



Penrith Town Council

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

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Minutes of the meeting of

PLANNING COMMITTEE

Held on **Monday 9 May 2022**, at 1.30pm, Meeting Room, 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 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
9 MAY 2022**

PART I

PL22/109 Apologies for Absence

There were no apologies for absence for this meeting.

PL22/110 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 4 April 2022.

**PL22/111 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

Councillor C Shepherd declared a registrable interest in Item 7 on the agenda, Footpath 358001 – Land at Carleton Penrith, Cumbria, as he was an officer in Penrith Group of the Ramblers although he was not responsible for responding to consultations on their behalf.

PL22/112 Public Participation

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

**PL22/113 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 agenda items to be considered without the press or public present.

PL22/114 Penrith Conservation Area

Members received 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. The Conservation Officer asked whether volunteers from the Town Council would like to get involved by assisting with site investigations and research.

RESOLVED THAT:

The Deputy Town Clerk determine what help would be beneficial and circulate information to all Councillors asking whether anyone wished to be involved.

PL22/115 Footpath 358001 – Land at Carleton, Penrith, Cumbria

Members considered the informal consultation from Eden District Council which proposed the stopping up of a footpath to enable development by Genesis Homes.

RESOLVED THAT:

As the Town Council would normally be against the closure of a footpath which is used by the public, a response be returned to Eden District Council objecting to the Stopping Up Order and requesting that a Footpath Diversion Order be served directing the public footpath through the new development instead.

PL22/116 Neighbourhood Development Plan

Members noted the final report of the Independent Examiner for the Neighbourhood Plan and considered recommendation to delete Policy 8 (Identifying and Protecting Local Green Space) and Policy 9 (Protecting and Enhancing Sport, Leisure and Recreation Facilities).

RESOLVED THAT:

A letter be written to Eden District Council expressing the view that Policies 8 and 9 should be retained as it is believed that they are not given sufficient protection in COM2 of the Eden Local Plan, and asking Eden District Council to consider supporting the residents who had requested these areas be included by inviting further representations.

PL22/117 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:	22/0152
Site address:	8 CANNY CROFT PENRITH CA11 9HA
Description:	Certificate of lawfulness to create a flat roof extension to the rear of the property.
Response:	No Objection

Planning application number:	22/0146
Site address:	HILL CREST FELL LANE PENRITH CA11 8BJ
Description:	Replacement of existing side garage and rear sunroom with single storey side and rear extensions.
Response	No Objection

Planning application number:	22/0105
Site address:	BOOTH'S BRUNSWICK ROAD PENRITH CUMBRIA CA11 7JX
Description:	Variation of conditions 7 (operating hours) and 8 (delivery vehicle reversing alarms) to allow for deliveries from 08:30 and store/cafe opening from 09:30 on Sundays, attached to approval 09/0256.
Response	Object – original conditions for operating hours of 1000-1600 on a Sunday and that reversing alarms should not be used between 2300 and 0700 with no vehicle on site prior to 0700 were to protect the amenity of adjacent residents which is still important.

Planning application number:	22/0193
Site address:	32 BEACON EDGE PENRITH CA11 7SG
Description:	Oak Tree, crown reduction removing up to 10ft length from overhanging branches and crown, no more than 20% overall growth.
Response	No Objection

Planning application number:	22/0226
Site address:	TYSON H BURRIDGE LTD LORRY PARK UNIT 16 COWPER ROAD PENRITH CA11 9BN
Description:	Proposed staff amenity and welfare accommodation block.
Response	No Objection
Planning application number:	22/0236
Site address:	53 CASTLEGATE PENRITH CA11 7HY
Description:	Change of use from retail shop to self contained flat.
Response	No objection but would wish to see the street scene character retained and there be provision for off street parking

Planning application number:	22/0229
Site address:	MILBURN HOUSE BOWSCAR ROAD BOWSCAR PENRITH CA11 9NW
Description:	Roof over existing open silage pit.
Response	No Objection

Planning application number:	22/0230
Site address:	MILBURN HOUSE BOWSCAR ROAD BOWSCAR PENRITH CA11 9NW
Description:	Roof over existing open silage pit.
Response	No Objection

Planning application number:	22/0156
Site address:	2 COLDSPRINGS COURT PENRITH CA11 8EX
Description:	Listed Building Consent to replace existing single glazed timber windows with double glazed timber windows and repair/replace roof as needed.
Response	No Objection, replacing single for double glazed will reduce the transfer of heat make the building more sustainable

Planning application number:	22/0187
Site address:	LAND ON THE SOUTH SIDE OF 3 SOUTHEND ROAD PENRITH CA11 8JH
Description:	Use of land as a car park and associated infrastructure, including pay and display machine and ANPR camera.
Response	No Objection

Planning application number:	22/0188
Site address:	LAND ON THE SOUTH SIDE OF 3 SOUTHEND ROAD PENRITH CA11 8JH
Description:	Advertisement Consent for 3no illuminated signs.
Response	No Objection

Planning application number:	22/0260
Site address:	119 BRENTFIELD WAY PENRITH CA11 8HQ
Description:	Erection of white UPVC Porch/Conservatory to the side of the house facing the road.
Response	No objection although the view is that a natural wood colour would blend much better with the sandstone frontage.

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:	22/0256
Site address:	LAND BETWEEN INGLEWOOD ROAD AND CENTURION RISE PENRITH CA11 8QW
Description:	Erection of 194 dwellings and associated infrastructure including landscaping, open space, access, highways and drainage.
Response:	<p>RESOLVED that a response be returned to Eden District Council objecting to the application on the following grounds:</p> <ol style="list-style-type: none">1. The proposal does not comply with Eden District Council's Local Plan which allocates the area of Salkeld Road/Fairhill for 250 houses in total. 98 houses have already been completed in Phase 1 on Salkeld Road so this application, if approved, would increase the total number to 292.2. Policy PEN2 of the Eden Local Plan requires there to be a masterplan for the strategic sites in the north and east of Penrith. In the masterplan submitted with application 15/0799, housing was less dense and there was going to be a local centre for community use. A revised masterplan should be considered and approved prior to any approval of the planning permission

Planning application number: (Continued)	22/0256
Site address:	LAND BETWEEN INGLEWOOD ROAD AND CENTURION RISE PENRITH CA11 8QW
	<p>3. Policy HS1 of the Local Plan sets out that the planning authority seeks the provision of 30% affordable housing on developments unless it can be demonstrated in a viability assessment that the development would be unviable. On this site the developer has submitted a viability assessment proposing only 12% affordable housing on site which is disappointing given a nearby site is 100% affordable, and that the housing requirement in Penrith demonstrated by the Housing Needs Assessment carried out in 2018 showed a clear need for affordable housing for local people.</p> <p>4. The highest percentage of affordable housing on site should be for affordable rent, social rent or shared ownership. Discounted sales and low cost home ownership are not truly affordable for local people.</p> <p>5. Full consideration has not been given to the impact on social facilities within Penrith. We already know that all Dentists are full with people travelling as far away as Hexham for treatment and the Doctors and schools are at capacity. As a selective academy grammar school, QEGS cannot be included in any calculations done by developers. Health facilities are at the other end of town necessitating car use to get there and there are no social meeting facilities at the north of Penrith. A new primary school was proposed to be built to the south of Penrith at Carleton although it is unknown when that will be built. A S106 contribution for education will not assist with the difficulties relating to health care for an aging population.</p>

Planning application number: (Continued)	22/0256
Site address:	LAND BETWEEN INGLEWOOD ROAD AND CENTURION RISE PENRITH CA11 8QW
	<ol style="list-style-type: none"> 6. There are concerns about the capacity of the physical infrastructure in the public drainage or water systems surface with potential water runoff and flooding onto Green Lane and to Fairhill Play area. Disturbing the ground automatically interferes with natural drainage and it is felt that a 10" diameter sewerage pipe is insufficient and will overload current systems. 7. A full archaeological survey has not been undertaken to preserve and/or record all findings and, should the development be approved, an interpretation board with details of the findings should be include on the site to show the details of the old North Road. 8. There are concerns about traffic generation from the site both during construction and once the development has been completed. There have already been many concerns, passed on to the Police, by residents and business owners with livestock on Inglewood Road about speeding traffic and traffic using this road as a rat run. This road is heavily used by horses, cyclists and residents and should be a no through road with a 30mph along its length. 9. Green Lane is a popular walk at the start of a circuitous route. There should be public footpaths entering Green Lane from the site and joining into Phase 1 of the development to encourage a healthy lifestyle. 10. Without a play area on site, the developers should talk to the Town Council about including an inclusive safe access direct into the middle of Fairhill Play area with additional signage and a financial contribution or grant towards the development of the play area

The meeting was adjourned at 3.00pm.

The meeting reconvened at 3.05pm

Planning application number:	22/0258
Site address:	LAND AT INGLEWOOD ROAD PENRITH CA11 8QW
Description:	Construction of access for proposed development of up to 194 dwellings.
Response:	No Objection

Planning application number:	22/0261
Site address:	1 ST ANDREWS PLACE PENRITH CA11 7AW
Description:	Listed Building Consent for the addition of flue to gable wall.
Response	No Objection

Planning application number:	22/0050
Site address:	SUNEDEN BEACON EDGE PENRITH CA11 9LA
Description:	Installation of rear decking.
Response:	No Objection

Planning application number:	22/0098
Site address:	SPAR SHOP 36 - 40 BURROWGATE PENRITH CA11 7TA
Description:	Advertisement Consent for 2no Illuminated fascia signs.
Response:	No Objection

Planning application number:	22/0231
Site address:	25 CASTLETOWN DRIVE PENRITH CA11 9ES
Description:	Two storey side extension.
Response:	No Objection but would wish there to be a condition requesting that the additional hard standing is permeable

Planning application number:	22/0312
Site address:	THE LABS SKIRSGILL LANE EAMONT BRIDGE PENRITH CA10 2BQ
Description:	Ash (T1) Pollard to 5m at appropriate pollard points
Response:	No Objection

Planning application number:	22/0206
Site address:	33 BARCO AVENUE PENRITH CA11 8LX
Description:	Replacement of existing lean to porch with larger pitched roof porch.
Response:	No Objection

Planning application number:	22/0222
Site address:	37 BRUNSWICK SQUARE PENRITH CUMBRIA CA11 7LS
Description:	Demolition of existing single storey rear extension and erection of a new single storey structure.
Response:	No Objection

PTC22/118 Next Meeting

Members noted that the next meeting would be decided at the Annual Meeting of the Town Council.

PART II PRIVATE SECTION

There are no further 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.gov.uk