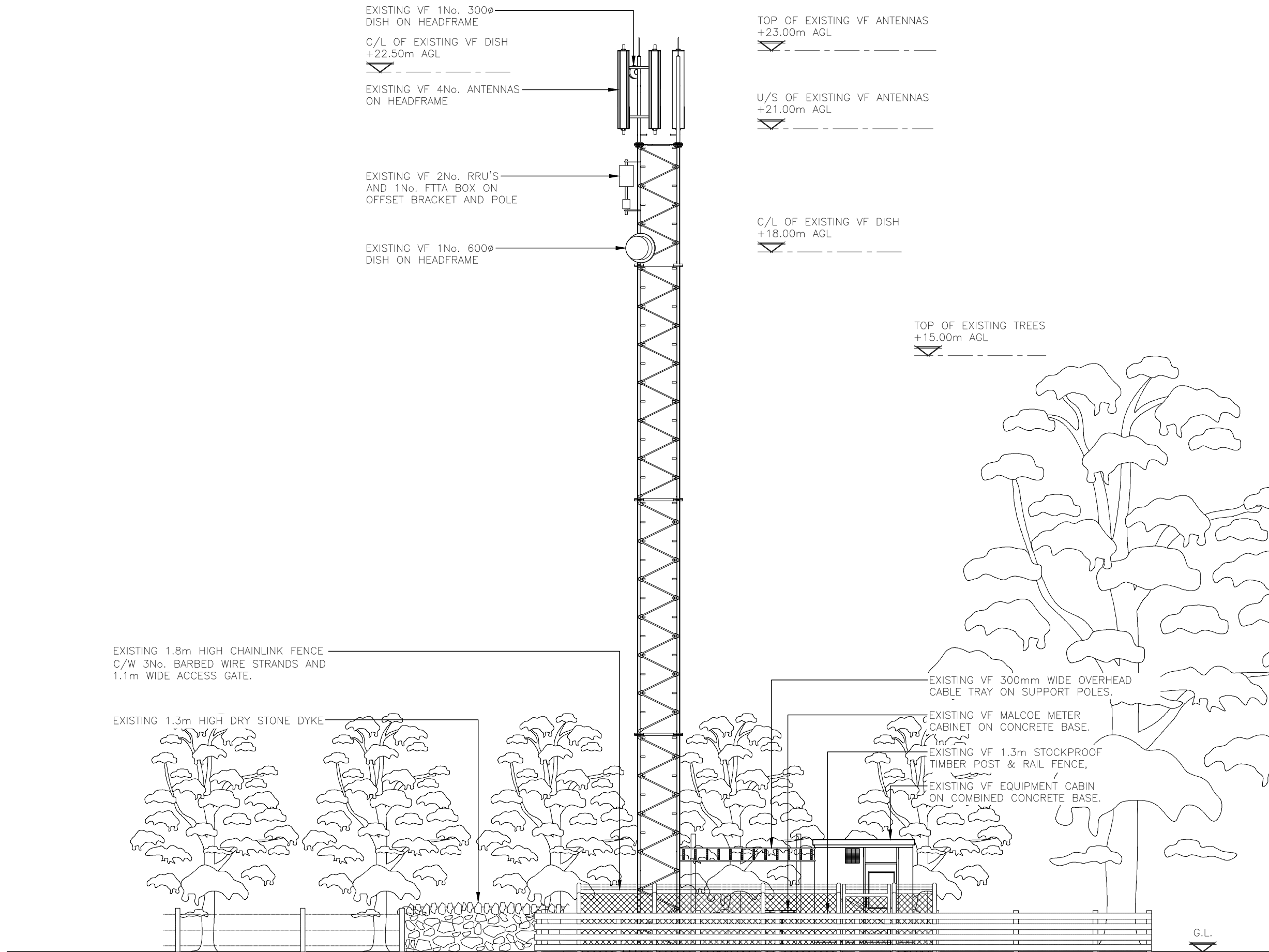


vodafone

CORNERSTONE - VENDOR SWAP

Cell Name		Opt.
HOLME HEAD		-
Cell ID No		
CORNERSTONE	TEF	VF
12643623	N/A	19707_10
Site Address / Contact Details		
EAST KITCHENHILL BRIDGE BOWSCAR PENRITH CUMBRIA CA11 9NL		
Drawing Title: PROPOSED SITE PLAN		
Purpose of issue: PLANNING		Dwg Rev:
Drawing Number: 201		A
Surveyed By: PW	Original Sheet Size: A3	Pack Issue:
Drawn: JL	Date: 19.01.22	Checked: RB
	Date: 19.01.22	A





EXISTING SOUTH WEST ELEVATION

(SCALE 1:100)



ORIGINAL SCALE 1:100 AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 349749 N: 534132

NOTES:

A	Issued for Approval	JL	RB	19.01.22
REV	MODIFICATION	BY	CH	DATE



**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com



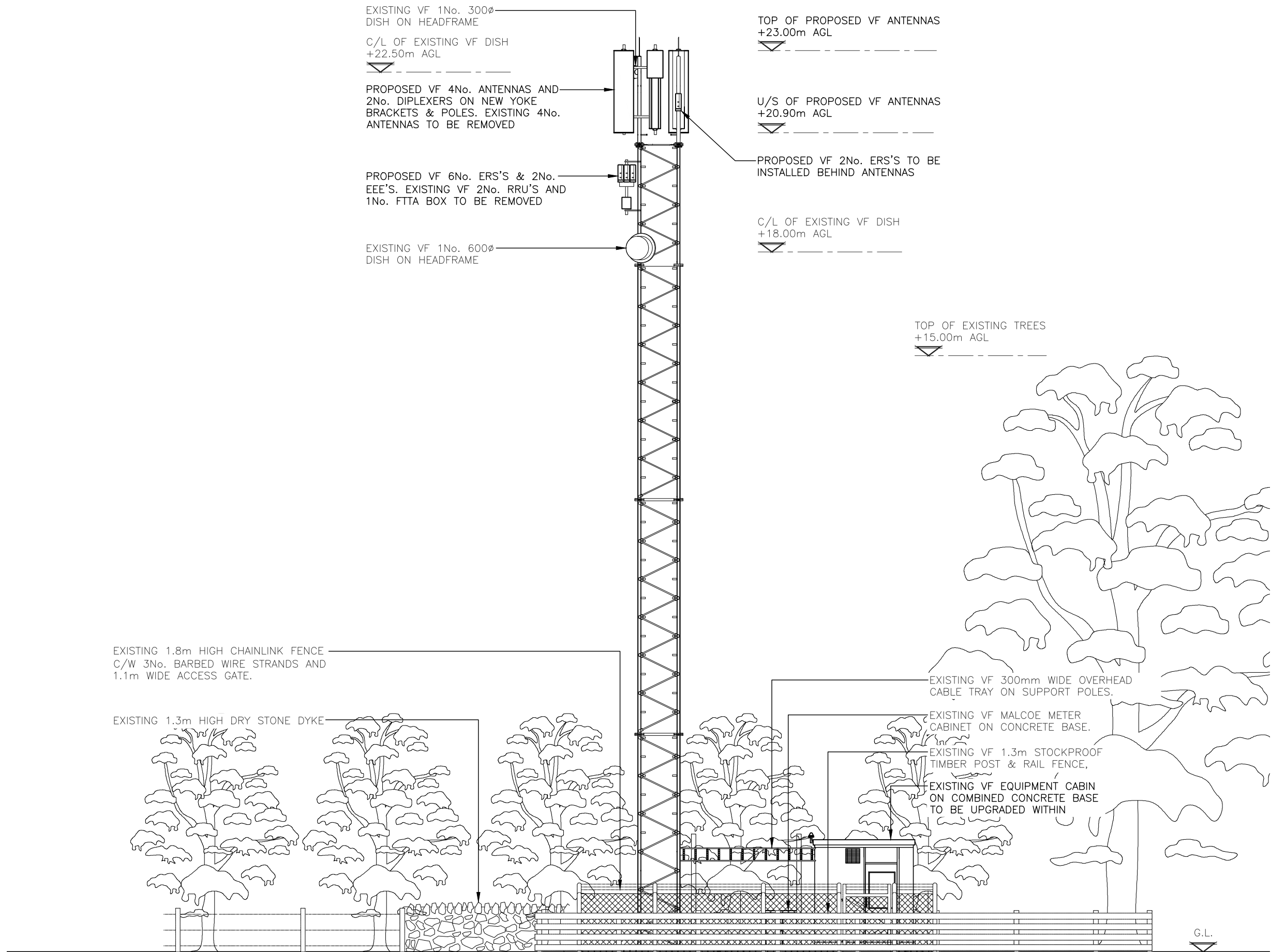
**vodafone**  
**CORNERSTONE - VENDOR SWAP**

Cell Name	Opt.
HOLME HEAD	-

Cell ID No		
CORNERSTONE	TEF	VF
12643623	N/A	19707_10

Site Address / Contact Details		
EAST KITCHENHILL BRIDGE BOWSCAR PENRITH CUMBRIA CA11 9NL		

Drawing Title: EXISTING SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 300				A
Surveyed By: PW		Original Sheet Size: A3		Pack Issue:
Drawn: JL	Date: 19.01.22	Checked: RB	Date: 19.01.22	A



PROPOSED SOUTH WEST ELEVATION

(SCALE 1:100)



ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

The drawings comply with Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0009

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 349749 N: 534132

NOTES:

A	Issued for Approval	JL	RB	19.01.22
REV	MODIFICATION	BY	CH	DATE



**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com



**vodafone**  
CORNERSTONE - VENDOR SWAP

Cell Name	Opt.
HOLME HEAD	-

Cell ID No		
CORNERSTONE	TEF	VF
12643623	N/A	19707_10

Site Address / Contact Details		
EAST KITCHENHILL BRIDGE BOWSCAR PENRITH CUMBRIA CA11 9NL		

Drawing Title: PROPOSED SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 301				A
Surveyed By: PW		Original Sheet Size: A3		Pack Issue:
Drawn: JL	Date: 19.01.22	Checked: RB	Date: 19.01.22	A





## Penrith Town Council

### PLANNING COMMITTEE

#### BUDGETARY CONTROL STATEMENT: TEN MONTHS ENDED 31 JANUARY 2022

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	1,100	1,654	} 7,513
		Planning Consultancy	833		833	
} 10,000	} 10,000	Consultation	0		0	} 7,513
			1,387	1,100	2,487	7,513
		<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>1,387</b>	<b>1,100</b>	<b>2,487</b>	<b>20,813</b>

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



Dear Parish Councillors,

Eden Open Spaces Group was formed by a group of residents from various small villages and hamlets across Eden District, who have a shared concern for the protection of green open spaces within our settlements and communities. We formed at the time of the adoption of the new Eden Local Plan as we were concerned that it removed or weakened pre-existing protections and wanted to raise awareness of the issue and persuade Eden District Council to address this.

## **BACKGROUND**

For many years most villages had green open spaces which were identified on maps in the Eden Local Plan and specifically protected from development through planning policies. Some of these had public access (Public Open Space) and others did not (Amenity Open Space).

In 2015 an Open Space Study was carried out, which informed the current Local Plan. Curiously, in an area of such natural beauty, history and wildlife such as the Eden Valley, only publicly accessible Open Space was assessed and given a protective designation in the current Local Plan. This meant that the protection for all Amenity Open Spaces was removed and these spaces are no longer protected.

As we all know, the presence of green open spaces contributes to the physical and mental wellbeing of our communities and character of our settlements and encourages and protects biodiversity and ecosystems. This is the case whether or not the spaces are publicly accessible. Many other councils still protect sites which have benefits other than public access.

During the course of our discussions with the planning officers in Eden we have received assurances that in the smaller villages and hamlets, previously protected amenity open spaces would be protected by policies within the current plan which limit housing development to that described as “modest”, require landscape and local character to be taken into account, and also place limits on the growth of small settlements over the duration of the plan.

However recent judgements made by the planning inspectorate in relation to an appeal on a site previously designated and protected as amenity open space, have confirmed our fears about the flimsy nature of protection in the new Local Plan, raising a question about its fitness for purpose. These judgements were :

- That development of four houses on an infill site in a hamlet could be considered modest and not limited to two as stated in the Eden Plan (section 3.1.3 of the Housing SPD)
- That a development amounting to a 9% growth in the size of a small village, (45 dwellings) was acceptable. This is virtually the same as the guideline of 10% for the much larger settlements.
- That such growth would not significantly alter the rural character of the hamlet and actually accords with policies in the Eden Local Plan. This contradicts the Cumbria Landscape Character Guidance and Toolkit, which recognises that Open Spaces in villages are part of their character and distinctiveness.

(Further details of the application and Inspector’s Appeal Decision can be obtained by emailing [eden.open.spaces.group@gmail.com](mailto:eden.open.spaces.group@gmail.com) )

In effect the inspector found against some of the standards and measures in the Eden Plan which are used by planners when agreeing or refusing permissions. These are the very standards that we were assured would protect our open spaces, and ensure that we have a locally led planning system that provides homes the community needs whilst also protecting and enhancing our green spaces and countryside.

We do not feel that EDC intended to release or promote sites for development when they removed the protective designations for non-publicly accessible sites, however it is now clear that the weak policy wording can be readily overlooked, misinterpreted or ignored by developers and inspectors. This means that sites previously considered worthy of special protection are now at risk of speculative development.

We feel that the value of these Amenity Open Spaces must be recognised, and measures reinstated to properly protect them.

### **IDENTIFYING CURRENT DESIGNATED OPEN SPACES AND POTENTIAL LOSS OF OPEN SPACES WITHIN YOUR PARISH**

The policy maps for villages within your parish from the 1996 and current Local Plans are attached to this email. By comparing them it is possible to identify any losses of protected Open Space in your area, and consequently areas which may be at risk from speculative development due to lack of protection.

### **OPPORTUNITIES TO EFFECT CHANGE**

Parish Councils and individuals can raise their concerns regarding the protection of Open Spaces within the Eden Valley by participating in the following Public Consultation

#### **SETTLEMENT STUDY**

EDC has confirmed they will soon will carry out a Settlement Study which will inform the next Local Plan, and that this will include a review of which open spaces are important in each settlement.

The Council has also been clear with us that they want Parish Councils and communities to participate in this study and identify and assess green open spaces within their settlements that they consider should be protected ( whether or not they are publicly accessible)

We would urge you to begin this process now, so that you are prepared to fully engage with the Settlement Study and put forward sites you would like to see protected. Consultation periods are often short and may not leave enough time for communities to contribute.

We suggest that Parish Councils:

- 1 Examine the maps for your Parish from the 1996 Local Plan and compare them with the maps for the current Local Plan to identify any reduction in protected Open Spaces (both maps for the settlements within your Parish are attached to this email). Spaces no longer identified are no longer protected and may now be at risk from development.
- 2 Identify any open spaces in villages within your parish that fulfil the National Planning Policy Framework Local Green Space Designation criteria (see Appendix 1), that are special to the local community, and that should be protected. They need not be publicly accessible, and may be in private ownership. This can include spaces that do not appear on either the 1996 or current local plan maps.

3 Gather evidence as to why they are special to the community and why they should be protected from development.

We have worked with Friends of the Lake District to produce a case for reinstating or finding alternative means of protection for sites previously designated as important Open Spaces in Eden, and will submit this as part of the Settlement Study Consultation, please contact us at [eden.open.spaces.group@gmail.com](mailto:eden.open.spaces.group@gmail.com) if you would like a copy of the document.

We are committed to promoting the protection of Open Spaces within Eden and welcome the opportunity of working with Parish Councils to reinstate the protection of these spaces for the benefit of the communities which value and enjoy them.

Please do not hesitate to contact us at [eden.open.spaces.group@gmail.com](mailto:eden.open.spaces.group@gmail.com) you would like any further information.

Best wishes,

Linda Holmes

On behalf of Eden Open Spaces Group

## **Appendix 1**

### **National Planning Policy Framework**

Sect 100.

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and c) local in character and is not an extensive tract of land

# PENRITH TOWN COUNCIL

This document, prepared by Eden Open Spaces Group, shows the differences between the Current and the 1996 Local Plans...

Areas included are – Penrith Town and Roundthorn

Roundthorn was not surveyed for the EDC Current Local Plan.

## SETTLEMENT STUDY

EDC has confirmed they will soon will carry out a Settlement Study which will inform the next Local Plan, and that this will include a review of which open spaces are important in each settlement.

The Council has also been clear with us that they want Parish Councils and communities to participate in this study and identify and assess green open spaces within their settlements that they consider should be protected (whether or not they are publicly accessible)

We would urge you to begin this process now, so that you are prepared to fully engage with the Settlement Study and put forward sites you would like to see protected. Consultation periods are often short and may not leave enough time for communities to contribute.

We suggest that Parish Councils:

1 Examine the maps for your Parish from the 1996 Local Plan and compare them with the maps for the current Local Plan to identify any reduction in protected Open Spaces (both maps for the settlements within your Parish are attached to this email). Spaces no longer identified are no longer protected and may now be at risk from development.

2 Identify any open spaces in villages within your parish that fulfil the National Planning Policy Framework Local Green Space Designation criteria (see Appendix 1), that are special to the local community, and that should be protected. They need not be publicly accessible, and may be in private ownership. This can include spaces that do not appear on either the 1996 or current local plan maps.

3 Gather evidence as to why they are special to the community and why they should be protected from development.

We have worked with Friends of the Lake District to produce a case for reinstating or finding alternative means of protection for sites previously designated as important Open Spaces in Eden, and will submit this as part of the Settlement Study Consultation, please contact us at [eden.open.spaces.group@gmail.com](mailto:eden.open.spaces.group@gmail.com) if you would like a copy of the document.

### **Appendix 1**

#### **National Planning Policy Framework**

Sect 100.

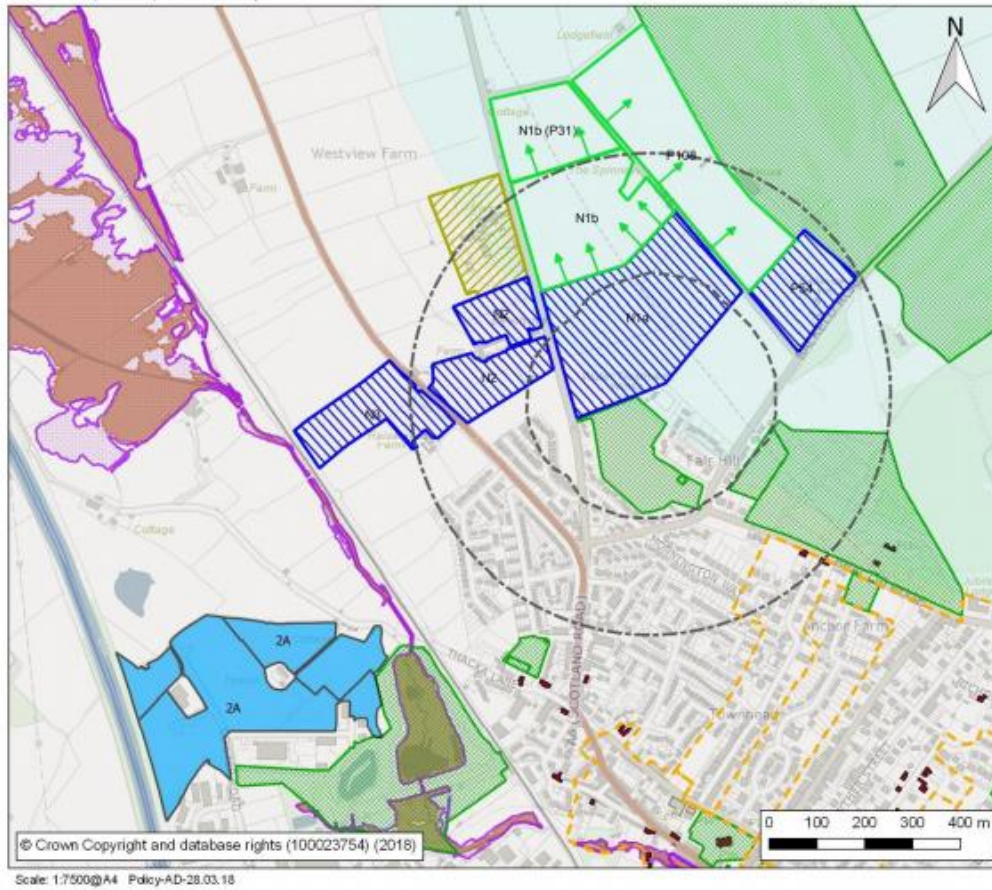
The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and c) local in character and is not an extensive tract of land

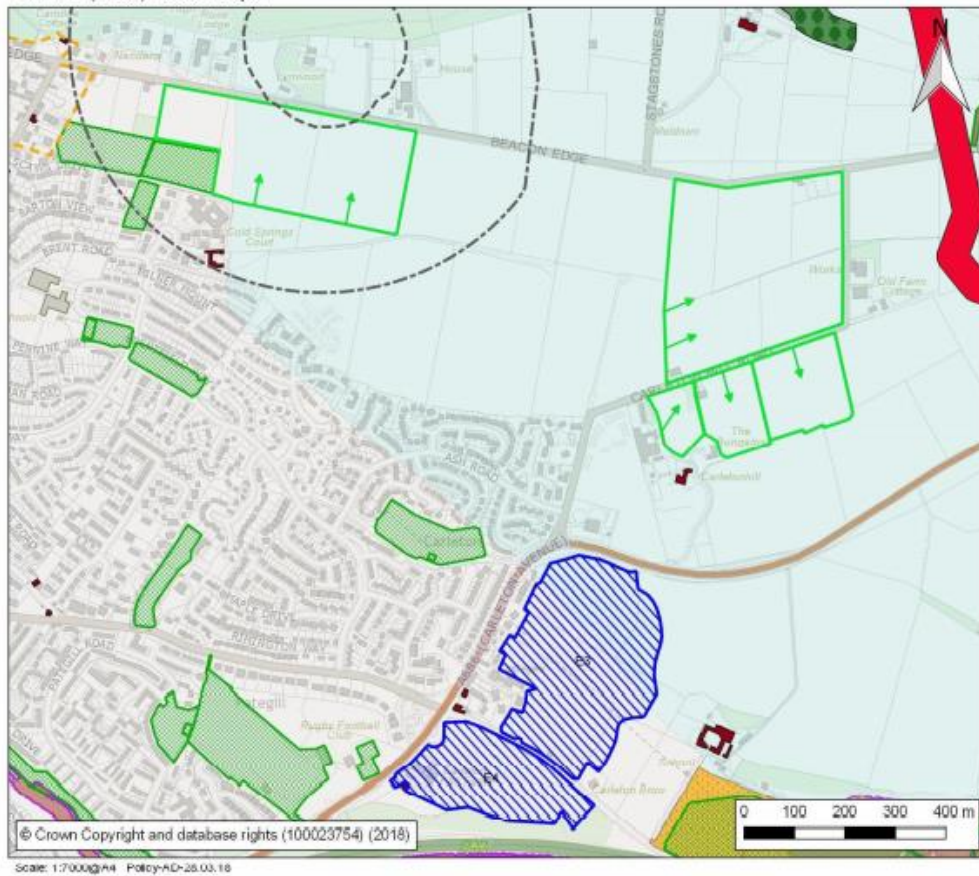




### Penrith (North) Inset Map 1

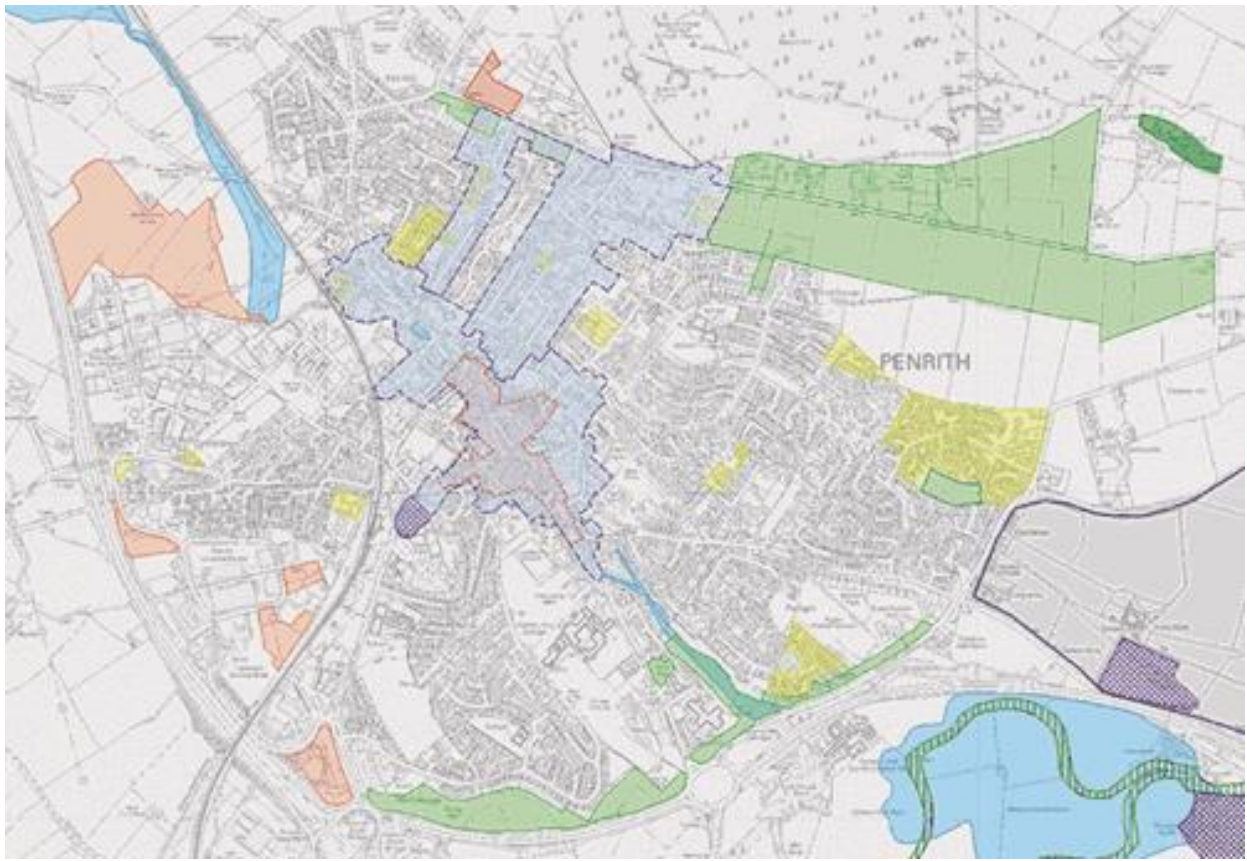


Penrith (East) Inset Map 1





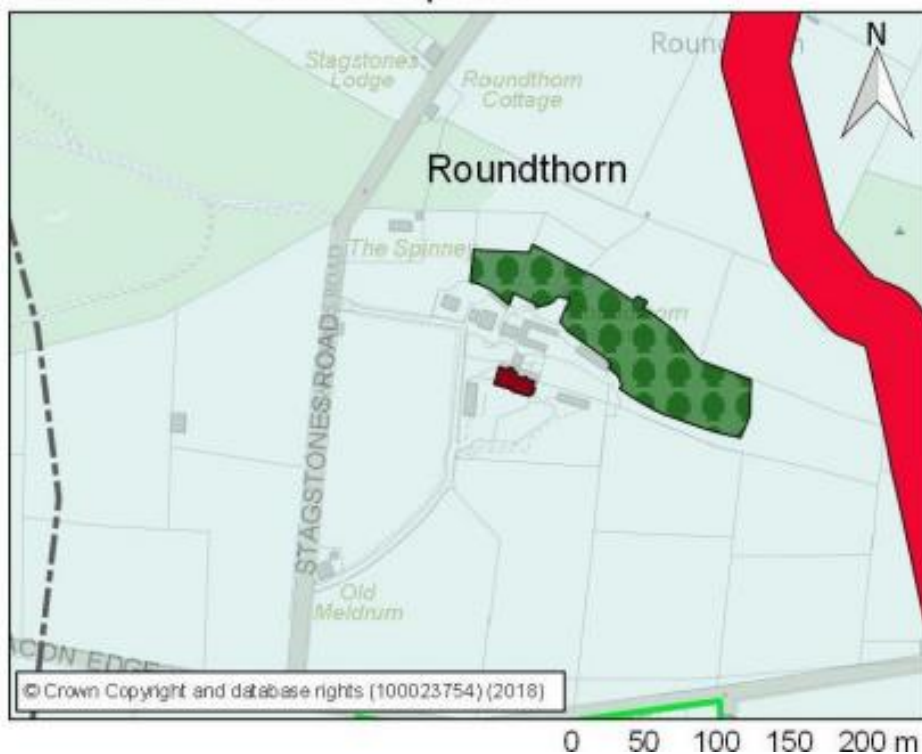
## Penrith Town 1996 Plan



## Penrith Town - Roundthorn

### Penrith Town – Roundthorn Current Plan


Roundthorn Inset Map 104



### Penrith Town – Roundthorn 1996 Plan

**THERE IS NO 1996 LOCAL PLAN MAP for Penrith Town – Roundthorn.**

## EDC CURRENT [2014] LOCAL PLAN MAP LEGEND



**Eden District Council**

**Planning Policy Team**  
 Eden District Council  
 Mansion House  
 Penrith  
 Cumbria CA11 7YG  
 © Crown Copyright and database rights (100023754) (2018)

### Eden District Planning Area

### Local Plan

### 2014 - 2032

#### Policy Map Legend

<ul style="list-style-type: none"> <li> Eden District boundary</li> <li> Local Plan Area boundary</li> <li> Lake District National Park boundary</li> <li> Yorkshire Dales National Park boundary</li> <li> Lake District National Park extension area</li> <li> Yorkshire Dales National Park extension area</li> <li> Inset Maps</li> </ul>	<p>1 to 4 - Main town and Market towns; 5 to 19 - Key hubs; 20 to 121 - Villages and hamlets          Note: All areas outside of the main town and market towns comprises the designated rural area.</p>
---	--

#### Development in the Right Place

<ul style="list-style-type: none"> <li> Flood Risk Zone 2</li> <li> Flood Risk Zone 3</li> <li> Ethylene Pipeline Hazard Area</li> </ul>	<p>Policy DEV2 - Water Management and Flood Risk          Policy DEV2 - Water Management and Flood Risk</p>
--	---

#### Decent Homes for All

<ul style="list-style-type: none"> <li> Housing Allocation</li> <li> Future Growth Site</li> <li> Mixed Use Allocation</li> </ul>	<p>Policies AL1, AP1, KS1, PEN1, RUR1          Policy AP1, KS1, PEN1, RUR1          Policy AL1</p>
---	--

---

#### A Strong Economy

<ul style="list-style-type: none"> <li> Employment Allocation</li> <li> Primary Shopping Area</li> <li> District / Town Centre</li> </ul>	<p>Policies AL1, AP1, KS1, PEN1          Policy EC7 - Town Centres and Retailing          Policy EC7 - Town Centres and Retailing</p>
---	---

#### A Rich Environment

<ul style="list-style-type: none"> <li> County Wildlife Site</li> <li> Limestone Pavement Order</li> <li> Local Nature Reserve</li> <li> National Nature Reserve</li> <li> Regionally Important Geological and Geomorphological Site</li> <li> Site of Special Scientific Interest</li> <li> Special Area of Conservation</li> <li> Special Protection Area</li> <li> Ancient Woodland</li> <li> Area of Outstanding Natural Beauty</li> <li> Wind Energy Suitable Area - small scale</li> <li> Wind Energy Suitable Area - medium / large scale</li> <li> Groundwater Source Protection Zone 1</li> <li> Groundwater Source Protection Zone 2</li> <li> Conservation Area</li> <li> Historic Parks and Gardens</li> <li> Listed Building</li> <li> Scheduled Ancient Monument</li> </ul>	<p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity          Policy ENV2 - Protection and Enhancement of Landscape and Trees          Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty          Policy ENV6 - Renewable Energy          Policy ENV6 - Renewable Energy          Policy ENV9 - Other Forms of Pollution          Policy ENV9 - Other Forms of Pollution          Policy ENV10 - The Historic Environment          Policy ENV10 - The Historic Environment          Policy ENV10 - The Historic Environment          Policy ENV10 - The Historic Environment</p>
---	---

#### Thriving Communities

<ul style="list-style-type: none"> <li> Public Open Space</li> </ul>	<p>Policy COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities</p>
--	---

## EDC 1996 LOCAL PLAN MAP LEGEND 1...

### Map Legend for Eden Local Plan

The Proposals Map and associated Inset Maps should be read with reference to the text of the Eden Local Plan. The Proposals Map and associated Inset Maps show areas of land which allocated for particular uses as shown on the key below. In each case related policies are listed. Scales vary between the different maps presented on this website. Please refer to the particular map for scale information.

#### Administrative Boundaries

Eden District



Eden Local Plan



Lake District National Park



Local Plan Inset Map (showing map number)



#### Related Policies

#### Natural Environment

Area of Outstanding Natural Beauty

NE2, NE11



Landscape of County Importance

NE3



Natural Nature Reserve <sup>(1)</sup>



Limestone Pavement Order

NE5, NE11



Site of Special Scientific Interest

NE5, NE11



County Nature Site <sup>(2,3)</sup>

NE6, NE11



Regional Important Geological/Geomorphological Site

NE6, NE11



Ancient Woodland - Semi Natural <sup>(4)</sup>

NE11, NE12



Ancient Woodland - Replanted <sup>(4)</sup>

NE11, NE12



## EDC 1996 LOCAL PLAN MAP LEGEND 2...

### Built Environment

Conservation Area

BE1, BE2, BE3, BE4, BE5, BE6

Historic Parks and Gardens

BE7

Scheduled Ancient Monument

BE8

Site of High Archaeological Interest

BE9, BE10

Site of Potential Archaeological Interest

BE9, BE10

Amenity Open Space

BE15

### Housing

Land Allocated for Housing

BE19, BE20, BE21, BE22, HS1, HS3, HS5

### Employment

Land Allocated for Employment

BE19, BE21, BE22, EM1, EM2, EM3, EM4, EM5

### Shopping

Established Shopping Area

SH1, SH3, SH4, SH5

### Recreation

Recreation Land

RE2

### Parking and Transport

Protected By-pass Line

PT2

### Services

Flood Risk Area

SE2

Cemetery Land

SE4

Where no specific proposal has been made for an area of land, the assumption is that existing uses will remain generally unchanged. This does not mean that no new development will be allowed but where it does take place, development should be compatible with the surrounding area and the general policies and proposals contained in the Local Plan.

© Crown Copyright 2010: Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Eden District Licence No: 100023754

Notes:

[1] This was named 'Natural Nature Reserves' on the original printed Proposal Map and Local Plan.

[2] These are now known as Cumbria Wildlife Sites, as designated by the Cumbria Wildlife Trust.

[3] These sites are now shown as a separate layer from the Regionally Important Geological/Geomorphological Sites (RIGS).

[4] Ancient Woodlands were originally shown without any classification.





## **PLANNING COMMITTEE**

**7 February 2022**

**MATTER:** Provision of Bus Service – Carleton Persimmon Development

**ITEM NO:** 9

**AUTHOR:** Deputy Town Clerk

### **RECOMMENDATIONS**

- i. To note the information

### **LAW**

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.

### **LINK TO COUNCIL PRIORITIES**

To align with Strategic Priority 3 Transport



## **1. Background**

1. As part of Persimmon Homes planning permission at Carleton (App No 08/0291), it was conditioned that the company would provide a bus service 'If no comparative bus facility is serving the site or unless an alternative trigger is agreed in writing, no more than 200 dwellings should be occupied (including the 55 dwellings consented under phase 1 application no 13/0654) before the provision of bus service serving the site is provided. The service should run for five years, with detailed service provision to be agreed in writing with the Local highway Authority'.

2. At the beginning of 2021, Persimmon sought to vary the condition (Planning App 20/0966). Penrith Town Council objected and this was refused by EDC on the grounds that it was contrary to:

- Policy LS1 of the ELP and would delay the provision of improvements to the public transport system
- Policy DEV3 of the LSP in that the provision of the bus route would not significantly contribute to highway safety issues
- Policy DEV4 in that it would delay the provision of required infrastructure, in this case by the way of public transport provision which would improve the sites sustainable transport connectivity; and
- Paragraphs 112 of the National Planning Policy Framework (NPPF) which seek to ensure public transport opportunities are pursued in order to improve such existing facilities and help reduce emissions and congestion.

3. Persimmon Homes now advise that a bus gate will be constructed that will limit access and egress for local residents on the Carleton Meadows phase one development meaning that the route currently used from Parklands will no longer be available during these works and once the bus gate has been completed. The works commenced on 20 January and advance warnings were put up on the approach with the work located at the entrance to phase 1 outside No 19 Carleton Meadows.

4. Access and egress from the Persimmon Homes and Charles Church site will be maintained via Carleton Hill Road and onto Primrose Drive (see Appendix). This is a planning condition for the development

5. Persimmon have had to apply for a temporary Traffic Regulation Order (TRO) to allow the bus gate (which will be a raising barrier, controlled by a fob held on the bus) to be installed. This will allow access for the bus but stop other vehicles using the link road.

6. The process takes approximately 8 weeks from the application for the TRO before work can start.

7. Cumbria County Council have suggested to a local bus company that they speak with Persimmon so that once the gate is in place they can start the process to introduce a service to this development

## **Finance Implications**

None.



## **2. Risk Assessment**

None. Public transport is the responsibility of Cumbria County Council. This report is for information only.



