



Penrith Town Council

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

Tel: 01768 899 773 Email: ioffice@penrithtowncouncil.gov.uk

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

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.gov.uk