

Ensure tha



# 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)

**DRAFT** Minutes of the meeting of

## **PLANNING COMMITTEE**

Held on **Monday 4 July 2022**, at 1.30pm. Board Room, Unit 1, 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

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**

**Monday 4 July 2022**

## **PART I**

### **PL22/130 Apologies for Absence**

Apologies for absence were received from Councillors Knaggs, Lawson and Snell.

### **PL22/131 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 June 2022 and agreed they be signed as such, when permissible.

### **PL22/132 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.

1. Councillor C Shepherd declared a registrable interest in planning application 22/0443 as he knew the architect and planning application 22/0374 as it was near his home address. He stated that although neither would preclude him taking part, he would abstain from the deliberation and vote on application 22/0374.
2. Councillor Jackson declared a registrable interest in planning application 22/0432 as it was adjacent to a close relative however it was not a pecuniary interest and would not preclude him taking part.

### **PL22/133 Public Participation**

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

### **PL22/134 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.

### **PL22/135 Budgetary Control Statement**

Members noted the budgetary control statement for two months ended 31 May 2022.

## **PL22/136 Footpath 358001 – Land at Carleton**

Members were advised that the informal consultation had closed and that there had been no other objections. The applicant was not minded to apply for a diversion order based on the alleged lack of use of the existing footpath which is in effect a dead end. Eden District Council will determine whether to proceed in making the order and a further formal period of consultation of 28 days will follow.

## **PL22/137 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:	22/0361
Site address:	CORNERWAYS 5 SANDATH GARDENS PENRITH CA11 8BG
Description:	Remove three lowest branches of Lime Tree.
Response	No Objection

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

Planning application number:	22/0297
Site address:	HOWDENS JOINERY HARTNESS ROAD PENRITH CA11 9BD
Description:	Proposed extension of existing industrial unit.
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.
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.
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.
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.
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.
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.
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.
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.
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 at 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 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:	22/0454
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.
Response:	<b>RESOLVED THAT</b> a response be returned to Eden District Council advising that without any measurements and details showing how far the buildings were being moved, it was difficult to provide a measured response. However, the application is likely to have an impact on highways and parking which is a technical Cumbria County Council issue and which they need to be able to comment on.

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.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council with a request that any changes to increase hard standing should be porous to allow ground water to soak away.

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.
Response:	<b>RESOLVED THAT</b> a response objecting to the application be returned to Eden District Council on the grounds that the dwelling does not currently have any uPVC windows and that replacement of wood for uPVC fails to conserve or enhance the significance of the heritage asset and there are no public benefits which outweigh the harm caused

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.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council

Planning application number:	22/0407
Site address:	18 BRUNSWICK SQUARE PENRITH CA11 7LW
Description:	Listed Building Consent for internal and external alterations
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council



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.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council

Planning application number:	22/0443
Site address:	17 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Proposed alterations including new window openings and a rear extension.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council with a request that any additional hard standing will be porous to allow ground water to soak away.

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.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council

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.
Response:	<b>RESOLVED THAT</b> a response be returned to Eden District Council stating that there was not enough information to make an informed decision and requesting that an extension be allowed and additional information be provided on hours of operation to the public, proposed numbers of clients, parking arrangements and traffic generation.

**Councillor Shepherd declared that he would abstain from the decision making on the following application.**

Planning application number:	22/0374
Site address:	ACHNAMARA ARTHUR STREET PENRITH CUMBRIA CA11 7TX
Description:	Retrospective installation of pergola and shed.
Response:	<b>RESOLVED THAT</b> a response of No Objection be returned to Eden District Council.

### **PTC22/138 Next Meeting**

Members noted that the next meeting was scheduled for 5 September 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.co.uk](mailto:office@penrithtowncouncil.co.uk)