



# 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 June 2022**

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on 4 July 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 in 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 Lawson	Carleton Ward
Cllr Jackson	North Ward	Cllr. C Shepherd	East Ward
Cllr Kenyon	North Ward	Cllr. M Shepherd	North Ward
Cllr Knaggs	West Ward	Cllr Snell	West Ward

A handwritten signature in black ink, appearing to read 'V. Tunnadine'.

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 MONDAY 4 JULY 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 6 June 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. Budgetary Control Statement**

To note the Budgetary Control Statement for two months ended 31 May 2022

## **7. Footpath 358001 – Land at Carleton**

To receive a verbal update

## **8. Planning Applications**

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

Planning application number:	22/0361
Site address:	CORNERWAYS 5 SANDATH GARDENS PENRITH CA11 8BG
Description:	Remove three lowest branches of Lime Tree.
Proposed Response	No Objection

Planning application number:	22/0390
Site address:	16 HOLME RIGGS AVENUE PENRITH CA11 8NL
Description:	First floor side extension.
Proposed Response	No Objection

Planning application number:	22/0297
Site address:	HOWDENS JOINERY HARTNESS ROAD PENRITH CA11 9BD
Description:	Proposed extension of existing industrial unit.
Proposed Response	No Objection

Planning application number:	22/0394
Site address:	Jeld-Wen UK Ltd FACTORY AND PREMISES MARDALE ROAD PENRITH CA11 9EH
Description:	Advertisement Consent for an externally illuminated pole mounted sign.
Proposed Response	No Objection but would wish the lighting to be low intensity LED or Solar lighting.

Planning application number:	22/0411
Site address:	42 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Replacement single storey extension. Re-submission of 21/0086.
Proposed Response	No Objection

Planning application number:	22/0401
Site address:	102 RAISELANDS CROFT PENRITH CA11 9JJ
Description:	Replacement of conservatory with single story rear extension.
Proposed Response	No Objection

Planning application number:	22/0304
Site address:	BEDFORD HOUSE LOWTHER STREET PENRITH CA11 7UW
Description:	Replacement of existing single storey garage with new 1.5 storey garage/workshop with home office to the upper floor.
Proposed Response	No Objection

Planning application number:	22/0218
Site address:	BIRBECK HOUSE DUKE STREET PENRITH CA11 7NA
Description:	Advertisement Consent for 1no illuminated fascia sign and 1no non-illuminated projecting sign.
Proposed Response	No Objection

Planning application number:	22/0404
Site address:	VOREDA HOUSE PORTLAND PLACE PENRITH CUMBRIA CA11 7BF
Description:	Discharge of condition 3 (construction traffic management plan), attached to approval 21/0970.
Proposed Response:	No Comment

Planning application number:	22/0406
Site address:	LAND KNOWN AS CARLETON HEIGHTS PENRITH
Description:	Non Material Amendment to amend the play area, attached to approval 16/0811.
Proposed Response:	Object – original plan with planning application 16/0811 showed a play area for primary age children with 7 items of equipment. The revised plan is for 3 items of equipment for toddlers only and a bench. Given the distance to the nearest play area, the equipment should incorporate more pieces and be suitable for toddlers and primary age children.

Planning application number:	22/0398
Site address:	LAND OFF GREENBANK ROAD EDEN BUISNESS PARK PENRITH CA11 9FB
Description:	Construction of 4no warehouse/industrial units for B2 general industrial and B8 storage and distribution.
Proposed Response	<p>No Objection – this is a continuation of previous applications already considered by PTC and earmarked on EDCs Local Plan for employment allocation, would suggest the following conditions as requested on the previous applications:</p> <ol style="list-style-type: none"> <li>1. The development is on land allocated within the Eden Local Plan and adds to the small estate already under development.</li> <li>2. Renewable energy technologies, including PV panels, should be incorporated into the design and a BRE A construction method to include high levels of thermal performance should be used.</li> <li>3. It is important that new buildings are future proofed a the build stage as soon as possible and to avoid expensive retrofitting later on. Wherever possible buildings should be sited to optimise passive solar gain.</li> <li>4. Buildings should be constructed of sustainable thermally efficient buildings materials and include good insulation to reduce energy consumption as far as possible with water recycling methods included within the development</li> <li>5. The site should include good inter-connectivity to existing paths and tracks and sustainable transport methods, including electric vehicle/bike charging points should be heavily promoted and cycling and walking as a way to get to work or use the site encouraged. It would have been good to see a travel to work plan, such as the one included with application 20/0629 included with the application.</li> <li>6. To help climate mitigation and in the interests of neighbours, native trees should be used for screening and to enhance greening and biodiversity within the plan area.</li> <li>7. As the site is close to a wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife and the construction plan should be mindful of any potential wildlife on site</li> </ol>

## **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:	22/0454
Site address:	LAND AT WHITE OX FARM INGLEWOOD ROAD PENRITH CUMBRIA CA11 8SE
Description:	Variation of condition 2 (plans compliance) to move units 65 to 76 away from A6 road due to steep topography of site, attached to appeal approval APP/H0928/W/20/3260394 LPA ref 19/0908.

Planning application number:	22/0432
Site address:	119 BRENTFIELD WAY PENRITH CUMBRIA CA11 8HQ
Description:	Erection of white UPVC Porch/Conservatory to the front of the house facing the road. Re-submission of 22/0260.

Planning application number:	22/0307
Site address:	4 COLDSPRINGS COURT PENRITH CA11 8EX
Description:	Listed Building Consent for replacement of front and rear windows, along with retention of windows and door to side and rear side elevations, solar panels to roof and wall mounted electric car charging point.

Planning application number:	22/0306
Site address:	4 COLDSPRINGS COURT PENRITH CA11 8EX
Description:	Retrospective application for installation of solar panels to roof and wall mounted electric car charging point.

Planning application number:	22/0407
Site address:	18 BRUNSWICK SQUARE PENRITH CA11 7LW
Description:	Listed Building Consent for internal and external alterations



Planning application number:	22/0438
Site address:	17 WILLOW CLOSE PENRITH CA11 8TH
Description:	First floor side extension over garage and single storey rear extension.

Planning application number:	22/0443
Site address:	17 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Proposed alterations including new window openings and a rear extension.

Planning application number:	22/0453
Site address:	THE SPINNEY GREEN LANE GREENGILL PENRITH CA11 8SF
Description:	Certificate of lawfulness for the continued use as C2 Residential Institution.

Planning application number:	22/0420
Site address:	2 CARLETON HALL ROAD PENRITH CA10 2AX
Description:	Change of use of summerhouse to mixed use of hair salon and summerhouse.

Planning application number:	22/0374
Site address:	ACHNAMARA ARTHUR STREET PENRITH CUMBRIA CA11 7TX
Description:	Retrospective installation of pergola and shed.

## **10. Next Meeting**

Note the next meeting is scheduled for 5 September 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)



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**DRAFT** Minutes of the meeting of

## **PLANNING COMMITTEE**

Held on **Monday 6 June 2022**, at 1.30pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

### **PRESENT**

Cllr Jackson	North Ward
Cllr Kenyon	North Ward
Cllr Knaggs	West Ward
Cllr Lawson	Carleton Ward
Cllr C Shepherd	East 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

**DRAFT MONDAY 6 JUNE 2022**

## **PART I**

### **PL22/119 Apologies for Absence**

Apologies for absence were received from Councillors M Clark, D Knaggs and M Shepherd.

### **PL22/120 Appointment of Vice Chair**

Nominated by Councillor Jackson  
Seconded by Councillor Kenyon

#### **RESOLVED THAT:**

Councillor C. Shepherd be appointed as Vice Chair of the Planning Committee for the 2022/2023 municipal year.

### **PL22/121 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 Snell declared a registrable interest in that she knew the resident of the neighbouring property to application No 22/0304 but it was not pecuniary and would not preclude her taking part.

### **PL22/122 Public Participation**

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

### **PL22/123 EXCLUDED ITEM: Public Bodies (Admission to Meetings) Act 1960**

Members considered whether agenda item 8 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.

#### **RESOLVED THAT:**

Agenda Item 8 should be considered in private at the end of the agenda.

## **PL22/124 Budgetary Control Statement: One Month Ended 30 April 2022**

Members were advised that the expenditure for SIDs had been accounted for in the previous financial year and that the other expenditure related to the 2022 share of the Parish Online GEOXphere licence and Climate and Carbon Literacy training for staff and councillors.

Members noted the report.

## **PL22/125 Conservation Area Appraisals**

Members considered a response to Eden District Council's request for information for the conservation area management plans.

### **RESOLVED THAT:**

- i. The current listed building list, blank copies of the local heritage asset checklist and a completed example be forwarded to all councillors.
- ii. All councillors be asked to consider buildings or sites within their ward which may be considered for local listing and complete a form for each.
- iii. Delegated authority be given to the Chair of the Planning Committee and deputy Town Clerk to collate the responses and forward them to Eden District Council.

## **PL22/126 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:	22/0156
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 carpark 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.

Planning application number:	22/0317
Site address:	LAND AT WHITE OX FARM GREENGILL PENRITH CA11 8SE
Description:	Variation of Condition 2 of Appeal approval APP/H0928/W/20/3260394 (LPA ref 19/0908) to allow road layout to be revised in the vicinity of Plots 65-76, public open space and secondary access
Response	No Objection – layout amended slightly at request of emergency services

Planning application number:	22/0280
Site address:	JACKSON HOUSE MYERS LANE PENRITH CA11 9DP
Description:	Advertisement Consent for 1no illuminated fascia sign and 1no illuminated flag totem.
Response	No Objection

Planning application number:	22/0316
Site address:	2 FRENCHFIELD WAY PENRITH CA11 8TW
Description:	Proposed two storey extension to dwelling.
Response	No Objection

Planning application number:	22/0303
Site address:	LAND OPPOSITE LLOYD LTD COWPER ROAD PENRITH CA11 9FW
Description:	Proposed diner serving food and beverages, including parking and drive-thru.
Response	No Objection

## **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:	22/0290
Site address:	3 CORNEY PLACE PENRITH CA11 7PY
Description:	Demolition of rear garage and associated outbuildings and conversion into single residence with additional living accommodation.
Response	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council.

Planning application number:	22/0308
Site address:	WOODLAND HOUSE WORDSWORTH STREET PENRITH CUMBRIA CA11 7QY
Description:	Conversion of existing mixed use building into one dwellinghouse and erection of 3 bedroom detached dwelling.
Response:	<p>RESOLVED THAT a response Objecting to the application be returned to Eden District Council on the following grounds.</p> <ol style="list-style-type: none"> <li>1. The Heritage and Access Statement states that the commercial aspect on the ground floor will be retained so that food and beverages can be provided as part of a bed and breakfast business. Should this be the case the Town Council is concerned about the additional traffic generation and highways safety issues arising from the development as there could potentially be 6 cars per night plus those of the owner.</li> <li>2. A change of use application is not required for Air B&amp;B unless restrictions are applied in the area. We do not believe that restrictions are in place. An application for a B&amp;B would exacerbate parking problems and highways safety issues near a busy junction. Planning Offices are asked to contact Parking Services and Highways at Cumbria County Council who are currently working on an on-street parking document as part of the Penrith Parking and Movement Study</li> </ol>

Planning application number:	22/0309
Site address:	Beacon Homecare HOLMELEIGH WILLIAM STREET PENRITH CA11 7UP
Description:	Conversion of ground floor office to dwelling.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council with a request that the outside appearance is retained to show the history of the building.



Planning application number:	22/0351
Site address:	11 CROFT AVENUE PENRITH CA11 7RF
Description:	Removal of rear porch and replacement of existing rear outshoot with two storey rear and side extension.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council

Planning application number:	22/0356
Site address:	SUITE 1 MANELLI HOUSE 4 COWPER ROAD PENRITH CA11 9BN
Description:	Proposed sub-division of ground floor offices, first floor extension to form additional office accommodation and associated site works.
Response	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council with a request that any increase in hardstanding should be porous.

Planning application number:	22/0218
Site address:	BIRBECK HOUSE DUKE STREET PENRITH CA11 7NA
Description:	Advertisement Consent for 1no illuminated fascia sign and 1no non-illuminated projecting sign.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council with a request that the lighting is of reduced intensity and that illumination is timed to turn off at dusk.

Planning application number:	22/0304
Site address:	BEDFORD HOUSE LOWTHER STREET PENRITH CA11 7UW
Description:	Replacement of existing single storey garage with new 1.5 storey garage/workshop with home office to the upper floor.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council.

**Councillor Knaggs joined the meeting at 2.10pm**

**PTC22/127 Timings of Meetings**

**RESOLVED THAT:** meetings of the Planning Committee should commence at 1.30pm.

**PTC22/128 Next Meeting**

Members noted that the next meeting was scheduled for 4 July 2022 at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

**PART II PRIVATE SECTION**

The following matter was exempt information to enable information to be communicated to another authority before being made public.

**PL22/129 Neighbourhood Development Plan Update**

Members received a verbal update regarding the current situation relating to the Neighbourhood Plan. Members were advised that the Planning Policy Officer at Eden District Council would be presenting a report to the Cabinet and Council in July, recommending that the Examiners recommendations be accepted in full, including the removal of the protection of local green space (Policy 8) and protection and enhancement of sports, leisure and recreation facilities (Policy 9)

**RESOLVED THAT:**

- i. The Town Council continues to push for the retention of these policies to protect the areas that the residents said were special to them.
- ii. The Chair be nominated to attend the meetings at Eden District Council to push for their retention; and
- iii. Delegated authority be given to the Chair to write an open letter seeking the views of residents.

**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**

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**Background Papers**

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## Penrith Town Council

### PLANNING COMMITTEE

#### BUDGETARY CONTROL STATEMENT: TWO MONTHS ENDED 31 MAY 2022

Approved Budget 2022-23	Latest Budget 2022-23	Heading	Actual to Date	Commitments	Total to Date	Budget Remaining
£	£		£	£	£	£
		<b>PLANNING COMMITTEE:</b>				
		<b>Planning Services:</b>				
}	}	Officer Support			0	}
10,000	10,000	Planning Consultancy	333		333	9,667
}	}	Consultation			0	}
10,000	10,000		333	0	333	9,667
		<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	1,545		1,545	(545)
13,300	13,300		1,545	0	1,545	11,755
<b>23,300</b>	<b>23,300</b>	<b>Planning Committee Total</b>	<b>1,878</b>	<b>0</b>	<b>1,878</b>	<b>21,422</b>

Note: No changes have been made to the Committee's budget approved on 24 January 2022.