



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 3 October 2022**, at 1.30pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Kenyon	North Ward
Cllr Knaggs	West 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 3 OCTOBER 2022

PART I

PL22/159 Apologies for Absence

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

Councillor Lawson was absent without apologies.

PL22/160 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 3 October 2022 and agreed they be signed as such, when permissible.

PL22/161 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.

PL22/162 Public Participation

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

PL22/163 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.

PL22/164 Budgetary Control Statement: Ended 31 August 2022

Members noted the Budgetary Control Statement for the five months ended 31 August 2022.

PL22/165 Proposed Base Station Installation Upgrade at Cornerstone 12144704, Land Adjacent to B288, Newton Road, Penrith, Cumbria, CA11 0DW, NGR: E: 350235 N: 530089

Members considered a pre-application planning consultation for an installation upgrade on Newton Road.

RESOLVED THAT:

A response be returned, without prejudice, that as it stands Penrith Town Council sees no issue with the application which will be considered properly once a formal application has been submitted.

PL22/166 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:	22/0615
Site address:	2 WATSON TERRACE PENRITH CA11 7ND
Description:	Conservation area tree works: Remove leylandii
Response	No Objection

Planning application number:	22/0598
Site address:	WILLOWAY NICHOLSON LANE PENRITH CA11 7UH
Description:	Fell Laburnum in Conservation Area.
Response	No Objection but would like to see some replanting with native tree or bush to assist carbon retention and for biodiversity

Planning application number:	22/0510
Site address:	Santander 10 MARKET SQUARE PENRITH CA11 7BY
Description:	Advertisement Consent for the internal installation 1no floor standing TV screen within a metal shroud.
Response	No Objection

Planning application number:	22/0619
Site address:	THE GRANARY ROUNDTORN PENRITH CA11 8SJ
Description:	Proposed alterations and extension.
Response	No Objection

Planning application number:	22/0638
Site address:	8 KEMPLAY FOOT EAMONT BRIDGE PENRITH CA10 2BD
Description:	Removal of wall to create parking area.
Response	No Objection but would wish it to be conditioned that the back wall is constructed in stone using reclaimed stone from the front as stone walls are a feature of this area.

Planning application number:	22/0640
Site address:	2 BOWSCAR ROAD BOWSCAR PENRITH CA11 8RR
Description:	Proposed extension to provide ancillary annex accommodation.
Response	No Objection

Planning application number:	22/0610
Site address:	LAND AT RAISELANDS FARM PENRITH CA11 9NQ
Description:	Discharge of condition 7 (construction method statement), attached to approval 14/0405. Revision of 18/0625.
Response	<p>OBJECTION on the following grounds: ·</p> <p>Although better than the last document, the CMS is a generic document which includes incorrect information such as dates which should be updated or shown as complete. Should EDC approve the application Penrith Town Council would wish to see the following included:</p> <p>The schedule of drainage work needs to be updated as the dates included within it are out of date. This needs to be kept in line and up to date during the works to prevent local run off during the standard construction ie building houses.</p> <p>Noise and vibration monitors should be installed on at least two neighbouring residential properties, agreed with EDC prior to undertaking any piling and a British Standard should be quoted</p> <p>The complaints procedure is unsatisfactory as residents do not have a relationship with the developer. There have been issues with this site from the onset. As well as a complaints telephone number, there must be a commitment from non-site personnel from the developer such as the construction director to monitor on-going development and hold regular meetings, initially monthly with EDC and residents, facilitated by EDC to ensure that any problems are rectified quickly. If the time between these meetings can be extended or if the meetings become unnecessary this needs to be agreed by both EDC and the residents.</p> <p>EDC must consider suitable enforcement actions should the developer not be complying with agreed proposals.</p>

Planning application number:	22/0647
Site address:	FOR FARMERS HAWSWATER ROAD PENRITH CA11 9EH
Description:	Installation of new silo.
Response:	No Objection

Planning application number:	22/0651
Site address:	29 PARKLANDS WAY PENRITH CA11 8SD
Description:	Addition of two storey side extension, single storey rear extension and internal alterations.
Response:	No Objection

Planning application number:	22/0670
Site address:	21 RAISELANDS CROFT PENRITH CA11 9JH
Description:	Two storey rear extension.
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:	22/0610
Site address:	LAND AT RAISELANDS FARM PENRITH CA11 9NQ
Description:	Discharge of condition 7 (construction method statement), attached to approval 14/0405. Revision of 18/0625.
Response:	<p>RESOLVED THAT:</p> <p>The following response be returned: Although the revised CMS is improved from the previous version, Penrith Town Council still has some concerns and would like to see the following included as conditions:</p> <ol style="list-style-type: none">1. The detail regarding noise monitors infers that noise and vibration monitors will only be used when there is piling on site. The Town Council would wish it to be clear that noise and vibration monitors should remain on site during the construction phase nearest the existing houses.2. This site has been problematical for residents throughout who have no relationship with the developer. The complaints procedure, although improved, is not satisfactory, and initially a monthly meeting (which can be extended as necessary) should be arranged by EDC with residents and the developers to discuss issues affecting them.

Planning application number:	22/0602
Site address:	LAND OFF GREENBANK ROAD EDEN BUISNESS PARK PENRITH CA11 9FB
Description:	Proposed Class E building for a learning/training swimming pool.
Response:	<p>RESOLVED THAT:</p> <p>A response of NO OBJECTION be returned to Eden District Council with a request that the following conditions be included:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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.

Planning application number:	22/0617
Site address:	137 GRAHAM STREET PENRITH CA11 9LG
Description:	Single storey rear extension.
Response:	RESOLVED THAT: A response of NO OBJECTION be returned to Eden District Council.

Planning application number:	22/0648
Site address:	PLAYERS COURT CASTLEGATE PENRITH CA11 7HZ
Description:	Internal remodelling of existing 5no 1 bed flats and 6no bedsits to provide 9no self-contained 1 bedroom flats/maisonette and external works to include repairs to roof, walls and rainwater goods.
Response:	RESOLVED THAT: A response of NO OBJECTION be returned to Eden District Council with a condition that, although it is proposed to retain the façade of the building at the present time which is welcomed, this should be retained going forward to protect the integrity of the building.

Planning application number:	22/0679
Site address:	DAVIDSONS GARAGE SCOTLAND ROAD PENRITH CA11 7NR
Description:	Part retrospective application for the construction of a waiting room and car valeting bay, to facilitate the existing operation of a hand car wash.
Response:	RESOLVED THAT: A response of NO OBJECTION be returned to Eden District Council with the comments that Penrith Town Council would like a condition relating to associated noise (radio) to ensure it is kept to a minimum to ensure that the amenity or residents is not adversely affected.

Planning application number:	22/0566
Site address:	44 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Replacement of single storey side extension with two storey extension to include additional ground floor living accommodation and first floor annex accommodation for a disabled person.
Response:	<p>RESOLVED THAT:</p> <p>A response be returned to Eden District Council OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. There is insufficient information to make a decision about the exceptionality of the application based on the applicant's personal circumstances. 2. As it stands the development is inappropriate and incongruous with the local area in an area that was at the forefront of British Urban regeneration following WWII. The addition of such a large extension highly visible from the road changes the look of these houses. 3. Penrith Tow Council would be open to reconsider this application if more information was received to consider it as an exception.

Planning application number:	22/0692
Site address:	40 SALKELD ROAD PENRITH CA11 8RB
Description:	Addition of single storey rear extension, extension of first floor balcony and addition of front and side veranda.
Response:	<p>RESOLVED THAT:</p> <p>A response of NO OBJECTION be returned to Eden District Council.</p>

Planning application number:	22/0699
Site address:	25 PENNY HILL PARK PENRITH CA11 9JW
Description:	Erection of first floor bedroom extension over existing garage.
Response:	RESOLVED THAT: A response of NO OBEJECTION be returned to Eden District Council.

PTC22/167 Next Meeting

Members noted that the next meeting was scheduled for 7 November 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

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