



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 28 March 2022

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on 4 April 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, 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

COMMITTEE MEMBERSHIP

Cllr. M Clark	South Ward	Cllr. C Shepherd	East Ward
Cllr. Jackson	North Ward	Cllr. M Shepherd	North Ward
Cllr. Kenyon	North Ward	Cllr. Snell	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 4 APRIL 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 7 March 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. Penrith Conservation Area

To receive a presentation by the Conservation Officer from Eden District Council regarding the Penrith Conservation Area appraisal, and production of an appraisal for the Penrith New Streets Conservation area.

7. Budgetary Control Statement: Eleven Months Ended 28 February 2022

To note the most recent budgetary control statement.

8. Planning Applications

a) DELEGATED RESPONSES TO NOTE

Planning application number:	22/0070
Site address:	11 ALDER ROAD PENRITH CA11 8TT
Description:	Replacement of existing attached flat roofed garage with two storey side extension and associated internal alterations.
Response	No Objection

Planning application number:	22/0072
Site address:	BRAMBLEHEDGE COTTAGE CARLETON VILLAGE PENRITH CA11 8TP
Description:	Replacement of extension with single-story front and side extension.
Response	No Objection

Planning application number:	22/0087
Site address:	85 CLIFFORD ROAD PENRITH CA11 8PU
Description:	Proposed side extension.
Response	No Objection

Planning application number:	22/0122
Site address:	LINGSTUBBS FARM PENRITH CA11 0BX
Description:	Permitted Development Prior Notification for erection of building to replace silage clamp, dutch barn and cover yard area, and erection of replacement implement shed.
Response	No Objection

Planning application number:	22/0128
Site address:	LAND AT WHITE OX FARM GREENGILL PENRITH CA11 8SE
Description:	Non Material Amendment to reduce the floor space of plots 54, 73, 74, 75 and 76 and re-site plots 65 to 76 further away from the north west boundary, attached to approval 19/0908.
Response:	No Objection

Planning application number:	22/0095
Site address:	20 NEWLANDS TERRACE PENRITH CA11 9DR
Description:	Raise existing garden wall to a height of 2 metres.
Response	No Objection

Planning application number:	22/0127
Site address:	21 FRENCHFIELD GARDENS PENRITH CA11 8TX
Description:	Proposed two storey side extension and single storey front extension.
Response	No Objection

Planning application number:	22/0136
Site address:	37 HOLME RIGGS AVENUE PENRITH CA11 8NL
Description:	Replacement of existing rear extension with single story rear and side extension and pitch roof over existing garage and porch.
Response	No Objection

Planning application number:	22/0154
Site address:	THOMAS LODGE GRAHAM STREET PENRITH CA11 9LB
Description:	T1 - Cypress. Remove to prevent damage to boundary retaining wall. T2 - Cherry. Reduce crown height and spread to 4m x 4m T3 - Cherry. Reduce crown spread by 1m - 2m T4 - Laburnum. Reduce height to level of street light and re-shape crown. T5 - Holly. Reduce crown height and reshape. T6 - Portuguese laurel. Reduce crown height and spread.
Response	No objection but would wish to see the Cypress replaced with an appropriate native tree / shrub to help carbon retention.

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:	22/0175
Site address:	INGLEWOOD FARM STONEYBECK BOWSCAR PENRITH CA11 8RP
Description:	Outline application for the erection of a dwelling, with all matters reserved.

Planning application number:	22/0162
Site address:	BOWERBANK WAY PENRITH CA11 9BQ
Description:	Creation of 36 off road parking spaces.

Planning application number:	22/0163
Site address:	HILLANDALE LAKELAND VIEW GREENGILL PENRITH CA11 8SE
Description:	Demolition of existing buildings, erection of a new equestrian building including associated infrastructure, siting of a residential caravan and the installation of a package treatment plant.

Planning application number:	22/0166
Site address:	ROUNDTORN HOUSE PENRITH CA11 8SJ
Description:	Subdivision of existing single dwelling into two separate dwellings. Re-submission of 21/0433.

Planning application number:	22/0171
Site address:	HIDCOTE LOWTHER STREET PENRITH CA11 7UW
Description:	Proposed alterations. Re-submission of 21/0822 for the introduction of solar panels and other minor amendments.

Planning application number:	22/0194
Site address:	12 CARLETON DRIVE PENRITH CA11 8JP
Description:	Erection of a single story rear extension and raised patio.

9. Next Meeting

Note the next meeting is scheduled for 9 May 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



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DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on **Monday 7 March 2022**, at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Jackson	North Ward
Cllr C Shepherd	East Ward
Cllr M Shepherd	North Ward
Cllr Snell	West 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
7 MARCH 2022**

PART I

PL22/91 Apologies for Absence

Apologies for absence were received from Councillors M Clark and R Kenyon.

PL22/92 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 7 February 2022 and agreed they be signed as such.

PL22/93 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.

i. Councillor Jackson declared that the applicant for planning application 22/0097 was known to him and that they had discussed the application. He stated that he was coming to the meeting with an open mind and intended to stay for the debate but would not vote on the matter.

PL22/94 Public Participation

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

PL22/95 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.

PL22/96 Neighbourhood Development Plan

The Deputy Town Clerk explained that she had sent two emails to Eden District Council (EDC) asking for a redacted copy of the responses to the consultation carried out by the Independent Examiner on his proposed policy regarding Beacon Hill however had not received a response. Prior to the meeting however, it was noted that there was a section on EDCs website referring to the responses received but there was no live link. As soon as they were available, they would be circulated to Members. Members expressed disappointment that as a courtesy, EDC had not emailed a copy of the redacted responses or emailed to provide a link to the website prior to them going on their website.

RESOLVED THAT:

The update be noted.

PL22/97 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:	22/0032
Site address:	15 WALKER RISE PENRITH CA11 9JX
Description:	Erection of single storey rear extension.
Response	No Objection

Planning application number:	21/1115
Site address:	29 ALBERT STREET PENRITH CA11 7XA
Description:	Listed Building Consent for a single storey extension to rear following demolition of existing single storey outrigger.
Response	No Objection. Would like it conditioned that the stone used from the demolished building is reused in the extension

Planning application number:	21/1114
Site address:	29 ALBERT STREET PENRITH CA11 7XA
Description:	Single storey extension to rear following demolition of existing single storey outrigger.
Response:	No Objection but would request that it be conditioned that the stone used from the demolished building is reused in the extension

Planning application number:	22/0038
Site address:	3 WORDSWORTH TERRACE DROVERS LANE PENRITH CA11 7QT
Description:	Listed Building Consent for replacement of single glazed timber windows with double glazed timber windows.
Response	No Objection but would wish the windows to be like for like in terms of style.

Planning application number:	22/0078
Site address:	3 WORDSWORTH TERRACE DROVERS LANE PENRITH CA11 7QT
Description:	T1 - leylandii to fell T2 - willow to fell
Response	No Objection but would request that there be some replacement planting of native trees/shrubs

Planning application number:	21/0901
Site address:	29 HUTTON HILL PENRITH CA11 8EN
Description:	Creation of tarmac driveway.
Response	Object, fully support the idea of the creation of off street parking but would wish the driveway to be permeable and not tarmac to prevent excessive run off

Planning application number:	21/0817
Site address:	61 BRENTFIELD WAY PENRITH CA11 8DP
Description:	Creation of off street car parking space.
Response	No Objection fully support the idea of the creation of off street parking but would wish it to be conditioned that the driveway is permeable to prevent excessive run off

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:	22/0097
Site address:	26 LOWTHER STREET PENRITH CA11 7UW
Description:	Replacement 3 bedroom dwelling designed to Passivhaus standards, of same scale and form as existing.
Response:	RESOLVED THAT: a response be sent back to Eden District Council of NO OBJECTION in principle however concerns were expressed about the size of the balcony and potential overlooking of neighbouring properties when moving round. The Town Council would ask planning officers to give consideration.

Planning application number:	22/0099
Site address:	THE BRIDGE WORDSWORTH STREET PENRITH CA11 7QY
Description:	Variation of condition 2 (plans compliance) for design amendments to include a reduction in size of new dwelling and the existing building converted to a single dwelling, attached to approval 19/0900.
Response:	<p>RESOLVED THAT: a response of NO COMMENT be returned to EDC as it was difficult to object on planning grounds, however Penrith Town Council were concerned about the comment in the Design, Access and Heritage Statement which states that the commercial aspect will be retained so that food and beverages can be provided as part of a bed and breakfast business. Should this be the case Penrith Town Council would wish to draw attention to their response to planning application 19/0900 which stated</p> <p>'Penrith Town Council is concerned about the additional traffic generation and highways safety issues arising from the development. At the present time, those using The Bridge have the facility of off-street parking as do the present tenants of the flat. This development takes away all off-street parking thereby ensuring the possibility of up to 3 cars per flat plus potentially 4 vehicles for the house necessitating on street parking in an already congested road. Moving any facilities from The Bridge across to the Methodist Church does not reduce traffic from this area'</p> <p>Parking in this application is linear which is not encouraged.</p> <p>Penrith Town Council's concern is that a change of use application is not required for Air B&B unless restrictions are applied in the area which they aren't. An application for a large B&B in this area would exacerbate parking problems and would have led to a different response. Planning Officers are asked to contact Parking Services at Cumbria County Council who are currently working on an on-street parking document as part of the Penrith Parking and Movement Study.</p>

PTC22/98 Dates of Meetings 2022-2023

Members considered proposed meetings dates and times for the 2022/23 municipal year taking into account the elections in 2023.

RESOLVED THAT:

i) The following dates be recommended to Council for approval at the Annual Meeting of the Town Council.

- 6 June 2022
- 4 July 2022
- 5 September 2022
- 3 October 2022
- 7 November 2022
- 5 December 2022
- 9 January 2023
- 6 February 2023
- 6 March 2023
- 3 April 2023
- 23 April 2023

ii) A starting time of 1.30pm be recommended to Council.

PTC22/99 Next Meetings 2022-2023

Members noted that the next meeting was scheduled for 4 April 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

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Penrith Town Council

PLANNING COMMITTEE

BUDGETARY CONTROL STATEMENT: ELEVEN MONTHS ENDED 28 FEBRUARY 2022

Approved Budget 2021/22	Latest Budget 2021/22	Heading	Actual to Date	Commitments	Total to Date	Budget Remaining
£	£		£	£	£	£
		PLANNING COMMITTEE:				
		Planning:				
}	}	Officer Support	1,663	29	1,692	}
10,000	10,000	Planning Consultancy	833	6,513	7,346	962
}	}	Consultation	825		825	}
10,000	10,000		3,321	6,542	9,863	962
		Climate Change:				
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
23,300	23,300	Planning Committee Total	3,321	6,542	9,863	14,262

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