



# 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: 28 February 2022**

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 7 March 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, 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	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 7 MARCH 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 February 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. Neighbourhood Development Plan**

To receive a verbal update.

## **7. Planning Applications**

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

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 Would like it 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 would like to see 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 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:	22/0097
Site address:	26 LOWTHER STREET PENRITH CA11 7UW
Description:	Replacement 3 bedroom dwelling designed to Passivhaus standards, of same scale and form as existing.

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.

## **8. Dates of Meetings 2022-2023**

a) Consider and propose dates for meetings during the 2022/2023 Municipal Year to be recommended for approval at the Annual Meeting of the Town Council

### **Dates in 21-22**

- 7 June 2021
- 5 July 2021
- 6 September 2021
- 4 October 2021
- 1 November 2021
- 6 December 2021
- 10 January 2022
- 7 February 2022
- 7 March 2022
- 4 April 2022
- 9 May 2022

### **Proposed Dates in 22-23**

- 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
- 8 May 2023

b) Consider and propose the timings of meetings for 2022/2023

## **9. Next Meeting**

Note the next meeting is scheduled for 4 April 2022 at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

## **PART II PRIVATE SECTION**

There are no 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)

**DRAFT** Minutes of the meeting of

## **PLANNING COMMITTEE**

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

### **PRESENT**

Cllr M Clark	South Ward
Cllr Jackson	North Ward
Cllr Kenyon	North Ward
Cllr C Shepherd	East Ward
Cllr M Shepherd	North Ward
Cllr R Burgin	South 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 February 2022**

## **PART I**

### **PL22/81 Apologies for Absence**

Councillor Snell has a dispensation for attendance at meetings.

There were no apologies for absence for this meeting

### **PL22/82 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 2022 and agreed they be signed as such.

### **PL22/83 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.

### **PL22/84 Public Participation**

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

### **PL22/85 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.

### **PL22/86 Pre Application Consultation – Proposed Upgrade to Existing Radio Base Station Installation at Holme Head, East Kitchenmill Bridge, Bowscar, Penrith**

Members considered, without prejudice, a pre-application consultation document about a proposed upgrade to an existing radio base station.

#### **RESOLVED THAT:**

Cornerstone be thanked for the pre-application consultation and be advised that the Town Council had no comment at the present time.

## **PL22/87 Budgetary Control Statement: Ten Months Ended 31 January 2022**

### **RESOLVED THAT:**

The most recent budgetary control statement be noted.

## **PL22/88 Eden Open Spaces Group – Review of Eden Local Plan Settlement Study**

Members considered the open letter from the Eden Local Spaces Group regarding the upcoming review of green spaces in the Eden Local Plan

### **RESOLVED THAT:**

- i. a map showing all the green spaces in the NDP appendix be circulated to all Town Councillors along with the green spaces identified in the recent and 1996 ELP.
- ii. Councillors be asked to indicate other amenity open spaces that they feel should be recognised in a revised local plan taking account of NPPF Sec 100, and
- iii. The additional information be brought back to a future meeting of this Committee.

## **PL22/89 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:	21/1057
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>

Planning application number (CONTINUED):	21/1092
Site address:	LAND SOUTHWEST OF MILE LANE REDHILLS PENRITH CA11 0DT
	<p>6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area.</p> <p>7. Design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.</p> <p>8. Hardstanding should be porous where possible to reduce run off</p>

### **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:	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.
Response:	<p><b>RESOLVED THAT</b></p> <p>Although Members expressed some concern about the narrowness of the road to the site which is generally single track and heavily used by large agricultural vehicles, it was agreed that a response be returned to EDC of NO OBJECTION however PTC would request that conditions are included as follows:</p> <p>1. The site should be limited to a maximum of 9 units using the indicative layout provided with this application and in line with Policy EC4 of the Eden Local Plan should be of a temporary nature capable of being removed.</p> <p>2. There should be a limit on the duration of use to ensure there is no permanent residency</p>

Planning application number: (CONTINUED)	21/1096
Site address:	LAND NORTH WEST OF STAGSTONES ROAD ROUNDTORN PENRITH CA11 8SB
	<p>3. Additional planting should be undertaken not only to replace the mature trees proposed to be felled but to ensure suitable screening from all directions including from the North Pennines AONB.</p> <p>4. All driveways and parking should be a permeable surface to help prevent run off.</p> <p>5. An acceptable environmental plan should be submitted and approved to include treatment of sewerage.</p>

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.
Response:	<p><b>RESOLVED THAT</b></p> <p>A response be returned to EDC OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The building is a Grade II listed building within the conservation area which has some of the oldest buildings in Penrith.</li> <li>2. The use of uPVC fails to conserve or enhance the significance of the building and there are no public benefits which outweigh the harm caused to the significance of the listed building.</li> <li>3. The proposal doesn't accord to Policy EV10 of the ELP nor the Shopfront and Advertisement Design SPD which requires replacement of windows on a like for like basis.</li> </ol>

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.
Response:	<b>RESOLVED THAT</b> A response of NO OBJECTION be returned to EDC.

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.
Response:	<b>RESOLVED THAT</b> A response of NO OBJECTION be returned to EDC.

The following five applications for Omega Proteins were returned for re-consultation following Eden District Council's receipt of a revised drainage strategy.

**RESOLVED THAT**

A response be returned to EDC of NO OBJECTION in principle to the following applications provided that the revised drainage strategy is acceptable to the appropriate authorities with a request that it be conditioned that the capacity of the roof water (clean) system and the 'dirty' water to sewer be sixes to cater for a 40% increase due to climate change.

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.

### **PTC22/90 Next Meeting**

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

### **RESOLVED THAT:**

Should a special meeting be required for a single item agenda that may need to be responded to prior to the next meeting, an extra ordinary meeting should be held on Monday 28<sup>th</sup> February at 5.00pm.

## **PART II PRIVATE SECTION**

There were no items in this part of the Agenda

**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)